

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-21	17:28	CD-1 Rezoning: 1125 West 10th Avenue	Oppose	<p>I am long time resident of the building located at 1125 West 10th Avenue and I am writing this letter to express my opposition to the rezoning application of this site.</p> <p>If The Council will approve this rezoning it will contradict itself. I think that the Council should review and compare what is described in Vancouver Plan as density, livability, tower separation, shadow impact, and what the new building design is offering.</p> <p>Section 9.9.1 of the Broadway Plan mentions that the expected density in this area is: “up to 6.5 FSR.” and this proposal is for 9.1 FSR. The new units will be very small compare with the existing ones and not only that our furniture and staff will not fit, but the inside livability will not be met in a confined space. People may work from home, some may have different medical conditions, thus, more space is needed to have a livable house. If the rezoning for this site will be approved, when we will return into the new building, we will have to live in smaller apartments with less SF than those that we are currently living in, and pay the current rent increased with the approved percentage for three years; in conclusion, less SF and higher rent.</p> <p>The new building will have 32 units with below-the-market rent, while the current building has 25 units. We have been told that The Broadway / Vancouver Plan will create more affordable housing, but the new building will offer only extra 7 units below-the-market rent than today. Where is the promise? It looks like the actual Vancouver Plan is not creating more affordable housing. Building high-rises creates a paradox: profitable for developers and beneficial for City revenue and density targets, but unaffordable units for people. Approving these high-rises proposals will create inequality and does not directly address the need for rental homes that the average Vancouver household can afford. Also, a lower number of parking will be available in the new building; who will have priority for parking?</p> <p>I read a comment of a supporter of this development, who mentioned that he does not understand why this process is needed. I understood: there are some legal steps that City has to take, to prove that has completed the entire process by the book. But, indeed, this hearing it is unnecessary as long as the Vancouver Plan has been already approved. I am saying this, because I participated in December 2024 at a Council meeting where 140 residents of different buildings have spoken starting 5:00 PM until 11:00 PM, and one lady Councilor, who worked from her home in the morning of that day and continually arranged her fresh hair due looking into her monitor, has given zero consideration to all 140 people and asked for voting right after they finished their 3 minutes speeches. She expressed no interest toward the people’s reasons and motivations, people who probably voted her to be one of the City’s Councilors.</p> <p>Statistics show that due to the new Immigration policy, high housing costs, the migration to other provinces, as Vancouver is still the most expensive city in Canada with the highest rent and living costs, the population growth is projected to slow significantly and it is anticipated a high vacancy rate. Currently, Greater Vancouver is experiencing the highest vacancy rate of 3.7%, the highest in decades.</p> <p>However, having no other alternative, I opted to exercised my Right of First Refusal and return into the new building. Supposing that the building will not be completed after three years or the developer will pose construction for different reasons, who will cover the rent top-up amount in these situations?</p> <p>There are people that are supporting the rezoning: relatives, friends, and employees. It is interesting that people that are not living in the Fairview area, but in different area of Vancouver like Arbutus-Ridge or Riley Park areas, known as wealthy neighborhoods, are speaking and supporting the rezoning for this building. I think that City should look at those spacious areas with one level houses, as well; so many high-rises could be built in area like Arbutus-Ridge or Riley Park. I will support City for rezoning those areas. Every resident of Vancouver should participate and help City to build more affordable housing.</p> <p>I would be in favor of smaller, potentially more affordable mid-rise options, like six-story</p>	Luminita Manu	Fairview	

				<p>building, which will match better the existing character buildings and will fit better in the area. High-rises pose more risks and safety concerns than low-level buildings.</p> <p>The current building located at 1125 West 10th was built in 1964 and has a solid structure. With proper maintenance, this building could easily last another 60 years, thus, I propose this site to remain residential only to preserve the character of the avenue. Not to forget that this street is a designated bike route and, also, emergency route for ambulances and firefighters' vehicles.</p> <p>With all these tall buildings constructed around, the beauty of Vancouver will disappear. The old trees and the character buildings, and most important our community, neighbors, and friends that we created in so many years, our doctors and other professionals that we work with will be left behind if we have to move. We may need to pay transportation to come back in this neighborhood. Quiet streets with trees that offer shade in hot summer days, small gardens, birds and pollinators are part of our daily lives. These high-rises that are imposed will destroy the local micro-climate and neighborhood.</p> <p>I consider that City is approving too many oversized towers without evaluating the impact of increased density, increased traffic, insufficient underground parking, insufficient medical care locations and schools, and the safety of the people. There is one building started late 2020, which is still not completed at Broadway @ Spruce, and, apparently, other two rezoning applications approved on W 10th Avenue: Spruce @10th Avenue and Alder @10 Avenue, and 1125 West 10th will be the fourth one.</p> <p>Please review and assess the situation with care and consideration.</p> <p>Thank you for your time.</p>			
2026-01-22	11:45	CD-1 Rezoning: 1125 West 10th Avenue	Oppose	<p>Please see document attached (PDF).</p> <p>Thank you, Jeffrey Wynne</p>	Jeffrey Wynne	Fairview	APPENDIX A

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-22	13:14	CD-1 Rezoning: 1125 West 10th Avenue	Oppose	<p>My name is Ruth Cherry, I am a long-time resident of Vancouver, since 1985, and am opposed to the amendment to the zoning and development by-law pertaining to 1125 West 10th Avenue.</p> <p>The Broadway Plan, of which this building is a part, is destroying the fabric of neighbourhoods. The valuable housing stock of three to four-story apartment complexes, giving affordable housing to residents, is being demolished, and people are being demovicted or displaced. For displaced tenants, the Tenant Relocation and Protection Policy is insufficient and tenants are still faced with uncertainty for years living with stress and anxiety, and for those who can't wait for affordable and suitable housing, it is necessary to move away for this area usually going further east or into the suburbs. This displacement of people then detrimentally affects the housing in those areas.</p> <p>The unique character of this neighbourhood is being replaced by hideous and behemoth buildings that don't anything to contribute to the character of this locality but instead drastically degrade it. How does it benefit the current city dwellers to have the highrise at 1125 West 10th Avenue? The suites will be cramped, expensive, not constructed with environmentally friendly materials, will contribute to additional landfill as the demolished building will be dumped there, and do not in truth address the housing shortage. To say that all this building is being done to diminish or solve the housing shortage is disingenuous window dressing to appeal to the council and public. And besides the many negative effects of this construction and the plethora of others, the push to have inflict it in our neighbourhood contributes to a disenchanting view regarding the majority of members on city council, city staff and the mayor.</p> <p>The interests of people who live here are not considered before those of developers whose mandate is to make money and then disperse, going to their next money-making project. In addition, it is incomprehensible why global developers should have preference to people who live here, as the profits leave the city and go abroad. People who live here want homes, which should not be built for the purpose of investment, but for living in with protective safeguards of truly reasonable rent and decent floor footage. The aim of developers and construction companies is to make money, not enhance the city of Vancouver and nor contribute in making it anything nearly livable, they do not care, and again, it is not their mandate.</p> <p>Vancouver is losing its status as a livable city. I ask that the council stop this and any other further rezonings.</p>	Ruth Cherry	Mount Pleasant	
2026-01-22	15:54	CD-1 Rezoning: 1125 West 10th Avenue	Oppose	Please pause re-zoning under the Broadway Plan until new green park and school sites are identified.	Marcia Martinez	Fairview	

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2026-01-22	16:07	CD-1 Rezoning: 1125 West 10th Avenue	Oppose	<p>I respectfully oppose the proposed rezoning.</p> <p>While I understand the need for growth and development, I am concerned that this rezoning is not compatible with the existing character of the neighborhood. The proposed change would introduce increased density and traffic that local roads and infrastructure are not designed to support.</p> <p>Additionally, there has been limited clarity on how impacts such as parking, noise, and strain on municipal services will be mitigated. Without clear and enforceable plans to address these concerns, I believe the rezoning poses risks to the long-term livability of the area.</p> <p>I encourage the council to consider alternative options that align more closely with the current zoning intent and community context, or to require further study and public consultation before moving forward.</p> <p>Thank you for considering my comments.</p>	Narges Solgi	Fairview	

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

January 21, 2026

Dear Mayor and Council,

I am writing to express my opposition to the *1125 West 10th 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.

In the past, 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
310-1685 13 AVE W
Vancouver, BC (Fairview) / V6J 2G8