

CD-1 Rezoning: 1770 West 12th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-16	16:01	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>We have a number of concerns as outlined below.</p> <p>The proposed building is overkill in terms of height, scale and the realities of market demand. Please consider the proposal and make decisions as though it was your own home and neighbourhood being impacted by your decision.</p> <p>We understand a new building is inevitable, and strongly encourage councillors to reject the revised proposal and instead approve rezoning and construction of a building not to exceed 14 stories rather than the 24 stories indicated in the revised proposal. We ask this even though a review of this Council’s track record suggests you will approve all or most of what’s proposed.</p> <p>Before you vote on the proposal, please make the time to walk around the current building at 1770 West 12th Avenue. At peak traffic times, walk along the narrow lane behind the property, and imagine the congestion and safety concerns associated with a building adding spaces for 171 vehicles and 477 bikes.</p> <p>Please look in person at the mature, healthy trees flanking the rear of the property and most of the lane, and then require that the developer maintain this natural aspect of the environment.</p> <p>As proposed, the new building will exacerbate already heavy traffic around Burrard Street and 12th Avenue. There will be adverse safety implications. Consider the inherent traffic congestion in the lane, on Pine, Fir and Burrard Streets as well as other neighbouring streets that were designed for three-storey condos, duplexes and single family homes.</p> <p>We are frustrated with Council’s track record and what amounts to destruction of the character of neighbourhoods and the City of Vancouver as a whole.</p> <p>You were elected to serve the best interests of the City and its people, rather than developers. I ask that you exercise accountability to the homeowners and renters who will be sure to remember your decision as we turn out in force in the next civic election.</p> <p>I ask to you consider the following, and to reject the proposal as presented. I ask that Council require revisions reflecting the following issues. Consider your actions from the perspective of people who elect our Councillors to serve us, rather than voting in a manner that could be perceived as prioritizing developers’ resources over citizens’ valid concerns.</p> <p>1. OPPOSITION TO EXCESSIVE HEIGHT AND DENSITY, AND CONCERNS RE ADVERSE IMPACTS TO NEIGHBOURHOOD CHARACTER: The proposed height of 76.6 m/251 feet to the top of a residential parapet before accounting for additional height for rooftop amenity space is ridiculously out of place. Look at the renderings and ask if you would want such a building in your neighbourhood.</p> <p>2. LANE CONGESTION AND SAFETY: The existing lane behind 1770 West 12th Avenue is</p>	Brad Donnelly	Fairview	Attachment 1 Attachment 2

inadequate for the increased vehicle and bike traffic the building would generate. Note the proposed inclusion of 171 vehicles spaces and 477 bicycle spaces, all to be accessed from the rear lane. This would exacerbate traffic and safety issues.

3. CONGESTION AND SAFETY ON PINE, FIR and BURRARD STREETS: The traffic the proposed building would generate must, by necessity, head to Pine Street (which is already packed with parked cars lining the street, with only a single lane available for drivers) or Burrard Street, and many will doubtless cut through the lane between Pine and Fir Streets. The proposed density is impractical for the scale of the neighbourhood, the lane and the surrounding streets.

4. REQUIRE DEVELOPER TO MAINTAIN AND PROTECT THE MATURE, HEALTHY LANE TREES THAT ARE HOME TO BIRDLIFE WHILE ALSO PROVIDING OXYGEN AND NATURE FOR THE NEIGHBOURHOOD: Page nine (9) of the April 1, 2025 "Referral Report", includes a reference to "Natural Assets". That section reads, in part, "The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. There are 8 on-site trees and 10 city trees that are proposed for removal. The final number of new trees will be determined through the development permit process."

a) The Referral Report fails to note that the trees to be removed include an impressive stand of mature trees spanning the full lane behind the 1700 block of West 12th Avenue, with a gap in the trees only by the underground parking entrance area. These trees are higher than the three-storey buildings on the block. For reference, please see the attached pictures of the trees behind 1770 West 12th Avenue.

b) These trees lining the lane are home to birds, and they provide oxygen as well as greatly needed green space and nature for the community.

c) It is our understanding, following communications with City staff, that the developer and City staff support chopping down all these lane trees. This is shameful. We've been given to understand "replacement" trees would be planted. How are such trees to grow and flourish in the shadow of the proposed monolith of a building?

d) I ask that Council prioritize the natural environment, the community character, and impacts on neighbours' privacy, and require the developer to maintain all the trees in the lane rather than prioritizing "the challenges of development".

5. THE PROPOSED BUILDING WILL SHADOW NEIGHBOURING HOMES/VOTERS' RESIDENCES; IT IS WRONG FOR THE CITY TO FOCUS ON IMPACTS SOLELY ON PUBLIC PROPERTIES: Page six (6) of the April 1, 2025 Referral Report references "Shadowing" and states, "The proposal presents no shadow impacts on public open spaces, parks or schools." It is both remarkable and frustrating that the referral report ignores the substantial shadow impacts on neighbouring private properties.

a) It's only because the property is surrounded by private properties that there are no public open spaces, parks or schools that might be impacted by shadowing.

b) Many residents/voters – homeowners and renters alike – who live in private properties in the immediate vicinity of the building will definitely be adversely impacted by shadowing.

c) When this development was proposed and we contacted City staff with concerns about the proposed building's impact on neighbours, we were told the City considers impacts solely on public properties. This is backward and inappropriate.

6. THE RECOMMENDED SETBACK WILL ADVERSELY IMPACT NEIGHBOURS: Page seven of the April 1, 2025 Referral Report references “Public Realm and Interface”. There’s a statement that, “Staff have prepared a condition to increase the setback along Burrard Street to support ‘spill over’ retail activities, landscaping and urban elements such as seating, signage, and bike racks.” Such a setback will have adverse impacts on neighbours/voters to the rear of the proposed building, in terms of shadows, noise and further loss of privacy.

7. PROVISION OF THREE OUTDOOR AMENITY SPACES WILL ADVERSELY IMPACT NEIGHBOURS/VOTERS: Page seven (7) of the April 1, 2025 Referral Report references “Private Amenity Space”. It states, “The development offers on-site common indoor and outdoor amenities for the residents at the podium and tower rooftop. An additional common outdoor amenity is located at ground level in a south courtyard facing the lane.”

a) The proposed podium, the rooftop amenity space and the additional common outdoor amenity in a south courtyard facing the lane would all create noise issues for neighbours. It is disappointing and WRONG that the City apparently ignores impacts on private properties and the voters who live in such properties.

8. 24 STORIES ON A SIX-STOREY PLATFORM WILL NOT BE GOOD FOR THE CHARACTER OF THE NEIGHBOURHOOD, AND SUPPLY WILL LIKELY EXCEED DEMAND: Page six (6) of the April 1, 2025 Referral Report references “Form of Development”. It states, “The Plan supports a residential tower up to 20 storeys on a four-storey podium. However, the Plan acknowledges that increases in building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. The proposal includes 24 storeys on a six-storey podium ... These changes are minor, do not unduly impact the adjacent context, and keep within the Plan’s urban design objectives.”

a) The April 1, 2025 Referral Report states, “These changes are minor, do not unduly impact the adjacent context ...”? This is ridiculous as well as incorrect. Such proposed changes are substantial, rather than minor. Would you consider the proposed changes minor if they were in close proximity to your own residence?

b) These changes will significantly and adversely impact neighbouring properties and voters (are we voters the “adjacent context?”), and we strongly oppose the proposed increase to a six-storey podium as well as the proposed 24 stories, rather than 20 stories. We support a building of up to 14 stories in height, with a four-storey podium. Anything more would be an eyesore and out of place. Even at 14 stories, it’s likely the building will have vacancies that may result in proposals to sell units.

9. A CHALLENGE TO THE STATEMENT THAT THIS PROJECT’S SCALE IS MODEST AND NEED NOT UNDERGO URBAN DESIGN PANEL REVIEW: Page seven (7) of the April 1, 2025 Referral Report contains a remarkable statement in association with the heading, “Urban Design Panel”.

It was with shock and disappointment that I read the statement, “A review by the Urban Design Panel was not required due to the project’s modest scale and general consistency with the Plan’s expectations.” How on earth is a 24-storey mixed-use rental building consisting of 264 units, soaring 76.6 m/251 feet in the air a project of “modest scale”?

10. INSUFFICIENT LOCAL SCHOOL SPACES: Page four (4) of the appropriately dated April 1, 2025 "Referral Report" references "Local School Capacity" and states, "The site is located within the catchment of Shaughnessy Elementary School and Kitsilano Secondary School." Please do have a look at a map. Shaughnessy Elementary School is situated more than two kilometres (2.3 km) from the proposed building.

a) If people with children are to live in the tiny units in the proposed building, that 2.3 km commute to school would require parents to have cars and drive their children over to Granville Street and head south toward King Edward before making a left turn off King Edward to reach the school. Not many parents living in such a building would have the luxury of driving their children to and from school.

b) The other option for children to get to and from Shaughnessy Elementary School would involve young children walking or biking (with no bike lanes) south on busy Burrard Street, across 16th Avenue and through the meandering streets of Shaughnessy before crossing another busy street, King Edward Avenue, to reach school. How realistic is this?

c) The Referral Report understandably refrains from mentioning the closer elementary school, which is Lord Tennyson Elementary/Ecole Lord Tennyson. This is unsurprising, as this French immersion school is incredibly popular and demand exceeds spaces.

11. OPPOSITION TO LIVE/WORK UNITS FACING THE LANE: Please see Appendix "B" ("PAGE 4 of 15") of the April 1, 2025 Referral Report references "Economic Development". The item reads, "1.15 Recommend alignment of live/work units to the alley". Why would staff or Council recommend aligning business-related units to face the lane and neighbours/voters, rather than facing 12th Avenue and its transit offerings?

12. PROPOSE A REQUIREMENT THAT CURRENT LANE UTILITIES BE MOVED UNDERGROUND: If the proposed development is to be of any benefit to the neighbourhood, why not include a requirement that the utilities in the lane be moved underground?

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2025-05-16	17:15	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>This submission is in addition to and support for Shelagh Donnelly's submission of serious concerns regarding the proposed modifications to the development of the tower and podium at 1770 West 12th Avenue.</p> <p>These submissions are well researched and point out the serious ramifications that will deeply affect surrounding residents in the immediate surrounding properties. I dare say that common sense was pushed aside and deliberately overlooked in the interest of the developer.</p> <p>Is the City of Vancouver now receiving an additional payment from the developer with the proposed modifications of the proposed building at 1770 West 12th Avenue? Quality of life of affected residents should supersede potential developer and government financial gain.</p> <p>Among many considerations the beautiful, healthy, mature trees lining the back lane in question were one of the attractions to me when I decided to purchase my property at #107, 1777 West 13th Avenue. The City severely restricts residents' need to remove and replace old, partially dead trees on private property. But it would permit removal of these beautiful, healthy trees, which provide oxygen to the neighbourhood and are a sound barrier to the traffic on West 12th Avenue, to favor the developer. Because of the sheer size and height of the proposed building the developer's proposed space to replace 'some' trees is unattainable and severely limited.</p> <p>The notably unmentioned Entrance and Exit driveways to access the underground parkade at 1777 West 13th Avenue will be severely affected with obstructions during construction, and the unrealistic and senseless proposed plans for the use of the lane following completion of construction. Please understand that this is completely unacceptable.</p> <p>Respectfully submitted,</p> <p>Shirley Hurl Home Owner for 31 years at VR 45 Mont Charles #107, 1777 West 13th Avenue Vancouver BC, V6J 2H2</p>	Shirley Hurl	Fairview	
2025-05-16	18:31	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>My comments in writing; I will be speaking at the public hearing on 20 May 2025, these are my notes, thank you.</p>	Kathleen Collin	Fairview	APPENDIX A

CD-1 Rezoning: 1770 West 12th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-17	10:39	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>I strongly oppose proposal for rezoning application and plans at 1770 W 12th Avenue. Proposed height of the new structure will destroy neighbourhood character, homes on the west side will remain unreachable for 'below market renters' and regular renters as well as home owners. Height of the newly proposed structure will block natural light to the neighbourhood and especially parks situated on 15th avenue. There is children's play area , green space, dog park etc. Lovely trees will be cut and tree lined streets that have been hallmark of this area. They provide shade and access to nature. Not to mention traffic congestion that building of this size will cause in this area. There is not enough parking as it is and adding more units with no parking simply does not make sense. I understand that change is inevitable and we need to provide more housing units but that needs to be done thoughtfully and in sync with communities and neighbourhoods. In order to keep this development in line with neighbourhood and without causing harm to nature and people living in this area, building should not exceed 12-14 floors.</p>	Biljana Manojlovic	Kitsilano	
2025-05-17	12:48	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>I oppose the revised application for increase in height as the original application is already out of character for the neighbourhood. There is no need for a movie theater as there is a movie theater in the neighbourhood that is already struggling to survive. Also the theater will cause noise and light pollution for neighbors living close to the height of the amenity level (level 7). The off leash area is a concern as dogs may be left barking creating noise and disturbances for other neighbors. There are plenty of areas in the neighbourhood to walk pets so not sure this is necessary to have in the building.</p>	David Sloane	Fairview	
2025-05-17	18:00	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>I love and take pride in our beautiful residential neighborhood. Please do not ruin what we all love so much with all of these massive high rise buildings. South Granville/Kits has so much charm and character, seeing rezoning signs block after block is heartbreaking. It is being promoted as “more housing”, but the cost for these units are so high that nobody who has called Vancouver home can afford them. This is a money grab for developers and it’s ruining our city. In addition, we don’t have the infrastructure to support it. We can’t just build all these massive towers everywhere without thinking through effects on parking, roads and schools. I understand new builds, but keep them to 8 stories. Anything higher is unnecessary. I oppose this rezoning application. Please keep our city and our neighborhoods as they are. Thank you</p>	Jennifer Nick	Fairview	

2025-05-19	10:55	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>We live in the building on W 13th avenue that will be directly impacted by the CD-1 Rezoning: 1770 West 12th Avenue. Our apartment is on the side of the building that will face the new construction. It appears that previous concerns raised by neighbours not only have not been addressed, but instead have been aggravated (see p.10-11 of the Referral Report, April 1, 2025).</p> <ol style="list-style-type: none"> 1. Height and density: The height and density is excessive for an area predominantly characterized by low to mid-rise developments. 2. Traffic and parking: The development is presumed to increase congestion, exacerbate parking shortages, and worsen accessibility in the surrounding area. 3. Tree removal: There are concerns regarding the removal of the trees on site and nearby. 4. Neighbourhood character: The development takes away the neighbourhood character, history, and natural environment by incorporating high rises. The project would also not provide any value to the community. <p>I agree with the concerns previously raised, and would like to offer a brief comment. First, there is no space for a building with the proposed height and shape. The lane between the current buildings on the 12th and 13th avenues is already very narrow, with no more than 6-8 meters in between, so the new 25-storey tower will completely dominate the smaller buildings. In addition, the tower would continue with a long 6-storey podium twice as high as the building on 13th avenue situated just in front of it. For comparison, please note the tower on the south-east corner of Burrard with W 13th Ave, which faces smaller buildings on the other side of the street, and is only about 10-storey high, but is still unfit with the neighbourhood. Just imagine how the quality of life will be affected for those living in our building facing a gigantic 25-storey tower continued by the long podium. These sorts of disproportions affect one's visual and mental health and I am surprised professional architects have supported the plan without considering these aspects. Therefore, one of the reasons to vehemently oppose the plan is the height and extension of the new building (tower plus podium). This planned construction does not match the architecture of the neighbourhood, will be too close to the neighbouring buildings making them unlivable, and will destroy the harmony and the character of the entire area. We all understand there is a housing problem, but such plans should not affect the rest of the population.</p> <p>Second, we are happily living in a green area, where the owners made an effort (time, money, care) to preserve the trees and maintain a healthy space for children and adults. Seniors enjoy their balconies where they can catch some sun and light during the day. This will disappear with a huge tower covering our building. The fresh air will also be affected because we expect the trees on the other side to be destroyed by the construction, and our trees and small yards to be affected. It will be unsafe for children to walk freely on the lane. From our perspective, this project is bringing no value to the community, we honestly do not need additional commercial retail units. Can you also imagine the traffic problems with an underground parking accessed from the rear lane that is already so narrow that it can barely serve the small buildings?</p> <p>Third, I am impressed by the number of Opposed submissions for the Public Hearing and even the strong opposition to the current version of the project by those labeling their response as Other. On the other hand, I noticed that the few Support responses have absolutely no argumentation, often suggesting just random opinions.</p>	Maria Trache	Fairview	
2025-05-19	16:43	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>RE: 1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS May 19, 2025</p> <p>I submit that I oppose this re-zoning and the size and scale of this proposed development. The objectives of the rezoning and application plans contradict and collide with the numerous strategies and priorities for the City of Vancouver (CoV). Furthermore, the fact that development proposal and plans only take into consideration impacts to public spaces</p>	Jennifer Donley	Fairview	

and not private spaces is demonstrative of the complete absence of thoughtful, meaningful consideration for the owners and residents who face significant, adverse impacts to the spaces we call home.

The proposed development, which includes 24 stories on a six (6) story platform is grossly inconsistent and out of character for the neighbourhood. The impacts to the neighbourhood are not minor as provided for in the April 2025 Referral Report, rather they are significant.

1. Adverse impacts owing to shadowing. I do not understand why a shadow assessment focuses on adverse impacts to parks, public open spaces and schools, but does not include an assessment of the impacts on people who reside in the immediate vicinity to the proposed development. I submit residents in the immediate surrounding areas will be adversely and significantly impacted by shadowing and have not had proper and meaningfully consideration afforded to the adverse impacts of shadowing. The development plans seeks to replace a three story residential apartment building with a 24-story building on six-story platform – this development plan is a gross demarcation from the original three-story building and the surrounding neighbourhood residences. The absence of any meaningful consideration to residents and voters who reside in close proximity is irresponsible.

2. Removal of mature, healthy trees. The Urban Forest Strategy seeks to preserve, protect and strengthen Vancouver’s urban forest and tree canopy. As part of the redevelopment building plan, 29 deciduous trees were listed in the arborists report contouring the redevelopment area with only six trees identified being spared destruction. That amounts to 80% of healthy trees being destroyed. The destruction of 23 trees (80%) means the destruction of healthy trees that offer habitat and winter havens for a variety of bird species, are attractive to pollinators and provide valuable sources of food for various bird species and other habitat. The removal of these healthy trees collides directly with the CoV Urban Forest Strategy.

3. Impact to neighbourhood character. The development of a 24-storey building on a six-story platform is grossly out of character for a tranquil, residential neighbourhood. The proposed development will be an eye-sore. The proposed development is not modest in scope and is beyond the core concepts and the Broadway Plan. Financial viability and profit margins are prioritized over thoughtful, considerate development to longstanding residential neighbourhoods.

4. Impacts to traffic and congestion. The streets and avenues that surround Burrard Street and 12th Avenue (the site of the propose development) are characterized by residences – a combination of detached homes and low-rise apartment buildings that are both occupied owner and renter occupied. The plan will significantly increase traffic and to established tranquil residential areas. The currently parking by-laws will not hold stead to the significant increases in traffic and parking needs.

In conclusion, I ask the following of council:

1. To support a significant reduction in redevelopment plan’s building height. A reasonably sized, 14-storey tower would be more consistent of the established character of the neighbourhood.
2. Perform meaningful consideration to the private spaces and not just public spaces when considering negative impacts of shadows. Vancourites who reside and call home neighbouring spaces should also be afforded natural light and not be cast in the shadows of developments that are out of scope in design and neighbourhood character.
3. Thoughtfully reconsider and re-evaluate the destruction of 23 healthy trees.

				4. Align the re-development plan to allow it to remain in line with the various CoV strategies and ensure projects leverage existing CoV assets, such as parks and playgrounds instead of creating these spaces within new developments.			
2025-05-19	20:59	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>The height in the original proposal was already a concern as it does not fit into this neighbourhood of low rise buildings. Now there is an amendment to increase the height by another 10 meters to make this project even less appealing. This further increase should not be approved. West 12th Ave/Burrard is not a commercial hub where one may think a building of such design would suit.</p> <p>I also object to the proposed outdoor theatre . It would lead to unnecessary and unmonitored noise for neighbouring buildings. The fact that a theatre would require darker environment , the use would obviously take place in the evening which would be a further annoyance. The Fifth Avenue cinema is only 6 blocks away and is a great theatre that services our community.</p> <p>The residents of this area have chosen to live here for its current appeal of low rise buildings, tree lined streets and peacefulness. With the other hirise developments within 4 blocks of this project, these will undoubtedly have a detrimental effect. I appeal for council to review these changes proposed and consider what is best for existing residents, not just increasing the number of rental units. The proposed building will undoubtedly be built, but you can control the height and nature of its amenities.</p>	Connie Chow	Fairview	

CD-1 Rezoning: 1770 West 12th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-20	12:10	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>Dear Members of the Planning Committee,</p> <p>I am writing to formally express my strong opposition to the proposed rezoning and redevelopment of 1770 West 12th Avenue in Vancouver. As a current tenant residing in this building, my objection stems primarily from the unacceptable conduct of the current landlord and their ongoing neglect of essential services, particularly the building's intercom system.</p> <p>Since at least December, the intercom system in our building has been non-operational. Despite repeated communications and numerous complaints to the property management and ownership group, our concerns have been consistently dismissed or minimized. Representatives of the ownership group have acknowledged the intercom's malfunction yet insist this issue does not affect tenant rights or diminish the tenancy experience.</p> <p>This malfunctioning intercom system severely impacts the daily lives of all tenants, particularly affecting senior citizens and individuals with disabilities. Without a functioning intercom, tenants have resorted to publicly posting their personal phone numbers and unit numbers to facilitate deliveries. Despite these measures, most delivery attempts fail, resulting in numerous packages being redirected for pick-up off-site. Personally, this has resulted in significant inconvenience and considerable wasted time—cumulatively amounting to many hours lost over the past six months. When multiplied across the entire tenant population, this represents substantial economic and productivity losses.</p> <p>Furthermore, when confronted about these ongoing inconveniences, the management and ownership representatives have been dismissive and unresponsive, explicitly denying requests for compensation despite clear precedents from Residential Tenancy Branch (RTB) decisions supporting tenant claims under similar circumstances. Rather than addressing our legitimate concerns constructively, they have discouraged further communication and forced tenants, including myself, to expend additional time and resources pursuing remedial actions through the RTB.</p> <p>Given this troubling track record, I question whether this type of landlord aligns with Vancouver's values and community standards. The approach exhibited by this corporate landlord toward tenant rights, their disregard for basic amenities, and their refusal to acknowledge legitimate tenant grievances illustrates a concerning lack of responsibility and respect for Vancouver residents, particularly vulnerable populations.</p> <p>While I generally support economic and urban development initiatives in Vancouver, approving this rezoning and redevelopment proposal rewards poor landlord behaviour and sets a concerning precedent for tenant rights in our city. I strongly urge you to deny the proposed development and rezoning application for 1770 West 12th Avenue, ensuring accountability and fairness for all residents.</p> <p>Thank you for considering my concerns.</p>	Tyler Rains	Fairview	
2025-05-20	12:43	CD-1 Rezoning: 1770 West 12th Avenue	Oppose	<p>I oppose the planned rezoning of 1770 W12th avenue after having talked to my neighbours who feel the same way. I agree with what Shelley has put together and want to share it with you. Please see the attached file</p>	Andre Poley	Fairview	APPENDIX B

1770 West 12th Avenue, Vancouver Rezoning application and plans
Comments from K. Collin for Vancouver City Councillors' consideration, prior to the 20 May
2025 review of the Rezoning Proposal.

Honourable Mayor and Council, thank you for the opportunity to speak to you tonight.

I am Kathleen Collin. I have owned and resided in our condo at [REDACTED], for 31 years. Our building is across the alley from the proposed new rental building at 1770 West 12th. I am the strata president, and although I am speaking for myself, I have spoken with most of the 58 other owners in my building and their concerns are reflected in my comments tonight.

I welcome the addition of new residents and families to the neighbourhood, but I have concerns about some aspects of the rental building, **specifically the children's play area, the dog off-leash area and the height and size of this structure.**

A children's play area of 700 square feet is proposed for the ground floor, facing the alley. The dog off-leash area will also be in the alley and will be 265 square feet. I suggest that dogs barking and howling in the alley are not conducive to the 'quiet enjoyment' of our homes or to working from home, as do many people.

The alley itself will be busier with car and truck traffic, as the proposed rental building has 171 parking stalls. The alley is currently used by contractors, gardeners, recycling and garbage trucks, delivery trucks, and condo owners in three buildings which access their underground parking from the alley.

At Pine and West 14th, on the west side of Pine is the Granville Park, a 380 m, 4 minutes 14 second walk from the front door of the proposed rental building. Granville Park has a children's playground with slides, swings, a sandpit and a few other features. The park itself is greater than 40,000 square feet, with stone walls on south and west ends, and a partial fence along the north alley. There are shade trees and 2 benches. Across Pine Street to the east is a brand new, large off-leash dog area, with a separated area for small and shy dogs. Adjoining this dog off-leash area is another small park of 27,300 square feet, also with shade trees and 2 benches.

The first proposal for this building was for a 4-storey podium with a 20-storey tower, which I opposed. This new proposal increases the podium height by 50% to 6 storeys, and the tower to 24 storeys. Even more emphatically I say NO. This size does not by any stretch of the imagination fit into this beautiful residential neighbourhood, it is a monstrosity. It is destructive. I oppose this, vehemently.

My recommendations for your consideration are:

- eliminate the proposed playground and dog area from the rental building design. They are very small and I suspect will be unused or underused, and the alley is not safe for children. It is very important for the new residents in the rental building to become a part of the fabric of our neighbourhood. By encouraging them to leave their 'silo' and go to the nearby parks and dog off-leash area, they will meet other families, other dog owners, other residents.

- a maximum 3-storey podium with a maximum 14-storey height tower.

The developer should not be permitted to waive the CACs and DCLs, and instead should:

- provide more playground equipment to the Granville park
- extend the fence along the entire north alley of the park
- provide more benches and picnic tables
- provide all-season water station/drinking fountains
- replace the dog area and playground with “15 minutes parking” and ‘passenger pick up’ spaces, to accommodate the retail space on the ground floor, which I HOPE will be a green-grocer.
- add a much larger loading bay to accommodate tractor-trailer (semi trailer) moving trucks and delivery trucks.

Thank you for your consideration of my concerns and suggestions.

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

If not for longstanding plans to be out of province on May 20/25, I would appear in person and look each councillor in the eyes as I challenge you to respect and honour the legitimate concerns of homeowners and renters who live in the neighbourhood and are opposed to the rezoning proposal as presented.

Unable to do so in person, I challenge you in writing to do the right thing by approving construction of a building not to exceed 14 stories rather than the 24 stories indicated in the revised proposal.

Destruction of neighbourhood character: Have a good look at the renderings and all details for the proposed building, and assess whether you would support construction of such a building adjacent to or near your own home. I challenge you to treat this proposal through that lens.

Market demand: Please review market realities and assess whether approving the proposal as submitted and recommended by City staff will exceed market demand.

I ask whether you have taken the time to stand in front of the current building at 1770 West 12th Avenue, and if you've walked the narrow lane behind the property. Do you have any care or concern for the voters who live in the neighbouring homes the proposed building would dwarf?

Traffic congestion and safety: Have you taken notice of the already heavy traffic around Burrard Street and 12th Avenue? Consider the inherent traffic congestion in a lane and on neighbouring streets that were designed for three-storey condos and residential homes. The lane and surrounding streets are not suitable for accommodating a 24-storey tower with 264 cramped residential units **and** commercial space, and the increased traffic associated with parking spaces for 171 vehicles and 477 bikes.

Accountability: This Council's actions, and conversations with some City staff members with whom we've spoken, give the impression people making recommendations and decisions are going through motions with no regard for the character of our city, its neighbourhoods and people. There seems to be an absence of acknowledgement that you are accountable to your communities of voters and taxpayers. Please prove me wrong.

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

Please do what's right for the community, rather than for developers: I ask that you do what's right for the people who will be adversely impacted by this development proposal, even though a review of this Council's track record suggests you will approve all or most of what's proposed.

I ask to you consider the following, and to reject the proposal as presented; please identify and require revisions reflecting the following. I ask you to consider your actions from the perspective of people who elect our Councillors to serve us, rather than voting in a manner that could be perceived as reflecting being in developers' pockets.

1. **OPPOSITION TO EXCESSIVE HEIGHT AND DENSITY, AND CONCERNS RE ADVERSE IMPACTS TO NEIGHBOURHOOD CHARACTER:** The proposed height of 76.6 m/251 feet to the top of a residential parapet **before** accounting for additional height for rooftop amenity space is ridiculously out of place. Look at the renderings and ask if you would want such a building in your neighbourhood.
2. **LANE CONGESTION AND SAFETY:** The existing lane behind 1770 West 12th Avenue is inadequate for the increased vehicle and bike traffic the building would generate. I note the proposed inclusion of 171 vehicles spaces and 477 bicycle spaces, all to be accessed from the rear lane. This would only exacerbate traffic and safety issues. The provision of speed bumps as noted in item 2. (g) within Appendix B of the April 1, 2025 Referral Report would not address traffic, air quality and safety concerns.
3. **CONGESTION AND SAFETY ON FIR and BURRARD STREETS:** The traffic the proposed building would generate must, by necessity, head to either Fir Street (which is already packed with parked cars lining the street, with only a single lane available for drivers) or Burrard Street. Again, please walk the site of the proposed building and the adjacent block. The proposed density is impractical for the scale of the neighbourhood, the lane and the surrounding streets.
4. **REQUIRE DEVELOPER TO MAINTAIN AND PROTECT THE MATURE, HEALTHY LANE TREES THAT ARE HOME TO BIRDLIFE WHILE ALSO PROVIDING OXYGEN AND NATURE FOR THE NEIGHBOURHOOD:** Page nine (9) of the April 1, 2025 "Referral Report", includes a reference to "Natural Assets". That section reads, in part, "The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. There are 8 on-site trees and 10 city trees that are proposed for removal. The final number of new trees will be determined through the development permit process.”

- a) The Referral Report fails to note that the trees to be removed include a magnificent stand of mature trees spanning the lane behind the 1700 block of West 12th Avenue. These trees reach higher than the three-storey buildings on the block.
- b) These trees lining the lane are home to birds, and they provide oxygen as well as greatly needed green space and nature for the community.
- c) How does Council determine which is given priority, “the challenges of development” or the maintenance of healthy and beautiful, mature trees that are part of the character of the neighbourhood?
- d) Please see the attached pictures of the trees for reference.
- e) It is our understanding, following communications with City staff, that the developer and City staff support chopping down all these lane trees. This is shameful. We’ve been given to understand “replacement” trees would be planted. How are such trees to grow and flourish in the shadow of the proposed monolith of a building?

**5. ADVERSE SHADOWING OF NEIGHBOURING HOMES/VOTERS’ RESIDENCES;
INAPPROPRIATE FOR THE CITY TO FOCUS ON IMPACTS SOLELY ON PUBLIC**

PROPERTIES: Page six (6) of the April 1, 2025 Referral Report references “Shadowing” and states, “The proposal presents no shadow impacts on public open spaces, parks or schools.” It is both remarkable and frustrating that the referral report ignores the substantial shadow impacts on neighbouring private properties.

- a) **It’s only because the property is surrounded by private properties that there are no public open spaces, parks or schools** that might be impacted by shadowing.
- b) **Many residents/voters – homeowners and renters alike – who live in the immediate vicinity of the building, in private properties, will be adversely impacted by shadowing.**

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

- c) When this redevelopment was proposed and I contacted City staff with concerns about the proposed building's impact on neighbours, **I was told the City considers impacts solely on public properties**. This seems bizarre and inappropriate.
6. **RECOMMENDED SETBACK WILL ADVERSELY IMPACT NEIGHBOURS:** Page seven of the April 1, 2025 Referral Report references "Public Realm and Interface". There's a statement that, "Staff have prepared a condition to increase the setback along Burrard Street to support 'spill over' retail activities, landscaping and urban elements such as seating, signage, and bike racks." Such a setback will have adverse impacts on neighbours/voters to the rear of the proposed building, in terms of shadows, noise and further loss of privacy.
7. **THE THREE SEPARATE OUTDOOR AMENITY SPACES WILL ADVERSELY IMPACT NEIGHBOURS/VOTERS:** Page seven (7) of the April 1, 2025 Referral Report references "Private Amenity Space". It states, "The development offers on-site common indoor and outdoor amenities for the residents at the podium and tower rooftop. An additional common outdoor amenity is located at ground level in a south courtyard facing the lane."
- a) The proposed podium, the rooftop amenity space **and** the additional common outdoor amenity in a south courtyard facing the lane would all create noise issues for neighbours. It is disappointing and mind boggling that the City apparently ignores impacts on private properties and the voters who live in such properties.
8. **24 STORIES ON A SIX-STORY PLATFORM WILL NOT BE GOOD FOR THE CHARACTER OF THE NEIGHBOURHOOD, AND SUPPLY WILL LIKELY EXCEED DEMAND:** Page six (6) of the April 1, 2025 Referral Report references "Form of Development". It states, "The Plan supports a residential tower up to 20 storeys on a four-storey podium. However, the Plan acknowledges that increases in building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. The proposal includes 24 storeys on a six-storey podium ... **These changes are minor, do not unduly impact the adjacent context**, and keep within the Plan's urban design objectives."
- a) How on earth can one believe, as stated in April 1, 2025 Referral Report, that "**These changes are minor, do not unduly impact the adjacent context ...**"? Such proposed changes are substantial, rather than minor.

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

- b) **These changes do impact neighbouring properties and voters (are we voters the “adjacent context”?), and we strongly oppose the proposed increase to a six-storey podium as well as the proposed 24 stories, rather than 20 stories.**

We understand a new building will be a reality and, as above, support up to 14 stories in height, with a four-storey podium. Anything more will be an eyesore and it's likely the building will have vacancies that may result in proposals to sell units.

9. **A CHALLENGE TO THE STATEMENT THAT THIS PROJECT'S SCALE IS MODEST AND NEED NOT UNDERGO URBAN DESIGN PANEL REVIEW:** Page seven (7) of the April 1, 2025 Referral Report contains a remarkable statement in association with the heading, “Urban Design Panel”. It was with disappointment that I read the statement, “A review by the Urban Design Panel was not required **due to the project's modest scale** and general consistency with the Plan's expectations.” **How on earth is a 24-storey mixed-use rental building consisting of 264 units, soaring 76.6 m/251 feet in the air a project of “modest scale”?**

10. **INSUFFICIENT LOCAL SCHOOL SPACES:** Page four (4) of the appropriately dated April 1, 2025 “Referral Report” references “Local School Capacity” and states, “The site is located within the catchment of Shaughnessy Elementary School and Kitsilano Secondary School.” Please do have a look at a map. Shaughnessy Elementary School is situated more than two kilometres (2.3 km) from the proposed building.

- a) First of all, look at the proposed building and unit sizes; ask if you would raise children in such tight spaces.
- b) If people with children are to live in the building, that 2.3 km commute to school would require parents to have cars and drive their children over to Granville Street and head south toward King Edward before making a left turn off King Edward to reach the school. Not many parents living in such a building would have the luxury of driving their children to and from school.
- c) The other option for children living in the proposed building to attend Shaughnessy Elementary School would involve young children walking or biking (with no bike lanes) south on busy Burrard Street, across 16th Avenue and through the meandering streets of Shaughnessy before crossing another busy street, King Edward Avenue, to reach school. How realistic is this?

1770 WEST 12TH AVENUE, VANCOUVER REZONING APPLICATION AND PLANS

Comments from S. Donnelly for Vancouver City Councillors' Consideration
Prior to May 20/25 Review of the Rezoning Proposal

- d) The Referral Report understandably refrains from mentioning the closer elementary school, which is Lord Tennyson Elementary/Ecole Lord Tennyson. This is unsurprising, as this French immersion school is incredibly popular and demand exceeds spaces.
11. **OPPOSITION TO LIVE/WORK UNITS FACING THE LANE:** Please see Appendix "B" ("PAGE 4 of 15") of the April 1, 2025 Referral Report references "Economic Development". The item reads, "1.15 Recommend alignment of live/work units to the alley". Why would staff or Council recommend aligning business-related units to face the lane and neighbours/voters, rather than facing 12th Avenue and its transit offerings?
12. **PROPOSE A REQUIREMENT THAT CURRENT LANE UTILITIES BE MOVED UNDERGROUND:** If the proposed development is to be of any benefit to the neighbourhood, why not include a requirement that the utilities in the lane be moved underground?

