

CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	14:06	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>Absolute Opposition to Rezoning Proposal of 648-680 E Broadway and 2505 Fraser St.</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 648-680 E Broadway and 2505 Fraser St.</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 an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE 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>DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.</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 aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster</p>	Fiona OConnell	Fairview	APPENDIX A

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 6 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.

This tower and these heights are UTTERLY HIDEOUS. DISGUSTING.

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.

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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.

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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 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.

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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

(221) Personal and Confidential

2025-03-12	02:03	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>A tower of this scale would drastically erode the already diminishing character of our neighborhood. Mount Pleasant has seen an overwhelming increase in large-scale development under the Broadway Plan, and this trend will only accelerate given the number of aging or vacant buildings along Broadway awaiting redevelopment (such as 633 E Broadway and 737 BC-7). With so many high-density mixed-use buildings already built and more development opportunities on the horizon, there is no urgent need to introduce such an imposing structure at this site.</p> <p>Beyond the loss of neighborhood character, this development (and all uncomfortably huge developments in this area ie. 2535 Carolina Street) fails to account for the severe shortage of essential services in Mount Pleasant. There is already an extreme lack of childcare and medical facilities in the area, with many families unable to secure daycare spots and residents such as myself struggling to find family doctors. A significant influx of new residents without a corresponding increase in infrastructure will only drive up the cost of existing resources and further strain this inadequate system.</p> <p>The trade-off for a tower of this magnitude is the loss of Mount Pleasant's distinct, multicultural, artsy, community feel. I'm sure the council has heard this time and time again, but rapid redevelopment under the Broadway Plan is accelerating the displacement of small businesses, particularly those owned by immigrants and long-term residents, as rising commercial rents push them out (The corner commercial lot at 704 E Broadway directly across the street from your proposed development has been sitting for sale, fully vacant with no businesses since its existence 7-8 years ago). As Vancouver increasingly becomes dominated by corporate chains and lux developments, we crave neighborhoods with character. Places that reflect the city's cultural diversity rather than erase it. Mount Pleasant is one of these such neighbourhoods that I do not feel is protected compared to neighbourhoods such as Strathcona, although boasting similarly heritage houses and liveliness.</p> <p>While I acknowledge the need for housing, I also believe in thoughtful city-building that prioritizes more than just density and developer profits. Mount Pleasant is not downtown, nor is it an extension of it.</p>	Olivia Bowley	Mount Pleasant	
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2025-03-11	17:04	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>I am disappointed at the complete lack of respect for heritage, with no effort to preserve the beautiful and characteristic nature of the existing brick structure. I would like to see some aspects of the original facade preserved, or at least have interesting features in the new development. As it stands right now, a heritage building is being replaced by a soulless and faceless development devoid of colour or character</p> <p>It should be noted that I am not opposed to increased density or social housing, I am only opposed to the character-less design choices in this development</p>	Alessandro Salvino	Mount Pleasant	

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- 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

s.22(1) Personal and Confidential

[REDACTED]