

CD-1 Rezoning: 523-549 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-03	18:42	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>The proposed build is far too large for the surrounding neighbourhood. The 20 story building is far too large in relation to the area. 10th is a side street with heritage and lower level rental buildings.</p> <p>It makes no sense to insert such a large build into the area that cannot support the extra vehicle traffic and human density in such a small footprint. A smaller, 6-8 story building would be much for suited to the neighbourhood and still provide plenty of new units for the area.</p>	Kevin Hampson	Mount Pleasant	
2024-11-02	13:52	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I Strongly Oppose	Steve Sangha	Mount Pleasant	
2024-11-04	20:50	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>The council spent a lot of time analyzing details and putting together the Broadway plan.</p> <p>To date, community concerns about the lack of infrastructure (specifically schooling) to cater to the new residents have not been addressed. Until a cohesive strategy has been tabled, we're opposed to towers being built ad hoc by developers, especially as land that has been allocated for towers in the Broadway plan remains undeveloped.</p>	Michael Robertson	Mount Pleasant	
2024-11-04	15:01	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I am opposed to this.	M Bond	Kitsilano	
2024-11-04	08:49	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	This proposed building does not suit the character of the neighbourhood, nor does it adequately compensate for the increased number of people on the street in terms of parking, daycare, schools, sanitation, etc. The street is also a bike path and is already dangerous enough to bike on without adding another hundred(s) of residents.	Emily Morris	Mount Pleasant	
2024-11-05	10:11	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Vancouver desperately needs more fair priced housing and densification is the best way to do this. I whole heartedly support the densification of Vancouver neighborhoods. Equitable densification will strengthen our communities, increase our amenities, improve services, combat climate change, enrich our urban culture and bring diversity and generational continuity to our neighborhoods. However, this is entirely the wrong way to go about it.</p> <p>It is for the above and for the following reasons that I would like to register that I am opposed to this zoning application in it's current form:</p> <p>1. Construction overwhelm. There are 13-15 high rises in the planning stages in our and surrounding neighbourhoods. There are two other high rises in the planning stages just on this block of 10th Avenue alone. There is also a fire damaged and at present abandoned apartment block two blocks further west whose rehabilitation should take precedence over currently used</p>	Max Birch	Mount Pleasant	

housing being ripped out. How does the city propose that these three blocks absorb the infrastructure needed for this construction? There is a very real possibility that this kind of reckless development and radical reshaping of a small neighbourhood could precipitate panic and result in the loss of these communities entirely.

2. Increased traffic congestion. These blocks of 10th Avenue between Fraser and Main are barely passable for cars, bikes and pedestrians as it is. This type of development and the construction traffic it requires will further endanger vulnerable street users as well as degrade the AAA usability of a bike lane which is one of the most used east/ west active mobility crossings for Vancouver. This is even more relevant since the City council's decision to cancel separated bike lanes on Broadway. More trucks and cars on these blocks will mean added pollution and lower air quality. All of which is working against the cities stated "green city" goals and its attempt to mitigate climate change.

3. The human right to light. Especially Southerly light in the winter. I would ask that a light study be undertaken to determine how loss of winter southern light would affect existing buildings and residents on these blocks.

4. Community Infrastructure overwhelm. Facilities such as Florence Nightingale Elementary and the aforementioned bike lane are already under considerable strain. The addition of hundreds more households will further overwhelm these.

5. 10th Avenue on these blocks is a much needed green line that butts up and softens very active urban density and as such makes the fabric of the surrounding streets more interesting and complex. Broadway and other main thoroughfares should have higher buildings and can accommodate towers. 10th & 11th Avenues between Main and Fraser will be destroyed by these.

6. The video rendering submitted as part of the package is offensive. It does not seem to represent the reality of the street as it exists with what looks like a huge loss of mature trees and a scale that does not represent reality. If the intention is to destroy the fabric of these blocks then what is presented is a manifesto for this.

Finally I would put to you that in 2023 this is the wrong type of densification entirely to be promoting. High rises, even rental ones:

1. Fracture and destroy communities. Due to the high quantity of small single occupancy units they are hard to integrate into existing community. Due to the large numbers of tenants they are also incredibly hard to build community within and therefore to manage.

2. Only resolve the problem until those residents decide to marry and start families - effectively this solution is short term and does not resolve the underlying issues.

3. Attract property speculation, AirBnB and other neighbourhood disruptors and drive out families who are the real long term glue of residential

communities.

Vancouver desperately needs more missing middle housing that attracts a mix of residents, including multigenerational families, to stay for the long term, continue to invest in neighbourhoods and allow rich complex communities to be handed to future generations. Six-plexes and four to six story medium density buildings that can be built on single plots with the focus being on more 2-3 bedroom units are a much better way to achieve this. This is especially timely if the city's planning department is looking to embrace much more human sized single staircase buildings with no parking mandate requirement needed. Both soon to be legally allowed under the BC's building code and the City of Vancouver's planning bylaws.

Please ask developers to submit human scale designs that will maintain and grow our community whilst at the same time adding much needed density and housing for families. Please let the local community work with the Vancouver planning department to gently densify and build on the incredible community diversity that we already have in these streets between Prince Edward in West, Fraser in the east Broadway to the North and 12th to the South.

Thank you for your time.

CD-1 Rezoning: 523-549 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-05	10:16	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>These comments were submitted previously by email – added to COV case records by Carly Rosenblat on November 8, 2023):</p> <p>I strongly support the City's commitment to addressing Vancouver's affordable rental housing crisis, but I strenuously oppose this proposal to place a 19-story high-rise in the middle of one of Mount Pleasant's vibrant residential streets & bicycle corridors, as outlined below:</p> <ul style="list-style-type: none"> • How the proposal affects the immediate surroundings <ul style="list-style-type: none"> o Hugely disruptive and dangerous, with greatly increased car/truck/bicycle/pedestrian traffic and congestion, both during construction & after completion ☑ E 10th terminates at Guelph St. for westbound cars & trucks (only bicycle traffic can cross Guelph St.) ☑ E 10th is already a busy designated bicycle route, with no separated bike lane east of Guelph St. ☑ The traffic bottleneck along E 10th--and the surrounding streets--will be chronic and significant ☑ Disruptive for residents ☑ Dangerous for bicyclists and pedestrians • How the proposal aligns with the City's goals and priorities <ul style="list-style-type: none"> o Aligned - increased residential density & addition of new rental housing stock in close proximity to Broadway o Not aligned - size of the building & scale of ensuing significant ☑ Disruption to existing neighbourhood; & ☑ Traffic congestion & danger to cyclists and pedestrians • Changes needed to address my concerns <ul style="list-style-type: none"> o Reduce maximum height from 19 to 5 stories o Reduce number of apartments & parking spaces for cars/bicycles proportionately ☑ 175 apartments reduced to 46 ☑ 110 vehicle parking spaces reduced to 29 ☑ 344 bicycle parking spaces reduced to 91 <p>I live [REDACTED] (between Carolina & Fraser Streets.</p>	Bill McIntosh	Mount Pleasant	

CD-1 Rezoning: 523-549 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-05	21:06	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>This area has been limited to 3 storey buildings.</p> <p>A 19 storey building on this quiet street would disrupt the entire street.</p> <p>10th Avenue is currently a bicycle route and is very heavily used.</p> <p>The area is generally single family residences with a smattering of new smaller footprint townhouses being constructed, which fit into the neighbourhood.</p> <p>I own a home [REDACTED] right across the street from the proposed development and I am vehemently opposed to such a large building across the street.</p> <p>Such a large building would dwarf the other buildings on the street and would be 'out of place' for the area.</p> <p>There is no on-street parking, now - it will be many times worse with a 19 storey building across the street.</p> <p>Please DON'T approve this rezoning for a 19 storey building on the 500 block of East 10th Avenue!</p>	Tom Wong	Mount Pleasant	