

CD-1 Rezoning: 1665-1685 West 11th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-01	13:35	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	<p>The project at 1665-1685 West 11th is too high, and defaces the ambience of a street block with an attractive mix of rentals and single family homes presently there.</p> <p>The project should be scaled back to four floors, to fit with the cityscape presently.</p> <p>Landscaping and space allocation are also critical for an area at the top of a hill.</p>	Brian Buchanan	Kitsilano	
2025-06-02	12:48	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	<p>Absolute Opposition to Rezoning Proposal of 1665-1685 W 11th Ave.</p> <p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1665-1685 W 11th Ave.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This proposal is in an arts, theatre, and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre.</p> <p>It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.</p> <p>There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.</p> <p>If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.</p> <p>And these towers are not going to be affordable housing any way.</p> <p>Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.</p> <p>So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows</p>	Fiona OConnell	Fairview	Appendix A

where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

The “small scale units” in these towers will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

AND WHY CAN’T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.80 GOBBEDLDYGOOK? WHY CAN’T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.

My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.

These apartments this luxury tower will offer are significantly smaller than this.

So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more.

THIS IS NOT LIKE-FOR-LIKE.

THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.

And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

And this tower is UTTELRY HIDEOUS.

These towers will not be for residents of the community. They will be for the wealthy.

They will block the natural light that is so important to all aspects of health and wellbeing.

You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies.

			<p>This is pure fantasy, and an insult.</p> <p>Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods.</p> <p>It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.</p> <p>And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value.</p> <p>As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent they are paying in their already affordable homes, and the space will be much, much smaller too.</p> <p>People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.</p> <p>Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing or be homeless?</p> <p>Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I’m completely SCREWED.</p> <p>Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.</p> <p>And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city); so more cars, more traffic, and more pollution.</p> <p>Something else that needs to be considered is Fire Safety.</p> <p>I refer you to the Grenfell Tower Fire in London in 2017.</p> <p>This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.</p> <p>But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.</p> <p>TOWERS ARE A SIGNIFICANT FIRE RISK.</p> <p>This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.</p> <p>THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.</p> <p>I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas. Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...</p>			
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The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower =/+ more people in the tower = the more extreme risk to get everyone out safety in the event of a fire; and the more the chance of safety and survival goes down – more deaths.

There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers.

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOUGHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

				<div>Fiona O’Connell</div> <div><div>§ 22(1) Personal and Confidential</div></div> <div></div>			
2025-06-03	18:19	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	I would please ask that you reconsider destroying this neighbourhood. There are people who have lived here for decades who are essentially being forced out of their homes and potentially out of the city, as renting options are limited and often inaccessible. Additionally, the proposed buildings will destroy the heritage feel of the area, block out the sky and the sun, are eyesores in some cases. If these projects all move forward at the same time, the construction will be incredibly disruptive to what is otherwise a very peaceful existence. I know that my own apartment building is not yet on this list, scheduled for destruction, but IT IS MY HOME. You are destroying people's homes so that developers can make money. The city is NOT looking out for residents' best interests. The new homes will be small, expensive, and excessively dense. Please stop doing this. We do not need more condos that nobody can afford. We do not need more apartments nobody can afford. Leave us alone. Please.	Arianna McGregor	Fairview	
2025-06-03	22:55	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	The proposed development is significantly out of scale with the existing neighborhood. While we recognize the need for new housing, this building will tower over existing homes, disrupting the human-scale feel that defines our street. Also, increased density on this narrow, quiet street will inevitably bring more traffic, making it less safe for children, seniors, and pedestrians. This area is not built to handle the additional volume. Moreover the removal of the childcare space facility from the original proposal is also not contributing to the neighbourhood’s needs for more family amenities and infrastructure. Our schools, parks, and public services are already under pressure. Approving this development without guarantees of accompanying infrastructure investment is premature and shortsighted. I urge Council to reject or revise this proposal to better reflect the needs and character of our street, and to ensure that growth under the Broadway Plan enhances communities rather than overwhelming them.	Mathieu Motard	Fairview	

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2025-06-04	12:52	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	<p>I am alarmed by the rapidly increasing number of redevelopment proposals on existing rental apartment buildings in the Broadway Corridor. As such, I cannot support the proposed rezoning at this time – not without specific protections for existing rental buildings.</p> <p>Until very recently, I was strongly supportive of the new Broadway Plan. However, things are fast going off the rails, with a high number of apartment buildings slated for rezoning at a rapid pace. As a low-income renter with disabilities who lives in the area, I am extremely concerned.</p> <p>My original understanding of the Broadway Plan was that it was supposed to preserve existing rental apartment buildings until an adequate supply of new housing is built. This would entail directing new tower construction to areas with less displacement impact, focusing on low-density properties such as single family homes, parking lots, or under-utilized commercial lots along Broadway. Only then, years later, would existing apartment buildings start getting replaced in a gradual and orderly process.</p> <p>Instead, it appears that our existing rental apartment stock is at imminent risk. I am deeply troubled by reports of rampant property value speculation in the corridor, and concerns raised by urban planning experts over the realistic implementation of protections for displaced tenants. Even developers and construction companies are sharing concerns over the economics of it all.</p> <p>Vancouver desperately needs new affordable housing, and I support high density construction within the Broadway Corridor. Cities change; I would love to see my area eventually grow to become a new downtown with plentiful housing.</p> <p>Yet demolishing our existing apartment buildings will create a mass displacement crisis. The existing apartment buildings are precisely the type of housing we need to preserve right now. We cannot afford to lose our existing rental supply, which is the exact opposite of what I had hoped the new Broadway Plan would promise – new housing, not mass displacement. It’s time to reassess.</p> <p>Sincerely, Jeffrey Wynne § 22(1) Personal and Confidential</p>	Jeffrey Wynne	Fairview	
2025-06-12	17:28	CD-1 Rezoning: 1665-1685 West 11th Avenue	Oppose	<p>While we understand and support the need for additional housing in our city, the proposed rezoning fails to account for the existing character and capacity of the surrounding community. The scale and height of the buildings being proposed are completely out of alignment with the low-rise, community-oriented nature of this neighbourhood.</p> <p>This type of high-density growth, without thoughtful integration into the existing fabric of the area, threatens the livability and well-being of current residents. The increased population will place significant strain on already-scarce community resources, including childcare, schools, recreation programs, affordable grocery options, and public infrastructure.</p> <p>Responsible development should aim to complement and enhance the neighbourhood—not overwhelm it. We urge planners and decision-makers to revisit this proposal with a stronger focus on compatibility, scale, and the sustainability of services needed to support both current and future residents.</p>	Clarissa Long	Kitsilano	

APPENDIX A

Absolute Opposition to Rezoning Proposal of 1665-1685 W 11th Ave.

I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1665-1685 W 11th Ave.

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But I AM 100% against negative change, and change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

This proposal is in an arts, theatre, and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.

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It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

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Something else that needs to be considered is Fire Safety.

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Yours sincerely,

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s. 22(1) Personal and Confidential