

CD-1 Rezoning: 1045 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	14:23	CD-1 Rezoning: 1045 West 14th Avenue	Oppose	<p>OPPOSITION of the rezoning proposal of 1045 W. 14th Avenue.</p> <p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1045 W. 14th Avenue.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.</p> <p>It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.</p> <p>Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>The video on The City website of this tower does not actually show INSIDE the building. If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower. A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft. The “small scale units” in these towers, at a floor space ratio (FSR) of 6.8; will be HALF the size, if not even smaller. That is not a livable space. That is not a home.</p>	Fiona OConnell	Fairview	APPENDIX A

The proposal states that 20% of the apartments in this tower will be at below-market value. BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING. My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger. These apartments this luxury tower will offer are significantly smaller than this. So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more. THIS IS NOT LIKE-FOR-LIKE. THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT. And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

And where is the Social Housing in these towers??? Not including that in this proposal is most definitely NOT helping the housing crisis.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city. These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods. It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value. As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent of what they are paying in their already affordable homes. People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.

Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing, or be homeless?

Also, many people live here because THEY HAVE TO - I am one of those people. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED. And there are thousands more here like me.

Rezoning projects like this force residents out of their homes and

communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in more people driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city), so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London in 2017. This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire. But the fact remains that because it was a TOWER it was a SIGNIFICANT risk factor, as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-storey low-rise apartment. We had a fire alarm just before Christmas. Everyone was out of the building within just 30 seconds. Think about this...

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.

				<ul style="list-style-type: none"> • STOP destroying Vancouver residents' LIVES. • STOP destroying our beautiful Vancouver. <p>Fiona O'Connell</p>			
2025-03-11	12:26	CD-1 Rezoning: 1045 West 14th Avenue	Oppose	<p>For March 13, 2025 public hearing - Absolute Opposition to Rezoning Proposal 1045 W. 14th Ave.</p> <p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1045 W. 14th Ave.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This proposal is in a Hospital Community. The last thing this area needs, and can accommodate, is a project such as this. It is right next to VGH and the disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating ore congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDBALE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre.</p> <p>It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.</p> <p>There is no place for luxury towers. These towers will not enhance the</p>	Fiona OConnell	Fairview	APPENDIX A

aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

The “small scale units” in these towers will be HALF the size, if not even smaller. That is not a livable space. That is not a home.
AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 5.95 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT

AFFORDABLE HOUSING.

My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.

These apartments this luxury tower will offer are significantly smaller than this.

So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more.

THIS IS NOT LIKE-FOR-LIKE.

THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.

And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

And this tower is UTTERLY HIDEOUS.

These towers will not be for residents of the community. They will be for the wealthy.

They will block the natural light that is so important to all aspects of health and wellbeing.

You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies.

This is pure fantasy, and an insult.

Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods.

It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes

for these towers will be able to move back in to them at below-market value.

As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent they are paying in their already affordable homes, and the space will be much, much smaller too.

People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.

Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing or be homeless? Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.

And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city); so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety.

I refer you to the Grenfell Tower Fire in London in 2017.

This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.

But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas.
Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...

The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower =/+ more people in the tower = the more extreme risk to get everyone out safety in the event of a fire; and the more the chance of safety and survival goes down – more deaths.

There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers.

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOUGHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
 - STOP destroying Vancouver communities.
 - STOP destroying Vancouver residents' LIVES.
 - STOP destroying our beautiful Vancouver.
- * STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

Fiona O'Connell

(b) (2) (1) Personal and Confidential

[Redacted signature]

CD-1 Rezoning: 1045 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	10:34	CD-1 Rezoning: 1045 West 14th Avenue	Oppose	<p>I was born and raised here, and it's unfortunate what this Mayor and City Council is doing to my beautiful city. It seems deceiving that this Mayor/Council approves projects like this in residential areas, where there is existing affordable housing, by kicking out residents already living IN the affordable housing, to sell the land off to the highest bidder with fake optics being put in place to pull the wool over citizens' eyes. The optics are that there will be "affordable housing" in these new buildings that are being sold out to the highest bidder for profit.</p> <p>This project has already broken ground, so I'm not sure why the City continues to waste OUR citizens' time pretending to want to hear our "opinions" about these projects. The greed and corruption in this city is now happening in broad daylight, and the Mayor cares nothing about OUR citizens. Ken Sim prefers PROFIT OVER PEOPLE.</p> <p>We don't have any more quiet enjoyment in these residential neighbourhoods of ours anymore. The greed of the City offers extended noise hours for construction, as well as granting Sunday work. THE ONLY DAY WE GET ANY PEACE AND QUIET here anymore, and Mayor Sim continues to steal that away from us. He doesn't care one bit about our citizens, and only to sell out our city and fill his pockets.</p> <p>This project is going up across from a school in a quiet neighbourhood. AGAIN, we can all offer our opinions, but the city has already made up its mind about this project. It will start with the destruction and disruption of our lives again so that we never have any more peace in this neighbourhood, and there is simply nothing we can do about it. The noise from the building on Alder at Broadway is already causing excessive noise and violations, but Ken Sim gets paid, he doesn't care.</p> <p>I moved to this area because I suffer from a number of things that require peace and quiet. This was such a lovely neighbourhood before this GREEDY BROADWAY PROJECT started. It DISPLACES the people in the already AFFORDABLE housing to knock them down, build highrises, charge 3-4x the amount that the tenants are paying now so that they are now NOT AFFORDABLE, and those people that you kicked out are now homeless. Don't believe the percentages, those are more lies to keep us all at bay while the Mayor sells everything for profit. YOU caused the rise in homelessness by doing this. YOU caused unaffordable housing because money is more important than citizens.</p> <p>This is a bad idea for the current area, but I'm guessing that these words and my opinion on this will likely be tossed in the trash with the the rest of the opposition, and the City will do what it's best at now, destruction and corruption.</p>	Gina Mitchell	Fairview	

CD-1 Rezoning: 1045 West 14th Avenue - Oppose

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2025-03-12	15:55	CD-1 Rezoning: 1045 West 14th Avenue	Oppose	<p>I OPPOSE this rezoning application as all towers in the range of 20 storeys are intrusive and totally out of scale in these stable, already densely populated, rental neighbourhoods. The most valuable affordable housing is the housing that is already here, (to quote former Director of City Planning, Larry Beasley). The Broadway Plan is a disingenuous ploy to provide housing. It is not based on statistics on housing supply. What is tragic is that it will demolish existing affordable rental housing, demovicting thousands of vulnerable tenants. This is immoral, and certainly not good urban planning. The Broadway Plan is unnecessarily contributing to the uplifting of property values, and contributing to housing unaffordability in Vancouver. It is NOT a solution to creating more affordable housing and promoting healthy, human scale and liveable densification of our city.</p> <p>Makes one question the motivations of turbo-charging the Broadway Plan and ignoring the plea of citizens and the advice of respected former urban Planners and related professionals to PAUSE THE PLAN.</p> <p>Gotta shake ones head.</p>	Joan Jaccard	West Point Grey	

OPPOSITION of the rezoning proposal of 1045 W. 14th Avenue.

I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1045 W. 14th Avenue.

I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.

But I AM 100% against negative change, and change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.

It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.

This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building. If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower. A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft. The "small scale units" in these towers, at a floor space ratio (FSR) of 6.8; will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

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Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in more people driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city), so more cars, more traffic, and more pollution.

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