

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-21	14:20	CD-1 Rezoning: 1676 West 11th Avenue	Other	These are the notes for my presentation to Council on the phone. Thank you, Barbara Neff	Barbara Neff	Fairview	Appendix A

APPENDIX A

My name is Barbara Neff and I live in Fairview s. 22(1) Personal and Confidential
[REDACTED] [REDACTED] [REDACTED]. I'm a retired public health nurse and I've lived in the area for over 50 years.

[REDACTED] s. 22(1) Personal and Confidential
Council has already approved a two-tower development at 1726 West 11th and another tower across the street from 1676 West 11th.

I've sent a separate document to council showing that 111 units are being removed while adding 633 units in these four towers. The net increase of 522 units represents about 900 additional people in this small area of about 8,000 square metres.

The Broadway Plan projects an increase of 64,000 people over an area of 860 hectares. This is an average of about 7.5 people additional per 1,000 square metres, or about 60 additional people in the area of these four proposed towers. Instead of 60 additional people, these four towers will add 900 additional people in the near future, while the Broadway Plan covers a 30-year period. The projected 900 people is based on each new unit in this 8,000 metre area having 1.7 residents, as per the Vancouver Fairview census data.

Also, these four towers will only provide 127 affordable units while removing 111 affordable units; an increase of only 16 affordable units.

I ask you Mayor and Councillors to request from the planning department some guidelines on when an application can or will be denied, as we have not seen any denials in this area. Or perhaps the planners could pace the development over the 30 years of the plan.

Then I suggest you ask your legal department how law suits from developers re uneven treatment will be handled. And citizens might want to sue over unlivable density and conditions during construction.

The planners should also consider how these projects will impact Pine Street, which is designated as a “future greenway” (page 377) and “blue green system” (page 468) in the Broadway Plan. Also consider that more than 20 mature trees are being removed for the 1726 West 11th Twin Towers to make way for a large podium. The Broadway Plan states that the greenways should have wide continuous pathways, street trees and rainwater management (page 378 and illustrated on page 399).

Please take into account the very high density proposed in a small area:

- the lack of flexibility for future generations
- the inner cores of cities emptying out
- A recent Globe and Mail article “Rentals are a tough nut to crack” shows difficulty in finding renters in huge buildings in Toronto.

In closing, this strikes me as NOT a planned initiative, but as planning for chaos and the hollowing out of Vancouver as a city.

Thank you for your time and I am pleased that there is no Bitcoin distraction at this meeting.