

CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-22	15:44	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	We live directly north of this development, we supported 16 stories, we begrudgingly accepted 28 stories to support the need for long-term rental units. We are now completely disillusioned by what has transpired at this site and the more recent application for conversion to hotel rooms. If City Council approves this amendment, it sends a clear message to the development industry: Over-leverage your project, promise public benefits you won't deliver, take millions in public subsidies, and City Hall will bail you out when things go wrong. Sadly, it has become impossible to trust our municipal government (and staff!!) to do the right thing and stand by the rationale used to foist these towers upon various neighbourhoods.	KATHLEEN EMERSON	Fairview	
2026-07-22	15:47	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Please do not grant this application to change from affordable rentals to hotel rooms.	Stephen Chessor	Dunbar-Southlands	
2026-07-22	15:50	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Bait and Switch is really the only way to describe what has occurred at this building site. The amount of taxpayer funding and public subsidization involved should bring a benefit to this community, that will not be achieved if this amendment is approved. Stick to the promise made of density for homes, not hotel rooms!	Eric Derbez	Fairview	

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2026-07-22	17:07	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Dear Mayor and Council, I am OPPOSED to the rezoning of the tower at Birch and Broadway. Every day I look out my window this giant boondoggle dominates my view. First it was “only” 16 stories, then it became 28 stories on the promise of the additional need for below-market rentals. And now they are asking to turn it into a hotel with a measly 56 rental units! This is less than one quarter of what was originally promised! Removing 202 of those homes fundamentally changes the basis upon which the rezoning was approved. Is the City going to take back the height and density incentives that were given in exchange for building rentals? The housing shortage is still with us... so what happened to the original intention of this tower? Converting long-term rental housing into temporary accommodation does not help us combat this problem. And what about all the financial incentives that the City paid the developer?More than \$156 million in BC Housing financing intended to support rental housing and \$3.1 million in DCL concessions from the City. You’ve already wasted our tax dollars on this badly managed project! Vancouverites should not be on the hook for a mismanaged project that doesn’t deliver the rental homes it promised. This building must be used for what it was originally intended: 100% rental units with most of those being below market price. Please vote NO on this amendment and require the project to deliver the rental housing that was promised. Thank you for your attention, Paula Ford Vancouver	Paula Ford	Fairview	
2026-07-23	06:15	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This is clearly a developer bailout. Does nothing to help increase rental supply or support residents.	Herbert Y	Fairview	
2026-07-23	07:37	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This developer has taken the City, tax payers, and area residents for a ride. If they can’t deliver what they promised, they should sell the property to someone who will.	Peter Carruthers	Kitsilano	
2026-07-23	08:52	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Please do not let developers control Vancouver land use. Do not let them control decisions according to what they want according to their interests only.	Beth Carroll		
2026-07-23	09:23	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I am shocked and angry at the thought that the building at Birch and Broadway would be anything other than the original plan for avoidable rental housing. The council did not listen to the residents of Fairview when we opposed the original building. Given this is an election year it would be a very good idea to listen to us now.	Joyce Ferguson	Fairview	

2026-07-23	09:43	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	As a longtime resident of Vancouver, I think this is where the back has to stop when it comes to giving developers every single request for concession that they ask for. This building was approved, reapproved at twice the height, funded, given tax concessions and more as a rental building at market and moderate pricing. To allow concessions, kickbacks, and more while we have an affordability crisis with people unable to keep living in homes and even *consider* this rezoning is ridiculous. You asked to build a rental building. Your told us people needed rental homes (you were right). You took a "risk" and built it with all the cushioning that the City of Vancouver afforded you, and now you'd like to make this into a hotel. What?! If the City approves this, councillors should be ashamed to ever claim to care for the citizens of this city again. Businesses lose money (or, make less profit than they project) sometimes and that's okay. We can't keep doing everything for developers as our City becomes a bunch of empty condos no one but developers asked for. You built a rental property with all the tax advantages and concessions that come with that. Live and learn. This should remain rental and not Hotel.	Sheila Louis	Riley Park	
2026-07-23	11:14	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This application is based on greed not need. We First People's Group had this property under contract. The current owners pushed the price up from 235million to over 265million. They are under court protection and that is how we lost the property. We apposed the project. We have intimate knowledge of this project and I would like to speak at this hearing. Thank you.	George Morrison	West Point Grey	
2026-07-23	11:15	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I strongly oppose this plan for 2538-2550 Birch Street. I do NOT agree with the developer's request for permission to convert 202 of the 258 promised long-term rental homes into hotel rooms for medical tourists. Nor do I agree with the planned height of 28 stories. STOP ruining the City of Vancouver. This current ABC council and the Mayor has got to go. The election is coming up fast. Can't wait to vote.	Heidi Nucklaus	Mount Pleasant	
2026-07-23	11:32	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	OPPOSITION FOR 2538 Birch Street I am a very proud, long-term Fairview, Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 2538 Birch Street. 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 ugly change, and change 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 residential, family, neighbourhood community. It is a Hospital and Health Care Community – VGH, the Medical Mile, all the clinics and facilities here that thousands of people access daily, and thousands of people live here because of working here, or needing to have direct access to the life saving care from here. The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating more congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDABLE 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	Fiona O'connell	Fairview	Appendix A

			the wealthy. This tower is FAR TOO TALL (AND EXCEEDINGLY UGLY) and will block light and views, and is not in keeping with the neighbourhood and existing buildings and community. THIS SHOULD NOT BE ALLOWED TO HAPPEN. There should be NO towers in residential neighbourhoods. Only towers along main transit routes (Like ON Broadway; this location) Should NOT be any taller than a maximum of 12 storeys. And these should all be at AFFORDABLE HOUSING PRICES (which NONE of these proposals are), and should also include Social Housing – which THE MAJORITY of these proposals are not. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE 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. And all of these rezoning proposals that the City are hellbent on forcing though also are not factoring in infrastructure. They are not factoring HUMANITY. They are not factoring the PEOPLE of Vancouver who live here and love here and call this their FOREVER HOMES. These neighbourhoods are already dense and there are already barely enough streets, park space, schools, health care access and GPs, for people already here. Now the City wants to build all these super tall towers and bring in 64,000+++ (one of the many high figures I have see on the news and other forms of media) to our ALREADY DENSE communities, with ALREADY STRAINING INFRASTRUCTURES. ...and NONE of these god awful proposals being put forward (and through) are creating more parks. None will create more green space, more community space, more driving space, more parking space. None of them will be creating more schools, more libraries, more health care clinics, hospitals, more gyms and community centres. All these proposals will: Destroy existing affordable homes. Displace thousands, such as “the poor” (which include): - veterans - seniors - low-income earners and families - mid-income earners and families - small business owners and workers - artists - medical workers who need to live in the affordable housing in these neighbourhoods for them to do their local healthcare work there - people with serious health care needs All of the above “type” of humans, are of zero interest to these people. If you fall under the above descriptions, then you are nothing to these people and these proposals - to them: You are nothing. You are not Vancouver.			
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			You are not the future of Vancouver. You are useless, collateral damage, and you must go; So that the rich and the wealthy and the higher (“better?”) Class of people can come in; and then they will have the Vancouver, and that is the Vancouver that all these developers and proposals and the city, is envisioning. This is what all this really is. This is inhumane. This is utterly shameful The Vancouver as we have always known and loved and fought hard to protect, will be gone, gone to this greed and this vision. Vancouver will be dead For all this vision of influx of people into these luxury towers, the city and these proposals are also not factoring in how the life for all the (wealthy only) people that these luxury high rise towers will bring. No, it’s just all about destroying infrastructure and community. Demolishing the incident infrastructure and community (and affordable homes) that we already have, to be able to put up fancy, ugly, high rise, show-box sized apartments, fire hazard, earthquake hazard, monstrous luxury towers. If you want to bring in more people – you need way more infrastructure and community buildings and needs!!! We need: To keep the already amazing and beautiful, and in keeping with the old character neighbourhoods aesthetic, and with being able to have visual access to lots of glorious light and the amazing, majestic mountains of Vancouver. This is why we are all here!! - we are here (and put up with all the nonsense; from city hall, from life in general) because this is Vancouver. Our supernatural, beautiful, incredible Vancouver. - because of its mountains, beaches, nature. Take this away, and Vancouver will very quickly become just be another sh!thole concrete jungle city, with disgusting, non-green, ugly, luxury high-rise monstrosities, that no one wants to visit or live at. And we need to build affordable housing in the right way – low rise buildings, in keeping with the beautiful, old, character neighbourhoods of Vancouver. Need to build on uninhabited land, undeveloped land, on top of commercial buildings. And we need to all be doing everything we can to protect our existing affordable housing and beautiful, old, character neighbourhoods (our proper, historical, Vancouver), protect it like gold - Not allow the city and these types of developers to do what it wishes to do with our land and homes, and lives: Which is to “scorch earth” it all, for wealth and the wealthy. The city and developers happily demolishing historical, aesthetically pleasing, fire and earthquake safe, low-rise buildings and homes, The city and developers happily displacing thousands of people and The city and developers happily destroying thousands of lives, The city and developers happily displacing medically vulnerable residents who have to live in these homes and neighbourhoods to have access to critical life sustaining medical care...			
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			All this, to put these high rise luxury, small-scale sizes apartments, that only the wealthy will be able to live in. Who on earth is this nonsense for???? Not Vancouver and it's people Only the developers and the wealthy DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle. 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. THIS IS A HOSPITAL ZONE. 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. 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 9.06 gobbledygook? Why can't you just simply say how many square feet an apartment and a room is? Why so deceptive?		
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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 safely 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.

And i refer you further still to yet another terrible even that just happened, that is another clear example and reason why not to build high-rises –

				The Myanmar/Thailand earthquake. Hundreds of people died both in those towers and died by being trapped in the debris of those towers - even more reason to stop and proper think about the (non)safety of 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 NEIGHBOUHOODS. 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, Vancouver resident, Fiona O'Connell s22(1) Personal and Confidential			
2026-07-23	12:52	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This development, it's extreme height and density was justified and approved by city council in the express goal of providing Vancouver with rental homes and temporary accommodation for medical care. BC Housing provided more than \$156 million in financing to support the construction of rental housing. Allowing the loss of 200 rental units is an unethical and reprehensible misuse of BC Housing financing which betrays Vancouver residents in the interests of developers Please reject the amendment and follow through with the commitment made to Vancouver residents.	Rachelle Camsusa	Fairview	

OPPOSITION FOR 2538 Birch Street

I am a very proud, long-term Fairview, Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 2538 Birch Street.

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 ugly change, and change 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 residential, family, neighbourhood community. It is a Hospital and Health Care Community – VGH, the Medical Mile, all the clinics and facilities here that thousands of people access daily, and thousands of people live here because of working here, or needing to have direct access to the life saving care from here.

The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating more congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDABLE 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.

This tower is FAR TOO TALL (AND EXCEEDINGLY UGLY) and will block light and views, and is not in keeping with the neighbourhood and existing buildings and community. THIS SHOULD NOT BE ALLOWED TO HAPPEN.

There should be NO towers in residential neighbourhoods. Only towers along main transit routes (Like ON Broadway; this location) Should NOT be any taller than a maximum of 12 storeys. And these should all be at AFFORDABLE HOUSING PRICES (which NONE of these proposals are), and should also include Social Housing – which THE MAJORITY of these proposals are not.

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And all of these rezoning proposals that the City are hellbent on forcing though also are **not factoring in infrastructure**. They are not factoring HUMANITY. They are not factoring the PEOPLE of Vancouver who live here and love here and call this their FOREVER HOMES.

These **neighbourhoods are already dense** and there are already barely enough streets, park space, schools, health care access and GPs, for people already here.

Now the City wants to build all these super tall towers and bring in 64,000+++ (one of the many high figures I have seen on the news and other forms of media) to our ALREADY DENSE communities, with ALREADY STRAINING INFRASTRUCTURES.

...and **NONE of these** god awful **proposals** being put forward (and through) **are creating more parks. None will create more green space, more community space, more driving space, more parking space.**

None of them will be creating more schools, more libraries, more health care clinics, hospitals, more gyms and community centres.

All these proposals will:

Destroy existing affordable homes.

Displace thousands, such as “the poor” (which include):

- veterans
- seniors
- low-income earners and families
- mid-income earners and families
- small business owners and workers
- artists
- medical workers who need to live in the affordable housing in these neighbourhoods for them to do their local healthcare work there
- people with serious health care needs

All of the above “type” of humans, are of zero interest to these people.

If you fall under the above descriptions, then you are nothing to these people and these proposals - to them:

You are nothing.

You are not Vancouver.

You are not the future of Vancouver.

You are useless, collateral damage, and you must go;

So that the rich and the wealthy and the higher (“better?”) Class of people can come in; and then they will have the Vancouver, and that is the Vancouver that all these developers and proposals and the city, is envisioning.

This is what all this really is.

This is inhumane.

This is utterly shameful

The Vancouver as we have always known and loved and fought hard to protect, will be gone, gone to this greed and this vision.

Vancouver will be dead

For all this vision of influx of people into these luxury towers, the city and these proposals are also not factoring in how the life for all the (wealthy only) people that these luxury high rise towers will bring.

No, it's just all about destroying infrastructure and community. Demolishing the incident infrastructure and community (and affordable homes) that we already have, to be able to put up fancy, ugly, high rise, show-box sized apartments, fire hazard, earthquake hazard, monstrous luxury towers.

If you want to bring in more people – you need way more infrastructure and community buildings and needs!!!

We need:

To keep the already amazing and beautiful, and in keeping with the old character neighbourhoods aesthetic, and with being able to have visual access to lots of glorious light and the amazing, majestic mountains of Vancouver. This is why we are all here!! - we are here (and put up with all the nonsense; from city hall, from life in general) because this is Vancouver. Our supernatural, beautiful, incredible Vancouver. - because of its mountains, beaches, nature.

Take this away, and Vancouver will very quickly become just be another sh!thole concrete jungle city, with disgusting, non-green, ugly, luxury high-rise monstrosities, that no one wants to visit or live at.

And we need to build **affordable housing in the right way** – low rise buildings, **in keeping** with the beautiful, old, character neighbourhoods of Vancouver.

Need to **build on uninhabited land, undeveloped land, on top of commercial buildings.**

And **we need to all be doing everything we can to protect our existing affordable housing and beautiful, old, character neighbourhoods (our proper, historical, Vancouver), protect it like gold** -

Not allow the city and these types of developers to do what it wishes to do with our land and homes, and lives:

Which is to “**scorch earth**” it all, for wealth and the wealthy.

The **city and developers happily demolishing historical, aesthetically pleasing, fire and earthquake safe, low-rise buildings and homes,**

The **city and developers happily displacing thousands of people and**

The **city and developers happily destroying thousands of lives,**

The **city and developers happily displacing medically vulnerable residents who have to live in these homes and neighbourhoods to have access to critical life sustaining medical care...**

All this, to put these high rise luxury, small-scale sizes apartments, that only the wealthy will be able to live in.

Who on earth is this nonsense for?????

Not Vancouver and it's people

Only the developers and the wealthy

DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.

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.

THIS IS A HOSPITAL ZONE.

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% below market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY 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.

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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 9.06 gobbledygook? 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 UTTERLY HORRIBLE.

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.**

And i refer you further still to yet another terrible even that just happened, that is another clear example and reason why not to build high-rises –

The Myanmar/Thailand earthquake.

Hundreds of people died both in those towers and died by being trapped in the debris of those towers - even more reason to stop and proper think about the (non)safety of 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 NEIGHBOUHOODS. 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, Vancouver resident,

Fiona O'Connell

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