

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-14	17:47	CD-1 Rezoning: 1665-1685 West 11th Avenue	Other	<p>For the proposed high rise residence at 1665-1685 West 11th, I am Strata President of the Landmark building, a neighbouring smaller residence at 1696 West 10th Avenue.</p> <p>We have some concerns. And these are related to the designated and well used bicycle route along 10th Avenue.</p> <p>The concerns are largely to do with infrastructure in the immediate neighbourhood of the proposed building.</p> <p>We believe that the number of guaranteed parking spaces in the structure will be a small fraction of the total 190 units proposed for this 20 storey building.</p> <p>Admittedly there will be ample space for bicycles in the building and in time a subway system along Broadway.</p> <p>However given Vancouver’s weather, the reality for the newly occupied proposed building will be a large number of new unit owners attempting to park their vehicles in nearby streets.</p> <p>These streets are already quite congested with parked cars. Inevitably this need for parking will put pressure on 10th Avenue and this will create potentially dangerous situations especially for cyclists in rush hour.</p> <p>The 10th Avenue bicycle route is an excellent idea and encourages many to use this route and thus reduce carbon emissions for the city. It would be a pity if this route’s function was countermined by increasing housing density in the immediate vicinity.</p> <p>Three have indeed been cyclist fatalities and non fatal accidents at the Pine Street / 10th Avenue intersection so there are precedents for concerns for cyclist safety in the face of increased traffic in the area.</p> <p>We would also point out that 10th Avenue is frequently used by emergency vehicles dispatched from the Fire Hall at Granville and 10th.</p> <p>It should be noted that this rescue facility will already face access difficulties because of the very large high rise now being constructed on the NW corner of Granville and Broadway. Thus additional increased density in the neighbourhood of 10th Avenue will very likely impact the response times of these emergency vehicles.</p> <p>Would it not be prudent, considering adequate infrastructure, to propose first that the number of parking stalls in the building at 1665-1685 11th Avenue be considerably increased to reduce the inevitable ensuing traffic congestion in the vicinity of the bicycle route along 10th Ave.?</p> <p>Second, would Council consider, for 10th and 11th Avenues, reducing the height maximum for proposed residential structures to 15 floors? This would be a supportive feature that would definitely protect the viability of the 10th Ave bicycle route.</p> <p>As well this building size would be more congruent with existing residences in the Fairview area. This would help preserve the nature of the Fairview community which will be challenged by the large number of building projects proposed in the vicinity.</p>	Roy Baker	Fairview	

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