

CD-1 Rezoning: 1270-1290 West 11th Avenue - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|----------------|--------------|------------|
| 2025-06-02 | 12:41 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | <p>OPPOSITION FOR 1270-1290 W. 11th Ave.</p> <p>I am a very proud, long-term Fairview, Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 1270-1290 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 residential, family, neighbourhood community. It is a Hospital and Health Care Community – VGH, the Medical Mile, all the clinics and facilities here that thousands of people access daily, and thousands of people live here because of working here, or needing to have direct access to the life saving care from here.</p> <p>The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating more congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDBALE 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>This tower is FAR TOO TALL (AND EXCEEDINGLY UGLY) and will block light and views, and is not in keeping with the neighbourhood and existing buildings and community. THIS SHOULD NOT BE ALLOWED TO HAPPEN.</p> <p>There should be NO towers in residential neighbourhoods. Only towers along main transit routes (Like ON Broadway; this location) Should NOT be any taller than a maximum of 12 storeys. And these should all be at AFFORDABLE HOUSING PRICES (which NONE of these proposals are), and should also include Social Housing – which THE MAJORITY of these proposals are not.</p> <p>The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDBALE 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>And all of these rezoning proposals that the City are hellbent on forcing though also are not factoring in infrastructure. They are not factoring HUMANITY. They are not factoring the PEOPLE of Vancouver who live here and love here and call this their FOREVER HOMES. These neighbourhoods are already dense and there are already barely enough streets, park space, schools, health care access and GPs, for people already here.</p> | Fiona OConnell | Fairview | |

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| | | | <p>Now the City wants to build all these super tall towers and bring in 64,000+++ (one of the many high figures I have see on the news and other forms of media) to our ALREADY DENSE communities, with ALREADY STRAINING INFRASTRUCTURES.</p> <p>...and NONE of these god awful proposals being put forward (and through) are creating more parks.</p> <p>None will create more green space, more community space, more driving space, more parking space.</p> <p>None of them will be creating more schools, more libraries, more health care clinics, hospitals, more gyms and community centres.</p> <p>All these proposals will:</p> <p>Destroy existing affordable homes.</p> <p>Displace thousands, such as “the poor” (which include):</p> <ul style="list-style-type: none">- veterans- seniors- low-income earners and families- mid-income earners and families- small business owners and workers- artists- medical workers who need to live in the affordable housing in these neighbourhoods for them to do their local healthcare work there- people with serious health care needs <p>All of the above “type” of humans, are of zero interest to these people.</p> <p>If you fall under the above descriptions, then you are nothing to these people and these proposals - to them:</p> <p>You are nothing.</p> <p>You are not Vancouver.</p> <p>You are not the future of Vancouver.</p> <p>You are useless, collateral damage, and you must go;</p> <p>So that the rich and the wealthy and the higher (“better?”) Class of people can come in; and then they will have the Vancouver, and that is the Vancouver that all these developers and proposals and the city, is envisioning.</p> <p>This is what all this really is.</p> <p>This is inhumane.</p> <p>This is utterly shameful</p> <p>The Vancouver as we have always known and loved and fought hard to protect, will be gone, gone to this greed and this vision.</p> <p>Vancouver will be dead</p> <p>For all this vision of influx of people into these luxury towers, the city and these proposals are also not factoring in how the life for all the (wealthy only) people that these luxury high rise towers will bring.</p> <p>No, it’s just all about destroying infrastructure and community. Demolishing the incident infrastructure and community (and affordable homes) that we already have, to be able to put up fancy, ugly, high rise, show-box sized apartments, fire hazard, earthquake hazard, monstrous luxury towers.</p> <p>If you want to bring in more people – you need way more infrastructure and community buildings and needs!!!</p> | | | |
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We need:
To keep the already amazing and beautiful, and in keeping with the old character neighbourhoods aesthetic, and with being able to have visual access to lots of glorious light and the amazing, majestic mountains of Vancouver. This is why we are all here!! - we are here (and put up with all the nonsense; from city hall, from life in general) because this is Vancouver. Our supernatural, beautiful, incredible Vancouver. - because of its mountains, beaches, nature.

Take this away, and Vancouver will very quickly become just be another sh!thole concrete jungle city, with disgusting, non-green, ugly, luxury high-rise monstrosities, that no one wants to visit or live at.

And we need to build affordable housing in the right way – low rise buildings, in keeping with the beautiful, old, character neighbourhoods of Vancouver.
Need to build on uninhabited land, undeveloped land, on top of commercial buildings.

And we need to all be doing everything we can to protect our existing affordable housing and beautiful, old, character neighbourhoods (our proper, historical, Vancouver), protect it like gold -

Not allow the city and these types of developers to do what it wishes to do with our land and homes, and lives:
Which is to “scorch earth” it all, for wealth and the wealthy.
The city and developers happily demolishing historical, aesthetically pleasing, fire and earthquake safe, low-rise buildings and homes,
The city and developers happily displacing thousands of people and
The city and developers happily destroying thousands of lives,
The city and developers happily displacing medically vulnerable residents who have to live in these homes and neighbourhoods to have access to critical life sustaining medical care...

All this, to put these high rise luxury, small-scale sizes apartments, that only the wealthy will be able to live in.

Who on earth is this nonsense for????
Not Vancouver and it’s people
Only the developers and the wealthy

DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.
This neighbourhood is NOT a Downtown. It is NOT a City Centre.

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.

THIS IS A HOSPITAL ZONE.

There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

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.

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.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% below market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows 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 Scorch-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 6.8 gobbledygook? 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 UTTERLY 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.

This is pure fantasy, and an insult.

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.

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.

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.

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.

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.

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?

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.

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.

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.

Something else that needs to be considered is Fire Safety.

I refer you to the GRENFELL TOWER FIRE IN LONDON IN 2017.

This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.

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.

TOWERS ARE A SIGNIFICANT FIRE RISK.

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| | | | <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> <p>The City wants towers that height and even higher; up to 50 story's, 50, now 60.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>And i refer you further still to yet another terrible even that just happened, that is another clear example and reason why not to build high-rises –</p> <p>The Myanmar/Thailand earthquake.</p> <p>Hundreds of people died both in those towers and died by being trapped in the debris of those towers - even more reason to stop and proper think about the (non)safety of 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 NEIGHBOURHOODS. 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.</p> <p>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.</p> <p>AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.</p> <p>Thus, I am voicing my absolute opposition.</p> <ul style="list-style-type: none">• STOP destroying Vancouver neighbourhoods.• STOP destroying Vancouver communities.• STOP destroying Vancouver residents' LIVES. | | |
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| | | | | <div><div><div>• STOP destroying our beautiful Vancouver.</div><div>* 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.</div><div>Yours sincerely,</div><div>Very concerned and very proud Fairview, Vancouver resident,</div><div>Fiona O’Connell</div><div><div>s. 22(1) Personal and Confidential</div><div></div></div></div></div> | | | |
| 2025-06-02 | 20:28 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | I am strongly opposed to this project. I want to keep our neighborhood small, free of construction and I strongly oppose this rezoning proposal. | Ingrid Kurilova | Fairview | |
| 2025-06-04 | 12:48 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | <div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>Sincerely, Jeffrey Wynne</div><div><div>s. 22(1) Personal and Confidential</div><div></div></div></div> | Jeffrey Wynne | Fairview | |

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|---------------|--------------|---|----------|--|------------------|--------------|------------|
| 2025-06-08 | 01:22 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | I am opposed to this proposal: 1) This proposal and the Broadway Plan is contributing to making the neighborhood unaffordable with higher costs for renting. 2) This will increase density, noise and pressure on this quiet neighbourhood. 3) Priority should be given to green spaces, gardens and making the city more resilient in the face of climate change, and increasing habitat for birds, insects and wildlife. 4) There are already a lot of rezoning applications in the neighborhood, and the disturbance created by construction would be unbearable. | Rémi Torrenta | Fairview | |
| 2025-06-10 | 11:20 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | While I understand there may be a need for some densification, it is frankly, criminal to tear down what is in fact the only affordable housing left in the city in order to build highrise apartments that no one will be able to afford to live in. Building high rises along Broadway or 12th Avenue and restricting it to those streets could be considered a much better place to start, rather than destroying the small side streets with 19 storey buildings and commercial space on the ground floor. This is a lovely residential neighbourhood filled with renters who cannot afford to move or to be displaced, I don't care what kind of "compensation" is being offered. Please stop the destruction of my neighbourhood. | Tsammy Sevier | Fairview | |
| 2025-06-10 | 18:25 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | I'm strongly opposed to the rezoning and potential construction of a high rise and retail development at 1270-1290 West 11th Ave. That block of West 11th Ave.is currently populated by many low-rise apartments, all of which look in good condition and many of which are quite charming. I'm not at all in favour of such human-scale, human-friendly and pleasant residential streets in our city being taken over by one high rise after another (most of which have little character). | GERALDINE BROOKS | Fairview | |
| 2025-06-14 | 18:53 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | I firmly oppose rezoning this area for the development of high rises with commercial space on the main level. There should be no more than 4 storey apartment buildings in this area. | catherine ellis | Fairview | |
| 2025-06-16 | 08:55 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | The building is too high. City Infrastructure woefully lags the large influx of people to the area. | Sarah Sion | South Cambie | |
| 2025-06-16 | 08:57 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | Too many new units for the area. | Philip Styffe | South Cambie | |
| 2025-06-16 | 09:00 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | Too high, too many units. | Hannah Styffe | Fairview | |
| 2025-06-16 | 09:03 | CD-1 Rezoning: 1270-1290 West 11th Avenue | Oppose | Would be OK with a lower height building - about 1/2 the height. | Claire Styffe | Fairview | |