

CD-1 Rezoning: 121-129 West 11th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-16	15:44	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I oppose the proposed rezoning of 121-129 West 11th Avenue, from RT-6 to CD-1.</p> <p>I have serious concerns about:</p> <ul style="list-style-type: none"> - the height and mass of the proposed building -it's complete lack of any connection to the surrounding neighbourhood through architectural design or scale. -given the ever increasing re-zoning applications in the immediate area, and this includes the former MEC site, the school in the catchment area will not handle new students, the park space will not be sufficient and the community centre at #1 Kingsway will not be adequate. These are incredibly important as we ask families to live in smaller spaces. <p>I am asking Mayor and Council to take a breath and slow this frantic rush to increase density by using only one form, the 18-20 storey secure rental building. Please look at the range of options out there, from the RT-6 , which our neighbourhood worked so very hard to establish , to 4-6-9 storey. I would love to hear about increased co-op and more family oriented proposals. We still have the opportunity to create unique and diverse neighbourhoods that welcome everyone. Ones that will support livability and help Vancouverites to thrive.</p> <p>I am fully aware that, on paper, this re-zoning application meets the specifications of the Broadway Plan. Regardless, my preference would be that the City takes a re-zoning pause on this site.</p> <p>If not, please support the many changes that staff has recommended for this application. The retention of the surrounding trees is particularly important, to soften the development 's impact. Especially the retention of the evergreen on the west side neighboring property.</p> <p>sincerely. Carol Van Camp</p>	Carol VanCamp	Mount Pleasant	

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2025-04-16	20:41	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I completely oppose the rezoning for the massive high rise on W11th. We live directly beside the proposed build. At garden level. Imagine that. The dirt, noise, rodents, the blocking of sunlight to name a few major inconveniences. Rumbling of large vehicles and construction trucks. All directly affecting the neighbors and their mental health and wellbeing for how many months?? West 11th is a tiny street. How will the giant construction trucks even get in the middle of this street? Cars park on both sides and it's often one car at a time, drivers patiently waiting to let others get through. Where will all the displaced cars park? What about the safety issues of building such a monstrous tower along side smaller homes? A construction accident would be disasterous!</p> <p>We do need more affordable housing 100%. Let's keep the big builds to Broadway itself and north of that, where there are already so many empty businesses and spaces.</p> <p>This proposed build is nothing but a \$ grab by greedy developers, and it's a shame on the city if they support this. Literally down the street from City Hall. Take a walk down the street to see the actual proposed spot and think it through.</p>	Chris Wilks	Mount Pleasant	
2025-04-16	16:45	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I oppose the proposal for four primary reasons. First, the 18 storey building (the "Building") will dwarf and be completely out of character with the surrounding heritage homes, similarly sized and styled strata housing, and low rise apartment buildings that make up the neighbourhood. Second, the overall Building design is uninspiring and resembles a large unattractive block. It will detract from rather than complement or enhance the immediate area. Third, from street level on West 11th Avenue, the Building podium appears as an imposing series of large concrete blocks built too close to the sidewalk. Unlike the adjacent single family homes, there is no lawn to distance and soften the "wall" that is the podium face. The concrete stairs between the podium blocks do little to reduce the severity. Fourth, the hedge at the west end of Major Matthews Park should be maintained. The park is a small quiet public space and playground enclosed on three sides. It should not be provided as a free lawn to enhance the Building's desirability and value, particularly for the east facing commercial tenant. Nor should it become an access path to and from Manitoba Street or a shortcut between 11th and Manitoba. Also, there would be foot traffic on all four sides of the home located at the corner of those two streets.</p>	Glen Boswall	Mount Pleasant	

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2025-04-16	18:23	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I've lived in Mount Pleasant for about 20 years, and I'm absolutely fed up. The proposed condo at 129 W 11th Ave is a slap in the face to everyone who lives here. This is supposed to be a protected heritage area, yet somehow another ugly, generic tower is about to erase more of our neighborhood's character.</p> <p>Vancouver is rapidly losing everything that made it special. Cities like San Francisco preserve neighborhoods like Haight-Ashbury because they know heritage homes and historic charm attract people worldwide. But here, the city just bulldozes our unique, historic houses to replace them with soulless silver boxes no one wants.</p> <p>Once you destroy one heritage house, the domino effect starts, and soon nothing original is left. Who honestly thinks these lifeless, ugly condo towers make Vancouver a better place to live? Enough is enough. Stop ruining Mount Pleasant and start protecting what little charm we have left.</p>	Maki Miyano	Mount Pleasant	

2025-04-17	00:30	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I strongly oppose approval of an 18 story residential building at the proposed site of 121-129 West 11th Avenue. The Mount Pleasant/Main Street neighbourhood is renowned as being one of the coolest and most unique neighbourhoods not just in Vancouver, but in the world. It is consistently singled out by publications and websites across North America and the globe for its trendy eateries, independent coffee shops, vintage and antique shops, microbreweries and specialty boutiques. It is a tourist destination within Vancouver and a considered a must-see neighbour for travellers visiting the city. It's a neighbourhood known for tree-lined streets with colourful character houses, heritage homes, lowrise apartments and artist studios and workshops. The proposed building flies in the face of everything that makes this neighbourhood special and unique. Mount Pleasant is not downtown, nor does it want to be. By continuing to allow high rises to be erected in this neighborhood, you are destroying it. You allow developers to make their millions by robbing the neighbourhood of its feel, directly impacting its residents and the many business owners who have set up shop here, and whose income is reliant on the neighbourhood's vibe.</p> <p>Permitting an 18-story high rise at this location will also have a significant, negative impact on the residents of the buildings that surround it. This building will cast dramatic shadows, completely obscure mountain views for countless blocks of homes, and decrease privacy for neighbouring buildings. West 11th also lacks the infrastructure to accommodate a building of this size: roads are tight and narrow, plumbing and sewage was designed for single family homes and is already stretched thin by lowrise apartment and the addition of laneway homes. Residential parking in the neighbourhood is also extremely limited, and adding another 165 units will only compound this. The volume of additional vehicles also places the many cyclists who use the 10th Avenue and Ontario Street bikeways at greater risk of accidents. While there is undoubtedly a need for more homes within the city, this building in this location is the wrong choice for this neighbourhood. Adding another overpriced condo will only further displacement of current residents, as more developers buy up the neighbourhood, renovict tenants and jack up prices. I strongly urge you to reject this development application.</p>	Samantha Young	Mount Pleasant	
2025-04-17	10:07	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	Having purchased a property in Mount Pleasant near near city hall and been encouraged to invest under the areas Zoning, I feel distinctly betrayed with the cavalier protocol shift to allow the proposed development at 121-129 West 11th Avenue.	Peter Prince	Mount Pleasant	
2025-04-17	10:42	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	My property is effectively in the middle of the area bounded by Cambie and Main, Broadway and Twelfth Avenue. It is located directly across from the proposed development at 121-129 West 11th Avenue. I purchased the property in 1980 after exiting a lifestyle of communal living. The property had both a 1910 and 1890 ish somewhat intact pair of buildings. I was immediately entranced by their peculiar potential and with the prospect of resurrecting them. The role model, in the immediate area, provided by the home restoration activities of the Davis family inspired and emboldened me. John Davis senior became a welcome mentor. I have spent an inordinate	Peter Prince	Mount Pleasant	Appendix A

				<p>amount of time and money on my effort, and in rough measure I am probably more than one half way through my intended goal. My efforts have paid off with promising results and sufficient self satisfaction. Apart from the influence of the Davis houses and from a number of others who followed their lead, the adjustment of zoning in the area from toencouraged heritage retention and cohesive blending of building types. There seemed to be a consideration of aesthetic relevance not just utilitarian intent. An area developing under the banner of a liveable oasis. I had grand hopes for this neighbourhood, aesthetically and functionally, even though this area is a disparate patchwork of structures that may seem unlikely to meld. The proposed development at 121-129 West 11 Avenue, is a product of the recent adjustment of this areas zoning toand its alignment with the Broadway plan. Also there seems to be a convenient alteration of the view corridor restrictions. I presume this new zoning overrules the previous zoning, and little consideration is given to the legacy and intent of what has gone before. I recognize the overriding concern for more housing, irrespective of tempered conversations about overpopulation, but I find the insensitivity of this anomalously large and intrusive proposal staggering, particularly since it's in the middle of a residential pocket, and yes I feel obviously more vulnerable due to my house's proximity. Grand plans should be vigilant of the intricacies that create a liveable neighbourhood, not just floor space. Can't there be density with sensitivity. Strangely this process was already happening in this area and in particular the current proposal is the convenient artifact of a few aesthetically derelict but functional rental properties. Anyhow this project proposal has certainly taken the wind out of my once enthusiastic sails. As part of this public process, I have shared my concerns about this project with the city. I have interacted with neighbours about their submissions and their concerns including the impacts of this project on liveability, property values, and the viability of existing properties going forward including the spectre of an uninvited tower in every backyard. I presume our close familiarity with the consequences of the proposal on our properties invites the seeming pejorative label NIMBY's. Perhaps our awareness is a natural outcome of being intimately impacted by our surroundings. We are the canary's in the coal mine. I don't think being a NIMBY should immediately disqualify one's opinion. However some indiscreet overheard comments suggest otherwise. On the eve of the April 17th 2025 public hearing regarding 121-129 West 11th Avenue, rumour has suggested that our submissions on the proposed project rezoning have not altered the outcome of the application. One wonders what would have been required to prevent this tower from being built and how much instruction on the design will be possible.</p>			
2025-04-17	16:55	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	Please see attached submission re: Public Hearing for 121-129 W 11th Ave.	Jim Lowrie	Mount Pleasant	Attachment 1
2025-04-17	16:39	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	1. Height and Neighbourhood Scale * Plan-compliant height at 18 storeys, but community concerns persist regarding scale, especially in a low-rise heritage context (Mount Pleasant West Cultural Landscape).	Alex Kwong	Mount Pleasant	

* While compliant with the Broadway Plan, the visual impact on the adjacent heritage homes and Major Matthews Park raises compatibility concerns with urban fabric and cultural identity.

2. Encroachment into Major Matthews Park

* Initial proposal encroaches with staircases, ramps, infrastructure into the City-owned park.

* The Parks Board explicitly demands removal of all such non-park uses from park land.

* This includes subsurface structures, requiring structural redesign of parkade boundaries.

3. Below-grade Setback Non-Compliance

* Development conditions require a 12 ft below-grade setback from front and western side yards to preserve existing street trees and allow for landscaping. The initial design appears non-compliant, impacting tree retention and street interface quality.

4. Fire Safety and Construction Encroachment Risks

* Shotcrete shoring removal practices noted as a risk to existing utilities, with City requiring compliance with detailed protection standards. Failure to meet these during construction may delay permits or trigger redesign.

How will fire trucks and emergency services access the rear of an 18-storey building in the absence of a lane? Is this compliant with NFPA and BCBC fire access codes?

5. Back Lane Access

* The site lacks rear lane access, which is typically expected for high-density developments to:

* Accommodate emergency vehicle access

* Allow for firefighter staging and operations from the rear

* Separate service/loading functions (waste, move-in, deliveries) from the pedestrian realm

Implications:

* Fire Code challenges: Fire Department Access Routes may be compromised, especially for units on the rear side of the building above 3 storeys.

* Requires review of NFPA 1141 and BC Building Code Part 3 fire access regulations. The proposal must demonstrate adequate hose reach, staging area, and egress clearance.

* Life safety risk if rear units are not accessible within the required response radius from a fire truck.

6. Narrow Fronting Street – West 11th Avenue

* West 11th Avenue is a local street, narrower than arterials, and is already constrained by existing on-street parking, mature trees, and pedestrian traffic.

Implications:

- * Limits fire truck maneuverability and emergency access if the building height is 18 storeys.
- * Hampers access for waste trucks, delivery vans, move-in/move-out vehicles.
- * Potential conflicts between pedestrian safety and building servicing, especially without a designated rear loading zone.

Has the City conducted a traffic and emergency access impact assessment for this narrow street, especially given no rear access?

7. Incompatibility with Heritage Character (Mount Pleasant West Cultural Landscape)

The proposal is in a designated heritage character area with intact early 20th-century streetscape and cultural context.

Even though the houses aren't listed on the Heritage Register, their form, rhythm, and materiality contribute to the area's identity.

The 18-storey massing is drastically out of context, even with the stepped-back podium.

Why was a Heritage Impact Assessment not required for this proposal, given the area's documented cultural and historical significance?

What additional massing reductions or design changes can be made to improve transition and compatibility with the surrounding homes?

8. Inadequate Parking for Density Proposed

Only 60 vehicle parking stalls for 165 units + commercial space

In practice, that's < 0.4 stalls per unit—not viable unless:

Every tenant doesn't own a vehicle

Deliveries, trades, and visitors somehow arrive without parking

What measures will be put in place to ensure parking shortfalls don't burden neighbouring homes and streets?

9. Developer receives:

DCL waiver worth \$2.53M

No Community Amenity Contribution (CAC)

Only 543 sq ft of commercial space offered

Only 34 below-market rentals secured

Ask: What's the public really getting in exchange for all this height and density?

Questions:

Why hasn't the City required a Heritage Impact Assessment?

				<p>What is the Construction Management Plan and neighbour protection measures?</p> <p>How will the city handle parking overflow into adjacent residential streets? What's the enforcement plan?</p> <p>Why no developer contribution toward school capacity or on-site daycare?</p>			
2025-04-17	16:27	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I have been active in real estate for many years and believe that development and growth is needed when done properly in a good context but in this instance, I must oppose this site for a tower.</p> <p>My family has owned a property on this block of W. 11th for almost 70 years. For many years, individuals would maintain their houses and then City Hall also realized that Mount Pleasant was special and encouraged us all to invest in "character" upgrades or character new builds. We have great tenants and we would like them to stay because they are attracted to the transit and the character!</p> <p>Most noteworthy, our 100 Blk of W. 11th has no backlane. It is a very tight street for parking and driving and, regardless of excellent transit, realistically cars (gas or E) will continue to be a major factor for many years to come. I do not see how the residents of this and immediate neighbouring blocks will be able to negotiate coming and going to their homes. My tenants and I (when I need to attend to repairs or my tradespeople do) cannot carry in our supplies for years of construction when the only street (without a lane option) is blocked from Monday to Saturday.</p> <p>Our property has a driveway for my tenant parking and which I need to use when I go there because I get a ticket when I park on the street for too long (I cannot get an area Parking Pass because I don't live there, even though I pay the taxes and own the property)!</p> <p>This area is a special pocket of houses quite unique in the city. I acknowledge that it is also along a special transit corridor and hub but once these houses are lost, the neighbourhood cannot be replaced and Vancouver has so few like this. I live in Dunbar, where there once was character, but too many older houses have been replaced and there really is no consistent neighbourhood feel anymore. I suggest that perhaps that is where towers would no longer destroy a neighbourhood.</p> <p>We are not against rental development, since we also own rental properties in Kitsilano and we believe in providing good accommodation for tenants.</p> <p>I know and agree that more accommodation is needed for people, but over-congestion does not make a "liveable city". West 11th Avenue is a narrow</p>	Harry Wiedmayer	Dunbar-Southlands	

				<p>street from Yukon to Columbia St and a very narrow street from Columbia to Quebec St and then St. Patrick School on 11th by Main St. (and is a major corridor for those students walking from school to City Square every day. Major Matthews Park is a little neighbourhood gem that will be devastated as a childrens playground when it effectively becomes annexed by the Tower.</p> <p>And "if" some tower needs to be built, other than on W. 11th or 10th Ave., perhaps it should have a townhouse street facade feel (like 2175 West 3rd Ave. in Kitsilano). Please put this tower where it adds to the City instead of where it adds to its destruction.</p> <p>To conclude, Vancouver is special because of its setting! The water and mountains are what makes it attractive to residents and visitors and when they can't be seen anymore, we become just another regular city. The View Corridors were designed to keep the views accessible for all and remind us of what a great location we (pay dearly to) live in. That View Corridor must be maintained as a benefit to all.</p> <p>Thank you for your consideration in this important neighbourhood matter.</p>		
2025-04-17	15:55	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>Dear City Councillors.</p> <p>Please listen carefully because the future of our neighbourhood is resting in your hands and you need to know who we are dealing with.</p> <p>I would guess most of you have not been able to closely read the entire application booklet but I'm positive each of you have seen the cover image.</p> <p>Be aware!!</p> <p>The primary promotional image on cover of application booklet is deceitful. Shape Architecture knows it's deceitful. HAVN Developments knows it's deceitful. The City of Vancouver Urban Planning Department has been aware for a year that it is deceitful. The public deserves to know it's deceitful. You NEED to know it's deceitful.</p> <p>This is not an "Artist's Conception" This is an "Architect's DECEPTION"</p> <p>I challenge Shape Architecture to prove me wrong!</p> <p>Show me ONE single residential home on the ENTIRE 100 block of West 11th avenue where this proposal site exists at 121 West 11th Avenue. These are OUR HOMES you've pretended don't EXIST!! My family and my neighbour's families do not EXIST!!!! 19 Single and Multi-unit HOMES gone because we are an inconvenience to you!! We don't fit the narrative you are trying to deceive everyone to get</p>	Jason Exner	Mount Pleasant

this proposal passed.

Show me ANY piece of pavement along 100 block West 11th to show this ugly tower 'fits' on this street.
Show me a SINGLE vehicle along this busy narrow residential street to give it context of the TRUE REALITY of our vehicle/parking problems that will be IMPOSSIBLE if your deceit is ignored by this Mayor and Council

Show me ANY image throughout the ENTIRE application OR video frame that shows more than 5 cars driving and/or park along the ENTIRE BLOCK!! then come spend a month on our block and show me evidence there has ever been ONE SECOND with 5 or less cars!! Set up a video camera and record 24/7. Prove me wrong!!

Show me any indication there is property line boundary between Major Matthews park and the neighbouring PRIVATE PROPERTY.... a single image that ACCURATELY represents the property line people must respect.

Prove to me you have not INTENTIONALLY included a person walking INSIDE the private NO ACCESS property immediately sharing property lines with BOTH the park AND the proposal site. On the Promotional video the same individual is INTENTIONALLY shown running down a "grassy path" on PRIVATE PROPERTY from West 11th to Major Matthews Park on MULTIPLE angles throughout the video!!!

See

42-44 second mark:

These people including 'Running man' white shirt and grey shorts, two females are on PRIVATE PROPERTY. They are NOT strolling down a new "connecting path" from West 11th to Major Matthew's Park this proposal claims to have created!!

Now watch again for the 'Running man' on the 'new connection' again and again:

0:56 mark

1:13-1:14 second mark

Now go back to the promotional image - 'Running man' is there in same place -
SHAPE Architecture knows perfectly well I've got a VERY good view of their new 'connection'! These images are LIES!!!

You have omitted the driveway and front walk of the PRIVATE property immediately adjacent to the park. Yet you include the driveways and paths of the other homes on that don't border the park on MULTIPLE drawings throughout the application booklet and the video. You are trying to obscure the property line and make the park appear bigger than it truly is!!

Nearly one third of the entire promotional image shows DETAILED roof lines

of COMMERCIAL buildings on 200 block West Broadway - 3 BLOCKS away!!!
Yet the historic homes along the south side of 100 block West 10th immediately North of the proposal with some sharing a property line are nothing more than Monopoly pieces and faceless square blocks. To the citizens of Vancouver these homes are PRICELESS TREASURES - some 140-150 years old and restored to time period in finest detail! The ENTIRE South side of 100 block West 10th are designated Historical including the VERY FIRST one ever to obtain this designation. It's often referred to as Vancouver's Most Beautiful Block"

But to SHAPE and HAVN they are nothing more than an inconvenience that needs to be hidden - pretend they don't exist just like West 11th.

SHAPE seeks to present the proposal as 'fitting in' with the remainder of the neighbourhood while STEALING OUR HOMES!! How deceitful can it be?

This is a concerted effort to misrepresent the reality of the 100 block West 11th Avenue AND Major Matthews Park!!!

Was this application a "Rush Job"?!?!

The multiple sloppy, unprofessional, ambiguous, architectural drawings throughout this application are consistent with that indifference. Rushing through, taking the cash, then running away while we are stuck dealing with the destruction for the rest of our lives!

Councillors, you work for the citizens of Vancouver. You owe no fealty to this mayor to approve deceitful proposals.

Immediately REJECT this proposal and prove to the citizens of Vancouver you are worthy of your position.

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2025-04-17	12:50	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>As a renter and a young person who has lived in this neighbourhood their whole life I can say wholeheartedly this development is not what we, young renters, want or need. First of all, none of these suites will be affordable to purchase for me or anyone I know, even the 20% they have deemed below market because "below market" doesn't mean affordable in Vancouver. The application document states over and over that they will raise the density of the neighbourhood but we can see from other neighbourhoods in Vancouver density does not equal affordability. Suites in Downtown, Yaletown and English Bay, where the neighbourhood is basically all high rises and dense towers, are the most expensive in Vancouver. These proposed suites, including those below market and aimed at families, will be bought by only the most wealthy to be rented at exorbitant prices just like the rest of Vancouver and this tower will have changed nothing about the housing crisis.</p> <p>This historic, beautiful and quiet neighbourhood is not and should not be included in the Broadway plan but left as tranquil refuge from the proposed skyscrapers on the busy streets that surround it. This neighbourhood and 11th Avenue specifically has been a quiet and low traffic area for bikers and for people to walk with friends or dogs. This development will add a potential 100 more cars to the streets as they only have 67 spots in their underground garage proposal. 100 more cars trying to find already limited street parking stops the bikers and the people walking with children or dogs as the traffic flow will increase and it will no longer be safe. This is an old, narrow residential street surrounded by other old, narrow residential streets and cannot physically handle this development and should not have to deal with all that comes with the development: the construction, the construction traffic, the crew cars and traffic, crane placement etc.</p> <p>This is a neighbourhood with many heritage homes and even the 3 story apartment complexes blend in with the historic ambiance so if a development were to happen the only appropriate structure would be a meek 3 story walk up. This development also claims to be family orientated but there is a park for children right behind this proposed tower and the developers own plan shows that Major Matthews Park will be in shadow noon until dusk. Would you, City Council, rather line the pockets of wealthy developers some more or keep generations of children playing in that park in the sun?</p>	Karli Price	Mount Pleasant	

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2025-04-17	13:14	CD-1 Rezoning: 121-129 West 11th Avenue	Oppose	<p>I have lived in this neighbourhood since 1983 and there have been many changes but this would be by far the worst. The developer’s plan states that 121 to 129 are the only viable spots for a tower in this neighbourhood as the rest of the street is heritage A or B. Maybe unbeknownst to the developer and City Council but 121 west 11th and 123 west 11th are both heritage buildings only they have stucco covering the original wood.</p> <p>Additionally, they have trees on their properties that would be cut down for this new build. Planting new trees is not the same as preserving old ones, studies show. Old trees better absorb carbon than young trees and so for a city wanting to be the “greenest city in the world” it would be counter productive to cut down trees that would help mitigate our carbon footprint. I have included images.</p> <p>Lastly, this should be obvious but this neighbourhood is no place for a 12, 10 or 8 story building let alone the proposed 18 story tower. Not even on busy streets such as Oak Street or Cambie Street where blocks upon blocks were rezoned, demolished and replaced with apartment buildings do any of those buildings rise past 6 stories. There are rezoning applications in the already industrial Olympic Village for 6 stories yet on this quiet street 18 stories is being proposed. People come to this neighbourhood to walk or bike along the quiet streets, looking at the beautiful houses. Adding potentially another 165+ residents with potentially 165+ more cars and a cement block in the middle of the neighbourhood will ruin the atmosphere for residents and visitors alike.</p>	Hagen and Carol Marx	Mount Pleasant	Attachment 1 Attachment 2 Attachment 3

Subject: April 17, 2025 Public Hearing for 121-129 West 11th Avenue Vancouver, B.C.

Attn: Mayor and Council

From: Peter R. Prince **s. 22(1) Personal and Confidential**

My property is effectively in the middle of the area bounded by Cambie and Main, Broadway and Twelfth Avenue. It is located directly across from the proposed development at 121-129 West 11th Avenue. I purchased the property in 1980 after exiting a lifestyle of communal living. The property had both a 1910 and 1890 ish somewhat intact pair of buildings. I was immediately entranced by their peculiar potential and with the prospect of resurrecting them. The role model, in the immediate area, provided by the home restoration activities of the Davis family inspired and emboldened me. John Davis senior became a welcome mentor. I have spent an inordinate amount of time and money on my effort, and in rough measure I am probably more than one half way through my intended goal. My efforts have paid off with promising results and sufficient self satisfaction.

Apart from the influence of the Davis houses and from a number of others who followed their lead, the adjustment of zoning in the area from toencouraged heritage retention and cohesive blending of building types. There seemed to be a consideration of aesthetic relevance not just utilitarian intent. An area developing under the banner of a liveable oasis. I had grand hopes for this neighbourhood, aesthetically and functionally, even though this area is a disparate patchwork of structures that may seem unlikely to meld.

The proposed development at 121-129 West 11 Avenue, is a product of the recent adjustment of this areas zoning toand its alignment with the Broadway plan. Also there seems to be a convenient alteration of the view corridor restrictions. I presume this new zoning overrules the previous zoning, and little consideration is given to the legacy and intent of what has gone before.

I recognize the overriding concern for more housing, irrespective of tempered conversations about overpopulation, but I find the insensitivity of this anomalously large and intrusive proposal staggering, particularly since it's in the middle of a residential pocket, and yes I feel obviously more vulnerable due to my house's proximity. Grand plans should be vigilant of the intricacies that create a liveable neighbourhood, not just floor space. Can't there be density with sensitivity. Strangely this process was already happening in this area and in particular the current proposal is the convenient artifact of a few aesthetically derelict but functional rental properties. Anyhow this project proposal has certainly taken the wind out of my once enthusiastic sails.

As part of this public process, I have shared my concerns about this project with the city. I have interacted with neighbours about their submissions and their concerns including the impacts of this project on liveability, property values, and the viability of existing properties going forward including the spectre of an uninvited tower in every backyard. I presume our close familiarity with the consequences of the proposal on our properties invites the seeming pejorative label NIMBY's. Perhaps our awareness is a natural outcome of being intimately impacted by our surroundings. We are the canary's in the coal mine. I don't think being a NIMBY should immediately disqualify one's opinion. However some indiscreet overheard comments suggest otherwise.

On the eve of the April 17th 2025 public hearing regarding 121-129 West 11th Avenue, rumour has suggested that our submissions on the proposed project rezoning have not altered the outcome of the application. One wonders what would have been required to prevent this tower from being built and how much instruction on the design will be possible.

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