

CD-1 Rezoning: 1364 West 11th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-19	17:38	CD-1 Rezoning: 1364 West 11th Avenue	Oppose	<p>As a resident directly across from the proposed development, I strongly oppose this project for the following significant impacts:</p> <p>1. SUNLIGHT DEPRIVATION: The proposed 61.6m (202 ft) tower will cast my building in shadow and block natural light to my unit. This impact is particularly severe during winter months when the sun is already low in the sky - the development will likely eliminate all direct sunlight from my property for most of the day during this critical period. This represents a substantial reduction in my quality of life. The city should respect residents' rights to reasonable access to sunlight as part of resident wellbeing.</p> <p>2. PARKING CRISIS: Our neighborhood already faces severe parking shortages. The addition of 178 units will overwhelm our limited street parking, even with the building's parking provisions. This area has one of the city's most costly parking permit zones, reflecting the existing pressure on infrastructure. Construction activities will likely remove additional parking spaces for equipment and staging, creating further stress on an already strained parking situation.</p> <p>3. CUMULATIVE CONSTRUCTION IMPACT: Our neighborhood has already endured prolonged disruption from recent developments on Birch/Granville and Broadway/Granville representing huge increases in the local rental unit density, and the building of the Broadway subway. Adding another major construction project will subject residents to years of continuous noise, dust, and disruption. As someone with allergies, the persistent construction dust presents significant on-going health concerns. The challenges with construction and road closures on Birch Ave in particular have been challenging through construction with poorly managed road closures and lane closures. This development will likely exasperate disruptions for local residents.</p> <p>The Broadway plan states "Neighbourhoods should be liveable and meet the needs of all ages". This proposal is introducing an additional tower to a block that already has high density with two high-rise buildings already on the immediate block, and two brand new rental towers nearing completion within a two block radius putting an undue strain on the area, particularly with regards to parking availability. The on-going density pressure does not support a strategy of liveable spaces.</p> <p>The Broadway Plan states development should "including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.) This development does not embody this characteristics, it removes access to light, changes the character of the neighbourhood with a tower of such height, and removes the natural leafy streetscape called out.</p> <p>Ultimately this porosal should not override reasonable quality-of-life considerations for current residents, it should seek a balance on density with quality of life, and maintain the necessary parking and not remove natural light, and leafy streetscape considerations for existing long-term residents.</p> <p>I urge the planning department to reject this application and allow a cooling-off period to assess the immediate housing impacts in the immediate area, and consider higher density in other neighbourhoods to reduce the strain on this neighbourhood.</p>	Nathan Roarty	Fairview	

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2025-05-19	20:10	CD-1 Rezoning: 1364 West 11th Avenue	Oppose	<p>It is simply beyond any logic that the city would allow what is essentially the only affordable rental housing available in the city to build these high rises - even if the new buildings will have rentai - prior to Broadway being built-up.</p> <p>There are still plenty of very ugly two storey buildings on Broadway. This is a major route and it only makes sense to build higher on that street rather than ruining a lovely neighbourhood and displacing countless number of tenants.</p> <p>Assistance with these measures is besides the point. I wouldn't want to go from living in a low-rise to a high-rise.</p> <p>Build on Broadway first if densification is required.</p> <p>Building on the avenues will also mean all the trees will be destroyed. Countless birds rely on those trees.</p> <p>People rely on those trees. How is this "green"?</p> <p>Stop trying to destroy this neighbourhood.</p> <p>No one wants it and no one consented to this.</p> <p>Leave us alone.</p>	Tsammy Sevier	Fairview	