

CD-1 Rezoning: 2158-2170 West 1st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-18	16:59	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am the first speaker addressing item 5 on tomorrow's (June 19) Public Hearing. I am speaking against CD-1 Rezoning: 2158-2170 West 1st Avenue.</p> <p>I am not an architect, city planner or a developer. I am a filmmaker. And a neighbour. I need help in understanding this proposal.</p> <p>First,Rents. The proposed below market rents are indeed in step with a low income household paying 30% of their income on housing. But the problem is, these rates apply only to 20% of the building. This is out of step with the statistics of the housing crisis we face where it is lower income households who are at the coal face of this crisis. Yet 80% of the units of this tower are pitched at middle and upper income residents. Where is the common sense in this?</p> <p>Design. Page 1 of this proposal promises that this 21 story tower will “integrate well into the existing neighbourhood with a sensitivity to the current scale of existing buildings...and meets the needs of the community.” The sheer bulk of this 21 story building will literally overshadow what has been historically a family neighbourhood with a building height limit of up to four stories. Families. In the application, only 30% of the below market units in this tower are two or three bedroom units which can house families. (I note that staff is required this to go up to 35%.) And only 37% of the market units can house families. But the vast majority of the rest of the units are single bedrooms or studios supporting singles or couples, with no room for kids. How the heck can this tower “meet the needs of the community” if there is no room for families? Is the vision to turn our street into a singles or couples neighbourhood?</p> <p>For the developer, more (and smaller) units increase profitability. But to these eyes this tower does not meet the needs of this housing shortage. So....in the face of this crushing housing crisis, how can we create affordable housing for all? Federal money is needed to create subsidized builds to reverse these percentages and create more non-profit family housing; plus invest in designs that foster community instead of investing in towers that alienate. I would argue that there is already a successful model at work in Vancouver.</p> <p>I invite you to visit the co-op across the street from this proposed tower. Helen’s Court Housing Co-op is where I live at 2137 West 1st Ave. We built it 41 years ago with support from CMHC and with help from Vancouver’s City Council who bought the land so we could lease it and continue to build non profit affordable housing for ALL our members, not just 20%, in the middle of a crippling housing crisis. Sound familiar?</p> <p>The land previously housed 10 households. (5 houses and an apartment) We redeveloped the property into 44 units within six, four story buildings, housing 100 people around a courtyard that provides greenspace and a much loved and much used gathering place. Every front door opens into our courtyard. (Compare this to elevators in a tower -- elevators programmed to only open onto your own floor.)</p> <p>With Helen’s Court we built a mixed income village within the city, a village that has sustained and grown. Forty one years later our membership includes three, 3 – generation families, 15 kids under 15 and 17 seniors over 70.</p> <p>Can we not build on our successes of the past and build, instead of a tower, a new version of Helen’s Court? Perhaps it’s a co-op – the City I know has plans to build more. Or maybe a new federal/municipal non profit funding model will emerge. Would this NEW Helen’s</p>	Nettie Wild	Kitsilano	Appendix A

				<p>Court be bigger? – yes. Higher Density? – yes. But also truly affordable and deeply livable.</p> <p>I urge this council to not vote for this tower and instead call for an urban design and economic model that builds an affordable community and does not destroy a family neighbourhood. And.... I look forward to seeing you in our courtyard -- a sustainable space that we, the members of Helen’s Court, the federal government and Vancouver City Council, built together.</p> <p>Tomorrow at the hearing I will augment my presentation with photos. Please feel free to reply in writing or at the hearing. I am happy to answer any questions you may have.</p> <p>As a footnote, my first film was called Right to Fight (for affordable housing) (1982). It featured angry and frightened tenants, the top real estate salesman in Vancouver and a very feisty city council. After over 40 years and a career of making documentary films and installations, I find myself back in council chambers fighting for affordable housing. Life, and this city, have come full circle.</p> <p>Regards, Nettie Wild Filmmaker 604 837 6142 hxxps://www[.]canadawildproductions[.]com/</p>			
2025-06-18	17:30	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am asking Council to reject this proposal for a 20 storey tower at 2158-2170 West 1st.</p> <p>Development should be concentrated first around Broadway and the stations, to test the market, viability and livability of these enormous rental towers in the locations where they make the most sense - close to mass transit.</p> <p>This proposal cannot be justified from a mass transit perspective, nor from an affordable housing perspective.</p> <p>This site is at the extreme north west reach of the Broadway Plan. It’s a stretch to think that people will walk NINE blocks up a VERY STEEP HILL to get to the Arbutus station from the site. There is no convenient transit connection. The nearest north-south bus is four blocks to the East on Burrard, and after walking, waiting for the bus, and taking it, a commuter would still have to walk another three blocks to reach either the Granville or the Arbutus station.</p> <p>Regarding affordable rental housing: In the 6 years that I have lived in this neighbourhood, I have never seen a vacancy sign on either of the two rental buildings on the site. I walk by them almost every day. This tells me that the existing tenants are paying WELL below market rent. The provisions for “below market” units in the development proposal will NOT EVEN REPLACE the existing ones, and of course the new units will be smaller and the rents higher.</p> <p>This area north of 4th is the envy of the world. It is already densely built (but on a human scale) with a vibrant mix of rental apartments, condos, character homes, subsidized senior housing, and co-ops. It is also mixed by income and age, with students, professionals, families with children, and seniors. Please do not destroy this unique neighbourhood with a proposal that cannot be justified. Once this area is ruined, we can never get it back.</p>	Helen Salter	Kitsilano	
2025-06-19	14:54	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>With a narrow street, there doesn't seem to be any really indication or long term plan to address the increase traffic and safety of pedestrians and bicycles that leverage the area.</p>	Avneet Dilawari	Kitsilano	

2025-06-19	15:12	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>This monstrosity will stand out like a sore thumb amongst the general feel and vibe of this neighborhood.</p> <p>But most importantly to me, is how you will compensate me and the rest of us who were promised a limited building height when we bought in to this neighborhood, north of 4th Avenue? How will I be compensated for you taking away my view - which will certainly downgrade the price of my condo? We deserve answers!</p>	Brenda Heaney	Kitsilano	
2025-06-19	16:14	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Nettie Wild Speaking against June 19 Public Hearing Agenda item#5: CD-1 Rezoning: 2158-2170 West 1st Avenue. Speaker #1. See attached slide show.</p> <p>I'm not an architect, a city planner or a developer. I am alas, only a filmmaker. I'm also an enthusiastic, if somewhat baffled, neighbour.</p> <p>The below market rents in this proposed tower are affordable, but the problem is, these rates apply only to 20% of the building.</p> <p>This is out of step with statistics that show it is lower income households who are at the coal face of this crisis. Yet 80% of the units of this tower are pitched at middle and income renters. Where is the common sense in this?</p> <p>This proposal also promises this tower will, quote "integrate well into the existing neighbourhood with a sensitivity to the current scale of existing buildings...and meets the needs of the community." Really?</p> <p>Please show Image 1. These are the buildings on our street with a building code limit of up to four stories</p> <p>Compare this to the tower. Advance to Image 2 please. The sheer bulk of this 21 story building will literally overshadow our family neighbourhood.</p> <p>Also in the application, ONLY 35-37% of the units are two or three bedroom apartments which can house families. This means the vast majority are single bedrooms or studios with no room for kids.</p> <p>How the heck can this tower "meet the needs of the community" if there is no room for families?</p> <p>For the developer, more, smaller units may indeed increase profitability. But this math does not meet the needs of our housing shortage.</p> <p>So....in the face of this crushing crisis, how CAN we create affordable housing for those most in need? We need to take the profit out of housing.</p> <p>Market driven housing, by definition, cannot possibly provide the answer.</p> <p>Instead federal financing is needed to create more, MUCH more, Not-For- Profit housing that remains permanently affordable.</p> <p>Our Prime Minister is poised to fund the biggest housing build since WW2. Former VANCOUVER mayor Gregor Robertson is our new federal Housing Minister.</p> <p>The time seems ripe for this council to lead the country by creating innovative non profit housing designed to foster community. Demonstrate that we as a city understand that</p>	Nettie Wild	Kitsilano	Appendix B

housing is a right, not a commodity.

There is already a successful model at work in Vancouver. You are all familiar with housing co-operatives.

I invite you to visit one of them, my co-op right across the street from this proposed tower. Advance to Photo 3 please.

We built Helen's Court Housing Co-operative forty one years ago with federal support from CMHC and with help from Vancouver's City Council.

Together we built non-profit affordable housing for all our members, not just 20% – in the middle of a crippling housing crisis.

The land previously housed 10 households. We redeveloped the property into 44 units within six buildings surrounding a courtyard that provides greenspace and a much loved and much used gathering place.

Please advance to Photo 4

Instead of a tower, can we not build a new version of Helen's Court?

Would this NEW Helen's Court be bigger? – yes. Higher Density? – yes – but still at a scale that fosters meaningful human interaction.

I urge this council to NOT vote for this tower and instead.... call for a re-design and economic model that keeps our street affordable and truly contributes to the needs of our community.

And.... I look forward to seeing you in our courtyard. Come visit. You will find a sustainable space that we, the members of Helen's Court, the federal government and Vancouver City Council, built together.















