Report date range from: 9/16/2025 12:00:01 AM to: 10/17/2025 11:30:00 AM

CD-1 Rezoning: 1676 West 11th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-01	09:03	CD-1 Rezoning: 1676 West 11th Avenue	Oppose	this doesn't need to be a tower. so many don't need to be towers. STOP MAKING VANCOUVER LOOK LIKE BURNABY! STOP THE TOWERS! you lost my vote city council and mayor. you're ruining this city.	greg williams	Mount Pleasant	
2025-10-09	16:33	CD-1 Rezoning: 1676 West 11th Avenue	Oppose	Absolute Opposition to Rezoning Proposal of 1676 W 11th Ave I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1676 W 11th Ave. I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT. 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. 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 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. 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. 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. 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% 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. 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.	Fiona OConnell	Fairview	

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 6.5 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.

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.

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.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

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…

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,

				Fiona O'Connell [redacted] [redacted]			
2025-10-10	16:32	CD-1 Rezoning: 1676 West 11th Avenue	Oppose	Please see PDF letter attached.	Jeffrey Wynne	Fairview	Appendix A

Appendix A

Mayor and Council
City of Vancouver
453 West 12th Ave.
Vancouver, BC V5Y 1V4

October 10, 2025

Dear Mayor and Council,

I am writing to express my opposition to the *1676 W11th Avenue Rezoning Application*.

In particular, my position is informed by growing concerns about the potential loss of rental housing in the Broadway Plan Corridor and alarm over the rapidly increasing number of redevelopment proposals on existing rental buildings, as well as myriad other urban planning concerns. Under the current conditions and regulatory framework, I cannot support the proposed zoning changes.

Until recently, I was strongly supportive of the emerging Broadway Plan, hopeful at the prospect of vibrant new growth implemented thoughtfully with broad community consensus in a socially sustainable and well-organized way.

Instead, things are fast going off the rails with what seems like a frantic, chaotic approach toward the corridor's urban planning; high numbers of apartment buildings slated for rezoning at rapid pace; and rising concerns about the economic feasibility and social sustainability of the current plan. As a low-income renter with disabilities who lives in the area, I am extremely concerned.

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 spaces. Only then, years later, would existing apartment buildings start getting replaced in a gradual and orderly process.

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.

In many ways, the current state of the Broadway rezoning plan appears to be an attempt to cram the majority of new housing and commercial development into a relatively small, geographically restricted area of the city instead of taking a more balanced, city-wide approach that would require rezoning of large tracts of single-family home neighborhoods.

Rather than being treated as a unique generational opportunity to plan for long-term densification and community growth associated with Skytrain expansion, the Broadway Corridor Plan has mutated into a cynical attempt to constrict development in ways defined by regulatory convenience and a politics of expediency, instead of prioritizing the well-being of Broadway Corridor residents.

Instead of taking a comprehensive approach that integrates densification across the entire city, with care taken to apply best practices of sustainable growth, the plan shunts the impacts into one area – one that is largely lower-income – with little regard for the long-term social and urban planning consequences, particularly risk of mass displacement and loss of affordable rental housing.

Other urban planning concerns include transit system capacity, traffic issues, parking, cycling and walking infrastructure, access to green space, community cohesion, architectural variation, spatial diversity, and many other considerations associated with sustainable densification. Right now, the plan risks embarking on a one-size-fits-all, cookie-cutter approach to urban design that many planning experts warn could be a recipe for disaster with decades of adverse impacts to follow.

Even developers and construction companies are sharing concerns over economic aspects of the plan, highlighting the reality that many of these new, ultra-dense developments may be unprofitable to build for a variety of reasons. Many of the root causes for unprofitability in the rental construction industry, including decades of federal disinvestment in affordable housing, remain unaddressed. Setting aside the tensions that can exist between developers and tenants worried about displacement, the construction industry must be part of the solution. Without in-depth consideration of their perspectives, this too appears to be a failure point of the current plan.

Vancouver desperately needs new affordable housing, and I support high density construction within the Broadway Corridor. Cities change, and unless we wish to stop growing, Vancouver will inevitably transform into a much larger urban centre. Personally, I would love to see my area eventually grow to become a new downtown with plentiful housing and a vibrant sense of community.

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 – our homes – 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.

Sincerely,

Jeffrey Wynne
[redacted]