

Case Summary

Case ID:	201002445605
Case creation date:	5/20/2025, 5:43:38 PM
Case created by:	Service Account
Case created user information:	217.194.136.158 - User Agent: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.4 Safari/605.1.15
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 1770 West 12th Avenue
Position:	Oppose
Comments:	<p>My name is Krzysztof Piesik, an owner/resident at [REDACTED] the 3-storey building directly south of the planned redevelopment project at 1770 w 12th Ave, of which is the subject of today's focus. I've resided in this building the past 4 years, and prior to this, in Mount Pleasant from 2006-2021. I've been a resident of the City of Vancouver since 1986, where at the age of 2, my family immigrated to Canada. I grew up in East Vancouver, though have strong</p>

connections with many neighbourhoods and pockets of the city, whether through work, residency, or family & friends.

The proposed development at 1770 W 12th, as is currently considered, would be a 24-storey, 76.6m tower directly in the heart of the Fairview South community. This proposal were it to be approved, and assuming construction starting in a reasonable timeframe, would be the tallest building south of Broadway and west of Oak, by roughly 30 meters, or 10 storeys. The building directly to its south, where I reside, is 3 storeys.

I understand that the CoV has focused and concrete goals to improve rental housing availability and increase vacancy rates to somewhat more of a “balanced market”, hopefully then making housing more affordable for all. It is crucial that these goals be realized, however, I wholeheartedly disagree with the city’s approach of pursuing it at the expense of upending existing community character, cohesion, and functionality. This is not a community of high-rises, built to accommodate high-rises (and the volume of added traffic that go along with them), nor does it possess the capacity in terms of vital community amenities needed for healthy living (i.e. schools, parks, community centres, grocery stores, day care, etc).

I therefore am in opposition to the proposal of increasing this project’s proposed platform from 4 stories to 6, from 20 stories (as per the max allowed under the Broadway Plan [BP] – and up to 8 stories as per the BC TOA program) to 24, and from the max allowed 6.5 FSR to 6.8 FSR. Granted the BP has included within it, provisions which allow for consideration of these increases, namely, “Increased building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. Minor increases in height and density may be considered where ground-level local-serving retail/service use or childcare use is provided.”

Allowing the precedent to be set on one of the first projects the city approves under the BP in Fairview South, that these limits be stretched, will only mean that the de-facto height and density limits as they relate to the real unfolding of the BP in the next 5-25 years, leaves the original BP’s intent in its shadow.

This is a neighbourhood of mixed rental and strata. It is not solely one or the other. I would like to emphasize to Council that Fairview South is not a community of transient people, who have no real or

lasting connection to place. While I have lived at this address for only four years (though I hope many more), many of my neighbours have lived in the building for 10, 20, even 30+ years. What makes our neighbourhood a community is the nature that it is mid-rise, and adjacent to Kitsilano where south of Broadway is mostly single-family homes.

I do strongly agree with the characterization of “dumb density” here. Communities are not built by locking people up in studio and 1-BM apartments in the sky, where a few amenities are offered within the building’s walls. But rather, community is cultivated on the streets and in the parks, community centres, shops, and schools. The invoking of the phrase “better urban design outcomes” is incongruent with plopping a 24-storey, 264 unit building in a neighbourhood of mostly 3-4 storey structures, many of which are heritage art-deco buildings, with fairly limited park space and public infrastructure.

While in opposition to the redevelopment plan, I would chiefly like to point my concerns to the shared lane my building has with the proposed development. Our building has very narrow entrance and exit ramps to our parkade, making it difficult at best, impossible at worst, to access them when vehicles are parked near the entrance. It’s difficult to discern exactly where the proposed loading bay would line up with our building, however I can estimate that it will be near if not directly opposite our entrance ramp. This increased traffic around this area will significantly impact our ability just to get in and out of our building. An unacceptable consequence that my neighbours and I should be expected to bare, of the City’s approach to increase the rental supply in the CoV. Yet these building plans structurally install these difficulties for as long as both buildings remain standing.

For the sake of brevity, I refer to my chief concerns with the laneway:

- Significantly increased delivery, commercial, and residential activity in the lane (despite “Higher-zoned lane standards”) leading to concerns with safety, and plain access to our parkade.
- The removal of the lane’s mature trees, which are vital for privacy, shade, the City’s climate strategy, and community wellbeing. Heat pumps are far less necessary when buildings are shaded. No trees, no healthy shade.
- Significant noise resulting from the development’s community spaces facing the lane. Creating closed-gate amenities such as dog

parks and playgrounds just for the building's residents to use does not make for healthy communities. Investing in community spaces does.

- Increase in crime, burglary, and vandalism of our building and parkade due to the increased activity at the new development.

Neighbourhood:

Fairview

File upload:

Total Attachment
Count:

4



[1770_w_12th_Redevelopment_Plan_Comments.pdf](#)

Contact information:

Phone number:

Name:

Krzysztof Piesik

Email address:



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1770 w 12th Redevelopment Plan Comments

My name is Krzysztof Piesik, an owner/resident at [REDACTED] the 3-storey building directly south of the planned redevelopment project at 1770 w 12th Ave, of which is the subject of today's focus. I've resided in this building the past 4 years, and prior to this, in Mount Pleasant from 2006-2021. I've been a resident of the City of Vancouver since 1986, where at the age of 2, my family immigrated to Canada. I grew up in East Vancouver, though have strong connections with many neighbourhoods and pockets of the city, whether through work, residency, or family & friends.

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- Increase in crime, burglary, and vandalism of our building and parkade due to the increased activity at the new development.





NO
SMOKING

00SPH12



Case Summary

Case ID:	201002445646
Case creation date:	5/20/2025, 6:11:29 PM
Case created by:	Service Account
Case created user information:	217.194.136.158 - User Agent: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/28.0 Chrome/130.0.0.0 Mobile Safari/537.36
Channel:	WEB

Location and request details:

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Subject:	CD-1 Rezoning: 1770 West 12th Avenue
Position:	Oppose
Comments:	Hi am louise Boilevin am indigenous and person with disabilities and low income and I fought against this on the no side but was forced to sell unwilling ..Vancouver needs home owner rights like in china the "nail houses " the home owners who choose never to sell look it up nail houses ..been living here at 1770 since 94 and am a downtown eastside peer supportworker at many organizations since

2007 ...ive lived here at 1770 since 94 as a affordable home owner and currently unfortunately ranting at a expensive rate my old unit the developer reps lied to me and family and told us it would be a mixed use building only 4 stories not a tower and mix of rent and to ownGreystar is one of the worst they are 36 billionaires worth and renting from them at 1770 has been horrible they haven't fixed the intercom its been out since last year and they are cheap and you can't get a get a hold of them and they refuse to answer me on anything important ...I am in future will sue the city and graystar and get human rightsand i oppose big towers in my area and i bought a apartment next door in 1720 graystar wants to destroy it too I will fight backand the building of graystar has no pool in the building they want to build and they irresponsible billionaires they are not responsible billionaires like Marriott lol I want my building to stay and become a co opp or mixed of rent home & ownership i want my unit back to own not rentshame on gentrification Vancouver in my area of fairview and shame on the harassment and displacement of downtown eastside peoples

Neighbourhood:

Fairview

Contact information:

Name: Louise Boilevin

Email address:

[REDACTED]

Phone number:

[REDACTED]

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