

CD-1 Rezoning: 1125 West 10th Avenue - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|--------------------------------------|----------|--|-----------------|--------------|------------|
| 2026-01-20 | 22:10 | CD-1 Rezoning: 1125 West 10th Avenue | Oppose | This proposal is much too big for a 100-foot lot! It's way over density with not enough parking. Parking is already a challenge in this area. An urban design analysis of this site would fail on many counts. I'm surprised this proposal is even being considered. The Broadway Plan is flawed and does not enhance the liveability of our city. Fairview is currently a liveable neighbourhood with a healthy community. Please let's not destroy the city we love! | Celeste Roberts | Fairview | |
| 2026-01-20 | 23:08 | CD-1 Rezoning: 1125 West 10th Avenue | Oppose | <p>I live across the street of 1125 West 10th Avenue and I am writing to advise that I strongly OPPOSE the proposed rezoning of this building site for the following reasons:</p> <ol style="list-style-type: none"> 1. The scale and height of the 21-storey project is too large for a mid-block modestly sized building lot and it will completely block out the light and view corridors for buildings on the south side of the 1100 block of West 10th Avenue. The proposed increase in FSR is extreme for the neighborhood, as is the 226 foot building height. Many neighborhood residents would not have difficulty with a human-scale eight-storey maximum building height in their neighborhood, but the 20 plus storey high-rise towers proposed for the Broadway Plan areas are an extreme shift in scale for our Fairview neighborhood and community. 2. The parking allotments are dramatically inadequate for a 162 unit building, which is considerable, particularly as there is already extremely limited parking in this immediate neighborhood (without adding another 500 or more residents to this small block). Unless you are travelling down Broadway, transit routes in real life are not great for travel to downtown with awkwardly placed bus stops -- the present and future reality is that the new Broadway line will end at Arbutus Street, and everyone will have to disembark and board buses westward from there. Is this really worth ruining the livelihoods of small businesses along Broadway for years past the promised deadlines, displacing long-term residents from their affordable apartments, and essentially destroying existing neighborhoods along the entire Broadway corridor? 3. This project will displace numerous long-term tenants in the affordable and well-maintained three-storey walk-up apartments at 1125 West 10th Avenue, and likely for a considerable period of time, over which a lot can happen. 4. There is already one abandoned construction site just behind 1125 West 10th Avenue, which has been sporadically under construction for over three or four years. The building is an eight or so storey concrete shell, with a crane hanging/looming overhead. There has been minimal work on this project for several months now. Another rental high-rise project a few blocks to the west is now in the process of being rezoned for hotel use because of the developers experiencing "financial hardship" and leaving all the tenants who were displaced earlier in the lurch, as the use of the building has changed drastically. What guarantees do we have that Sightline Properties will be able to see the proposed project at 1125 West 10th Avenue through, in an unstable economic environment for developers/builders, and what safety measures will be taken on this site (given the unfortunate and tragic fire and crane collapse at another of Sightline's building sites on West 41st Avenue). Will Sightline be the actual builders of this project -- given the current trend of developers flipping project sites for a profit once the rezoning has been achieved. There are already three buildings on this small three-storey walkup scale block that have either passed, or are in the rezoning application stage for 21 to 24 storey highrise towers. The second is on the opposite south corner and the other is on the very small corner lot next to my building at 1110 West 10th Avenue, which has proposed moving their main entrance to Spruce Street rather than West 10th to get around the previous two tower per block rule. I also note that there are no development applications for the 1000 block of West 10th Avenue, which is alot closer to the new skytrain station. 4. I should add that these blocks of West 10th are currently on the rather peaceful bike (and dog walking) route -- it is hard (impossible) to imagine three high-rise towers being constructed on this small block simultaneously -- or four, if the abandoned construction site | Jan Gates | Fairview | |

| | | | | | | |
|------------|-------|--------------------------------------|---|--------------|----------|--|
| | | | <p>at Spruce and West Broadway is somehow resurrected.</p> <p>5. Because of the Broadway Line Project, there are numerous empty or soon to be empty store-fronts all along this section of West Broadway and we are certainly not "needing" any more commercial space on the ground floor of a building on West 10th Avenue, which will increase traffic and parking issues even further. I do not mean to sound so skeptical, but in my experience these ground floor commercial spaces remain empty for several years, until the development company decides to use them as showroom sites for other development properties.</p> <p>6. Given the considerable number of development and construction projects underway across the city at the moment, including the Musqueam lands, Oakridge lands, Cambie Street lands, Marine Drive projects, bridge lands downtown and Mount Pleasant industrial lands, Commercial and Broadway lands, and so on, I really wonder about the already extreme number of rental and condo units currently in the works and coming on market, and the feasibility of these rental Broadway Plan high-rise towers as proposed, that none of us will be even remotely able to afford. And what will become of our really lovely Fairview neighborhood, particularly as there do not appear to be any plans for additional schools, community centres, parks, or the other usual amenities -- the things that added together, would help make a neighborhood feel like a home. I hope that you reconsider this project as proposed -- and on a larger scale, reconsider the scale and scope and economic feasibility of the Broadway Plan developments altogether. Thank you for your time and consideration.</p> | | | |
| 2026-01-21 | 09:53 | CD-1 Rezoning: 1125 West 10th Avenue | <p>Oppose</p> <p>i am against the Broadway plan in total. i don't like the idea of numerous 20+ storey buildings running along countless streets. This will take away from the livability of the area. Cavernous canyons of high rises. The sunshine will be impacted as the buildings block out the sun. Views will be impacted.</p> <p>As far as my particular building , i have loved living there. Close contact to the sidewalk and to the street. That won't be the case if living on the 17th or 18th floors or whatever. Also, small apartments. This cannot be good for mental health. More isolation is not a good thing. There is room now in my apartment for my possessions. This will not be the case as i see the plans for the new proposed building.</p> <p>The footprint is very tight for the plans of our building. Being cramped in like that. And god forbid if the elevator goes out and one lives on the higher floors.</p> <p>I feel very sad about the thought of having to move from the neighborhood as i have known it.</p> <p>I would not be against a bit of a height increase. Maybe 6 storeys tops. But, not buildings going into the 20's.</p> <p>This may be progress in the eyes of some. Not for me.</p> | Robert Breen | Fairview | |