

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-18	16:51	CD-1 Rezoning: 1270-1290 West 11th Avenue	Oppose	I strongly oppose the plan to tear down two existing multi-unit buildings in order to build a behemoth 19 storey building with commercial space. 11th Avenue is NOT a main street like Broadway or Granville. I specifically moved here to be on a quiet street. Now with all this construction planned and commercial space, how are residents to have any peace from noise? Is it only the wealthy who are deserving of quiet neighbourhoods? Is it only the wealthy who are deserving of greenery? Where will our greenery be when this large concrete building takes down the large trees that have been giving us privacy, fresh air and protection from heat? This "plan" is just that - it is not a long-term strategy that considers the needs and desires of the people living in the neighbourhood. It is just a knee-jerk reaction to one problem that will likely cause many other problems. No thought, no care is being put into this plan. Will you listen to the residents of the area being affected or will you just go ahead with your short-sighted plan?	Jacqueline Webb	Fairview	
2025-06-18	17:03	CD-1 Rezoning: 1270-1290 West 11th Avenue	Oppose	<p>This rezoning impacts my investment in Vancouver real estate. My condo’s sale is impacted as I live right across from the proposed rezoning. Prospective buyers are worried about the privacy and reduced natural light because how high this tower is going to be. Also ongoing demolition and construction will make living there, during that time, noisy and busy. This goes beyond just the sale of my property but the future of any owners (and their investments) in our building.</p> <p>When I decided to move to West 11th, I chose that street specifically because it is not a busy street like West 12th. Adding a tower here would go against what this street has always been, which is a quiet neighbourhood street. Adding businesses at the bottom and so many residents without appropriate parking/space for them would create chaos.</p>	Marion Klander	Fairview	
2025-06-19	10:14	CD-1 Rezoning: 1270-1290 West 11th Avenue	Oppose	<p>I am opposed to the proposed tower development at 1270-1290 W11th Ave.</p> <p>This neighbourhood simply cannot accommodate another 19-storey tower. Several high-rises are already built quite close together on the 1300 block of W11th Ave. The rezoning of nearby 1364 W11th and 1365 W12th will only worsen the situation, putting the area at serious risk of overdevelopment and overcrowding. Yes, more housing is needed – but it’s just as important to manage density appropriately, keep the area healthy and functional, and protect the long-term livability of this neighbourhood.</p> <p>Moreover, W11th Ave is a small residential street. Allowing commercial units on the ground floor here would be especially intrusive and disruptive to the area. Commercial units do not belong in quiet residential neighbourhoods. The City has a duty to protect the character and livability of residential neighbourhoods from commercial encroachment. If housing is the issue, then let’s focus on housing and address the problem head-on. We need to get the priorities straight and keep a residential neighbourhood just that – residential.</p>	Hon Lam	Fairview	