

CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-08	07:04	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	This rezoning is not considering the surrounding/neighbourhood of the site and is poor planning. Willow and 13th are smaller neighbourhood streets and not like major roads like West Broadway and 12th. The increased density would cause major stress on the streets and surrounding neighbourhood. There should be consideration given to the pre-existing community in terms of having enough trees, green space, and sunlight. The newest building that is going up right next to this site is 6 storey high and similar should be considered for this site.	Irene Chair	Fairview	
2025-04-07	18:51	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>OPPOSITION FOR 816-860 W 13th Ave and 2915-2925 Willow St</p> <p>I am a very proud, long-term Fairview, Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 816-860 W 13th Ave and 2915-2925 Willow 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 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>This tower is FAR TOO TALL (AND EXCEEDINGLY UGLY) and will block light and views, and is not in keeping with the neighbourhood and existing buildings and community. THIS SHOULD NOT BE ALLOWED TO HAPPEN.</p> <p>There should be NO towers in residential neighbourhoods. Only towers along main transit routes (Like ON Broadway; this location) Should NOT be any taller than a maximum of 12 storeys. And these should all be at AFFORDABLE HOUSING PRICES (which NONE of these proposals are), and</p>	Fiona OConnell	Fairview	

should also include Social Housing – which THE MAJORITY of these proposals are not.

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.

And all of these rezoning proposals that the City are hellbent on forcing though also are not factoring in infrastructure. They are not factoring HUMANITY. They are not factoring the PEOPLE of Vancouver who live here and love here and call this their FOREVER HOMES.

These neighbourhoods are already dense and there are already barely enough streets, park space, schools, health care access and GPs, for people already here.

Now the City wants to build all these super tall towers and bring in 64,000++ + (one of the many high figures I have seen on the news and other forms of media) to our ALREADY DENSE communities, with ALREADY STRAINING INFRASTRUCTURES..

...and NONE of these god awful proposals being put forward (and through) are creating more parks.

None will create more green space, more community space, more driving space, more parking space.

None of them will be creating more schools, more libraries, more health care clinics, hospitals, more gyms and community centres.

ALL THESE PROPOSALS WILL:

- DESTROY EXISTING AFFORDABLE HOMES.
- DISPLACE THOUSANDS, SUCH AS “THE POOR” (WHICH INCLUDE):
 - VETERANS
 - SENIORS
 - LOW-INCOME EARNERS AND FAMILIES
 - MID-INCOME EARNERS AND FAMILIES
 - SMALL BUSINESS OWNERS AND WORKERS
 - ARTISTS
 - MEDICAL WORKERS WHO NEED TO LIVE IN THE AFFORDABLE HOUSING IN THESE NEIGHBOURHOODS FOR THEM TO DO THEIR LOCAL HEALTHCARE WORK THERE
 - PEOPLE WITH SERIOUS HEALTH CARE NEEDS
- ALL OF THE ABOVE “TYPE” OF HUMANS, ARE OF ZERO INTEREST TO THESE PEOPLE.

- IF YOU FALL UNDER THE ABOVE DESCRIPTIONS, THEN YOU ARE NOTHING TO THESE PEOPLE AND THESE PROPOSALS - TO THEM:

- YOU ARE NOTHING.
- YOU ARE NOT VANCOUVER.
- YOU ARE NOT THE FUTURE OF VANCOUVER.
- YOU ARE USELESS, COLATERAL DAMAGE, AND YOU MUST GO;

SO THAT THE RICH AND THE WEALTHY AND THE HIGHER ("BETTER?") CLASS OF PEOPLE CAN COME IN; AND THEN THEY WILL HAVE THE VANCOUVER, AND THAT IS THE VANCOUVER THAT ALL THESE DEVELOPERS AND PROPSOALS AND THE CITY, IS ENVISIONING.

THIS IS WHAT ALL THIS REALLY IS.
THIS IS INHUMANE.
THIS IS UTTERLY SHAMEFUL

THE VANCOUVER AS WE HAVE ALWAYS KNOWN AND LOVED AND FOUGHT HARD TO PROTECT, WILL BE GONE, GONE OT THIS GREED AND THIS VISION. VANCOUVER WILL BE DEAD
For all this vision of influx of people into these luxury towers, the City and these proposals are also NOT FACTOIRING in how the life for all the (wealthy only) people that these luxury high rise towers will bring.
No, it's just all about destroying infrastructure and community. Demolishing the incident infrastructure and community (and affordable homes) that we ALREADY have, to be able to put up fancy, ugly, high rise, show-box sized apartments, fire hazard, earthquake hazard, monstrous luxury towers.

If you want to bring in more people – YOU NEED WAYYYY MORE INFRASTRUCURE AND COMMUNITY BUILDINGS AND NEEDS!!!
WE NEED:
TO KEEP THE ALREADY AMAZING AND BEAUTIFUL, AND INKEEPING WITH THE OLD CHARATER NEIGHBOURHODDS AESTHITC, AND WITH BEING ABLE TO HAVE VISUAL ACCESS TO LOTS OF GLORIOUS LIGHT AND THE AMAZING, MAJESTIC MOUNTAINS OF VANCOUVER. THIS IS WHY WE ARE ALL HERE!! - WE ARE HERE (AND PUT UP WITH ALL THE NONSENSE; FROM CITY HALL, FROM LIFE IN GEENRAL) BECAUSE THIS IS VANCOUVER. OUR SUPERNATURAL, BEAUTIFUL, INCREDIBLE VANCOUCVER. - BECAUSE OF ITS MOUNTAINS, BEACHES, NATURE.

TAKE THIS AWAY, AND VANCOUVER WILL VERY QUICKLY BECAOME JUST BE ANOTEHR SHITHOLE CONRETE JUNGLE CITY, WITH DISGUSTING, NON-GREEN, UGLY, LUXURY HIGHRISE MONSTROISTIES, THAT NOONE WANTS TO VISIT OR LIVE AT.

AND WE NEED TO BUILD AFFORDABLE HOUSING IN THE RIGHT WAY – LOW RISE BUILDINGS, INKEEPING WITH THE BEAUFITUL, OLD, CHARACTER NEIGHBOURHOODS OF VANCOUVER.
NEED TO BUILD ON UNINHABITED LAND, UNDEVELOPED LAND, ONTOP OF

COMMERCIAL BUILDINGS.
AND WE NEED TO ALL BE DOING EVERYTHING WE CAN TO PROTECT OUR
EXISTING AFFORDABLE HOUSING AND BEAUTIFUL, OLD, CHARACTER
NEIGHBOURHOODS (OUR PROPER, HISTORICAL, VANCOUVER), PROTECT IT
LIKE GOLD -

- NOT ALLOW THE CITY AND THESE TYPES OF DEVELOPERS TO DO WHAT IT
WISHES TO DO WITH OUR LAND AND HOMES, AND LIVES:
WHICH IS TO "SCORCH EARTH" IT ALL, FOR WEALTH AND THE WEALTHY.
- THE CITY AND DEVELOPERS HAPPILY DEMOLISHING HISTORICAL,
AESTHETICALLY PLEASING, FIRE AND EARTHQUAKE SAFE, LOWRISE
BUILDINGS AND HOMES,
- THE CITY AND DEVELOPERS HAPPILY DISPLACING THOUSANDS OF PEOPLE
AND
- THE CITY AND DEVELOPERS HAPPILY DESTROYING THOUSANDS OF LIVES,
- THE CITY AND DEVELOPERS HAPPILY DISPLACING MEDICALLY VULNERABLE
RESIDENTS WHO HAVE TO LIVE IN THESE HOMES AND NEIGHBOURHOODS
TO HAVE ACCESS TO CRITICAL LIFE SUSTAINING MEDICAL CARE...
-
- ALL THIS, TO PUT THESE HIGH RISE LUXURY, SMALL-SCALE SIZES
APARTMENTS, THAT ONLY THE WEALTHY WILL BE ABLE TO LIVE IN.

WHO ON EARTH IS THIS NONSENSE FOR?????
NOT VANCOUVER AND ITS PEOPLE
Only the developers AND THE WEALTHY
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.
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.

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 7.4 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 UTTELRY 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.

AND I REFER YOU FURTEHR STILL TO YET ANOTHER TERRIBEL EVEN THAT JUST HAPPENED, THAT IS ANOTHER CLEAR EXAMPLE AND REASON WHY NOT TO BUILD HIGHRISES –

THE MYANMAR/THAILAND EARTHQUAKE.

DOZENS OF PEOPLE IN THOSE TOWERS HAVE DIED, DOZENS MORE ARE IN HOSPOITAL AND FIGHTING FOR THEIR LIVES (AND QAULITY OF LIFE – A NUMBER HAVE SERIOUS HEAD TRAMUAS).

AND AS OF RIGHT NOW (12:29 PST MONDAY APRIL 7, 2025) 137 PEOPLE REMAIN TRAPPED IN THE DEBRIS FROM THE HIGHRISE TOWERS. EVEN MORE REASON TO STOP AND PROPR THINK ABOUT THE (NON)SAFTERY OF 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

				<p>retail outlets are built.</p> <p>Thus, I am voicing my absolute opposition.</p> <ul style="list-style-type: none"> • STOP destroying Vancouver neighbourhoods. • STOP destroying Vancouver communities. • STOP destroying Vancouver residents' LIVES. • STOP destroying our beautiful Vancouver. <p>* 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.</p> <p>Yours sincerely,</p> <p>Very concerned and very proud Fairview resident,</p> <p>Fiona O'Connell</p> <p><small>§ 22(1) Personal and Confidential</small></p> <p><small>§ 22(1) Personal and Confidential</small></p>			
2025-04-05	12:44	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>While I fully support the provision of more rental accommodation in the area, particularly below-market rental units, I do not support this proposal for the following reasons:</p> <ul style="list-style-type: none"> - The height of the buildings is significantly taller than any others in this residential neighbourhood. 10 or even 12 storeys I could understand and support, but 21 is completely out of proportion. - There is very little green space in the area with Heather Part and Douglas Park many blocks away. The small VGH park on the corner of W 13th and Willow is already overcrowded supporting the neighbouring apartment blocks and will be even more crowded once the two buildings between Heather and Willow on W 13th have been completed. - There is already very limited parking in the area and the surrounding roads are already congested. Even if 354 parking stalls (one per unit) are provided under the buildings, the presence of so many more people in the area will greatly add to the traffic congestion. 	James Adam	Fairview	

Report date range from: 2/4/2025 12:00:01 AM to: 4/15/2025 11:00:00 AM

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2025-04-04	16:44	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	The sudden increase in towers in previously quiet neighbourhoods has not been properly thought through and discussed. Yes, help increase density but not by towers that will not improve the city's longterm livability and will harm the unique character of the city. Please don't make Vancouver into just another concrete city. The Broadway Plan is not an accurate name, as it involves many many more streets than just the one thoroughfare of Broadway.	Kaija Pepper	Fairview	
2025-04-02	16:23	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	height not in line with area. Parking already congested because of VCH area. Also, how is the hospital emergency helicopter supposed to fly around it? Finally, we are adding 100s of people in our city, but no amenities. 20 storey+ towers should all have shops, pool, stores, restaurants etc on the first couple floors. What kind of city will we become if only add housing, no amenities? Our inhabitants will do what on their free time?	Nancy Bourque	Fairview	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-03	16:59	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>Vancouver does not need more 1-and-2 bedroom apartments. It needs places for families. Employers need all kinds of employees - that includes moms and dads.</p> <p>Right now, families are forced to move well outside of the city, making commuting to Vancouver jobs untenable. By building more of these high rises, you are limiting the employee pool to singles and couples.</p> <p>Vancouver needs true neighbourhoods that will attract a mix of people/families and create a strong sense of community.</p> <p>Destroying existing low-rise, dense neighbourhoods that have strong feelings of community with high-rise anonymous neighbours is contributing to the unravelling of civility in Vancouver. . Compare the vibrant west end with the dead-zone ghetto of Cambie/SW Marine.</p> <p>Other world class cities (Paris, London, NY) manage density without excessive height. 4 - 6 storey buildings are still human-scale: you know your neighbours, you can chat with them out your window or off your balcony. Why can't Vancouver be like this?</p> <p>Why destroy quiet tree-lined streets with concrete monoliths that don't provide green space (look at this plan.....some anemic trees and concrete benches on a concrete plaza? Uber waiting area more like it)</p> <p>Oak street, a hugely busy arterial road gets 3-storey townhouses, but quiet little side streets get 2 21 storey towers that bear no relationship to the streetscape around them? No--this must be reconsidered.</p> <p>i get that land is expensive and developers need to build up to recoup their investment. However, land prices will fall if zoning does not allow dozens of storeys, and then developers will be able to afford to build housing that is more in line with what we want.</p> <p>I object to this rezoning.</p>	Shelley James	Fairview	

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2025-04-04	06:57	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>As a resident of Vancouver, who has been living in this neighborhood (Fairview) for over 10 years, I strongly disagree with the rezoning decision.</p> <p>The lack of infrastructure in this neighborhood is not suitable for buildings at such height. The rezoning will worsen the traffic congestion on West 12th.</p> <p>There are already two childcare facilities within 2 blocks of the rezoning area. Adding another childcare facility means this little VGH Park will be too crowded to accommodate all the kids / children when using the file.</p> <p>This rezoning does not benefit the existing residents at this time, as the city should really prioritize on building the infrastructure, rather than just focusing on building rental homes.</p>	Daniel Yuan	Fairview	
2025-04-01	15:32	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>Come on. Just stop this nonsense already! Fairview is one of the few neighbourhoods that is already nicely densified with missing middle buildings. Why are you trying to make this area even denser? Why not spread out some more missing middle density across other areas of Vancouver instead of throwing up these massive "projects" style buildings?</p> <p>Why is the city always in the pocket of the developers and not the citizens? Why not focus your energy on getting the federal government to stem the influx of people instead of throwing up these unlivable units all over the city?</p> <p>I am sure you have heard all I have said from many Vancouver citizens before, but you just never listen. Why?</p> <p>Also, I am guessing very few of you city councillors would ever shack up in one of these tiny units in the sky that you keep building. I am sure that most of you live in nice homes or town houses on quiet streets and will keep it that way. So why is it ok to keep building these sub par, family unfriendly, unhealthy buildings for everyone else to live in?</p>	Christa Kausmann	Fairview	
2025-03-29	11:46	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>These neighborhoods are already densified but to build taller without roads and infrastructure is negligent. Instead of being a livable city, not only will it be unaffordable, it will be cold and unfriendly. Towers do not induce a community- low rises and townhomes make it a community and neighborly. Although more housing is needed in certain parts of Vancouver, huge NYC style towers are not the answer.</p> <p>We want natural light on the streets not cold concrete jungles.</p> <p>I'm ashamed of you that you don't know this yourselves. .</p>	Rekha Diocee	Fairview	