

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-08	16:58	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I am writing to express my strong opposition to the re-zoning application for a 19 story hi-rise tower development at 523-549 E 10th Ave.</p> <p>In 2010, with a great deal of community involvement, the City passed the Mount Pleasant Community Plan, a 30-year plan to guide development in the neighborhood. In 2022 The Broadway Plan was enacted killing the Mount Pleasant Community Plan. Apparently 30-year plans are not meant to last 30 years. The Broadway Plan had no community involvement and was driven by the Planning Department with no thought on how this would impact our neighborhoods. Most Mount Pleasant residents thought the Broadway Plan was about Broadway and had no problem with hi-rise towers on Broadway but hardly anyone thought that 18 to 21-storey buildings would be popping up all over our quiet narrow residential streets.</p> <p>Reasons for my opposition:</p> <ul style="list-style-type: none"> - 18 to 21 storey buildings do not belong in residential neighbourhoods in Mount Pleasant filled with beautiful heritage style homes many of which have been converted to multi-family homes with 3 or more units. It will dynamically change the character of the neighborhood. - There are alternative locations better suited for high-density development, such as areas closer to commercial zones or along major transportation routes, where the infrastructure and environment can better support such projects. - The residential streets are narrow with often only enough room for one car to pass. We have streets designated as "Quiet" and "Bike Routes". The construction of hi-rise buildings with constant traffic of dump trucks, concrete trucks etc. will totally disrupt the neighborhood. - On-street parking is limited. Adding hundreds of new units will further exacerbate this issue as the proposed new buildings will not have a parking spot for each new unit. Tenants without a parking spot will have to park their cars on the street which are already crammed with cars. - The current aging infrastructure will be stressed to handle the increase in population. - Community amenities already overloaded will be further challenged. <p>There is an obvious disconnect in what an area like Mount Pleasant needs and what they currently have. If you have ever felt the frustration and hopelessness when trying to get your child into a catchment school in Mount Pleasant or trying to get them into a swimming lesson or trying to find a GP or taking your family member to an ER, you have felt the effects of that disconnect. I spoke to someone the other day whose kindergarten child was 70th on the wait list (in catchment!) for Simon Fraser Elementary (and that is because the long- promised school at Olympic Village still hasn't been built!).</p>	John Mathews	Mount Pleasant	

				<p>We all understand the need for development and housing however it is crucial to consider the long-term impacts on the existing community. I am not opposed to additional density such as:</p> <ol style="list-style-type: none"> 1. single family dwelling conversions to multi unit buildings with coach houses and lane-way homes while maintaining the original architecture or 2. smaller 4–6-unit buildings that are designed to blend into the neighborhood and maintain our heritage park like surroundings <p>By adding hi-rise towers in Mount Pleasant where residents and infrastructure are already stressed will only multiply the problems, we already face every day.</p> <p>Please do not approve this application.</p> <p>John Mathews</p> <p>Vancouver</p>			
2024-11-08	17:12	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Every citizen in Vancouver (that is not a politician) I have talked over the last 3 months is shocked that City Council would permit the construction of hi-rise towers in the predominantly residential areas of Kitsilano and Mount Pleasant with total disregard to the opinions of the people that live in those neighborhoods. Kitsilano and Mount Pleasant are two iconic neighborhoods that will be ruined with the development of these towers. More density is fine, but limit it to 6 and 9 story buildings in these areas – not 18-20 story buildings that will look down on the beautiful heritage style multi family homes in these neighborhoods. It is unconscionable that you would permit the rezoning of residential properties in these neighborhoods for hi rises. Under the Broadway Plan you have the discretion to make changes to rezoning applications. Do you want the proposed hi-rise buildings to be your legacy?</p>	Margot Van Stiphout	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-09	22:08	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>A building of this height and density is not appropriate in this location, both relative to the neighbourhood and given the proximity to the bikeway, existing pressures on street parking (which I personally don't use and don't need), and the extensive shading it will create.</p> <p>While the commitment to below market rental units is important, this does not truly ensure affordability and the proportion should be higher than 20%. There is also arguably sufficient other housing already in the pipeline that this level of density is not needed. Furthermore, the creation of childcare spaces should not be a sufficient amenity to support this proposal.</p> <p>When it comes to housing of all kinds, I am very much in the YIMBY camp. However, a much less tall building would be more appropriate for the community. The housing at the corner of Broadway and Fraser is a better example of appropriate height.</p> <p>This proposed rezoning is an excellent example of the flaws with the Broadway Plan. I live two blocks away, but you don't even need to live in this neighbourhood to appreciate that this proposal is a folly. Simply take a walk down the street to understand that this is the wrong decision.</p>	Anthony Kupferschmidt	Mount Pleasant	

2024-11-10	14:09	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Incompatible Design and Disruption of Neighborhood Character—A structure of this size and design is not in keeping with the character, and lacks the contextual design and connectivity to the neighbourhood.</p> <p>Increased Traffic Congestion and Safety Concerns—The congestion brought on by the development will impact traffic on the narrow streets that are “slowed” and serve as two intersecting, busy bike routes, resulting in significant safety concerns.</p> <p>Loss of Mature Trees and Urban Canopy— Mature trees on the street will be lost either immediately to construct a new building of this size, or as their root systems are weakened by the construction.</p> <p>Inadequate Infrastructure and Overburdened Schools—Infrastructure, including schools, community centres, parks, and other amenities are not adequate to support this plan and development.</p> <p>Inadequate Unit Size and Lack of Affordability—The size and affordability of the proposed units is lacking and does not serve the goals of the city to retain families in affordable rental units.</p> <p>Inaccurate and Misleading Renderings— It is clear that there are significant issues with the renderings prepared by the architect. The renderings are not done from the pedestrian view, which makes it appear that the tower is much smaller than it will be.</p>	Kimberley Da Silva	Kensington-Cedar Cottage	
2024-11-10	13:26	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I strongly oppose the 523-549 E 10th Ave rezoning application. This proposal is not best practice for increasing density and urban livability. The proposal fails to meet several guiding principles in the Broadway Plan, approved by council. Therefore, this proposal should be withdrawn.</p> <p>Guiding Principle: Neighbourhoods Encourage Contextual Design</p> <ul style="list-style-type: none"> • The proposed building fails to align with the existing architectural context. The proposed 19-storey tower stands in stark contrast to the surrounding residential townhouses and low-rise buildings, introducing a seismic shift in the townscape. Instead, low- to mid-rise buildings would better integrate with the existing character along East 10th Avenue while accommodating increased density. • Along the Broadway corridor, a tower of this height would be out of place. Placing the tallest building on East 10th Avenue rather than on Broadway itself creates a jarring inconsistency in character. This contrast is further amplified by the fact that Broadway itself has a maximum height of <6 storeys, yet the proposal suggests a 19-storey structure on a quieter side street. This misalignment disrupts the overall intent of the Broadway Plan. <p>Guiding Principle: Recognize and Enhance the Area’s Distinctive Neighbourhoods and Places</p>	JAMES BOTTOMLEY	Mount Pleasant	

- The proposed design lacks a human scale design and does not prioritize human needs or social connections. A high-density tower will do little for increasing neighbourly living and social cohesion. Buildings taller than 5 storeys often fail to engage with street-level activity, resulting in limited interaction between residents and the public realm.
- The towers extreme scale could create a canyon effect, and reduce the appeal to walk and linger in this location. The proposal does not enhance the street, neighbourhood and seems ineffective at meeting this principal and the vision for Broadway. Low-mid rise development offers a better solution for human scale design.

Guiding Principle: Provide and Support Healthy Transportation Options

- While the development would have good access to Broadway Subway stations, it raises concerns about the impact on the East 10th Avenue bikeway, which currently serves as an AAA cycling route.
- The proposal for 110 additional vehicle parking spaces is concerning and alarming, especially given the site's close proximity to transit, services, and bike facilities. This seems like a substantial deviation from the Broadway Plan and city's commitment to sustainable, healthy, urban living. The proposed roundabout is a poor attempt in passing this development as human scale design and conducive to active transportation. This alone would fail to adequately address the needs of this AAA (All Ages and Abilities) bike route. Instead, any potential development should focus on minimizing parking and prioritize meaningful improvements for active transportation, benefiting both the existing and future community.
- East 10th Avenue, designated as a Local Street Bikeway, feels like it currently sees traffic volumes and speeds greater than city best practice for this facility type. Moreover, whilst I appreciate the bike corridor, from observations it still does not feel comfortable for AAA riding (with kids and adults still using the pavement for riding). Increasing vehicle traffic due to underground parking access of any potential development will undermine the bikeway's safety and comfort, especially for children. Any potential development proposal should address these issues to ensure the street remains a safe cycling route.

Guiding Principle: Create and Enhance Parks and Public Spaces

- A 19-storey tower would significantly affect environmental conditions, reducing solar access for both the street and surrounding buildings. This could lead to increased wind gusts and downwashing, negatively impacting the comfort of pedestrians and residents. Again, this design fails to enhance the current street environment or living conditions but rather detracts from them. This goes against the Broadway Plan principle.

Recommendation

I recognize that increasing density and livability is important and essential for

Vancouver. Therefore, I would be in support of the following:

Affordable Housing Requirements:

- Any redevelopment along East 10th Avenue should include a higher proportion of affordable housing than the proposed 20%. This percentage should increase closer to the 30% target outlined in the Broadway Plan, especially if the City is serious about promoting affordability, mitigating negative impacts of gentrification, and compensating existing renters who will be displaced.

Human-Scale, Lower-Density Development:

- Any potential redevelopment along East 10th Avenue should be scaled down to under 5 storeys to foster human-scale design. This approach can increase density while also supporting the environment and enhancing the livability for both existing and future residents. Studies and best practices consistently show that low- to mid-rise developments are more conducive to urban livability compared to high-rise / towers. This is a crucial principle to the city's development. This would offer a better solution to providing homes, not just houses.

Active Transportation Improvements:

- Given the increase in density with the Broadway Plan, the city should continue to pursue AAA bike improvements to East 10th Avenue. For this section of East 10th Avenue, additional traffic calming measures and changes to circulation should be pursued to bring the route closer to best practice AAA facilities (volumes and speeds). This should be sought with or without the proposal given existing day conditions which are observed not to support AAA riding.
- Any proposed densification should minimize parking given the Broadway Plan's vision. Any potential development should prioritize vehicle access via Broadway and laneways and implement measures to prevent additional vehicle traffic using the East 10th Avenue Neighbourhood Greenway if there's any hope in this route truly being suitable for AAA.

Relocation of High-Rise Development:

- If a high-rise building is truly required (despite low-mid rise development frequently cited in research and best practice at offering an effective approach to increasing density and enhanced urban livability), a high-rise building would be better suited at Edward Street and East 10th Avenue, as it has improved access to Kingsway, Main Street, and the Broadway subway station. This location would integrate more seamlessly with the existing high-rise developments on Kingsway. Additionally, there is potential to utilize the currently vacant/burnt-down lot in this area, and provide an improved affordable housing options and community services.

2024-11-10	13:53	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I oppose this rezoning. A 19 story apartment has no place in the middle of a residential street, with heritage homes and old growth trees.</p> <p>This is already a high traffic zone, with pedestrians, school children and bicycles.</p> <p>We need to practice more responsible densification, that fits in the neighbourhood versus putting up tall towers that over burden the neighbourhood.</p> <p>There are many examples in this corridor on 10th where single family homes have been replaced with multi-unit dwellings. We do not need another super structure charging over priced rents (see the Duke...even its below market are not affordable). What we need are solutions that recognize the diversity of where we live - versus destroying what makes Vancouver's various communities unique.</p>	Lisa Miguez	Mount Pleasant	
2024-11-10	16:34	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>The wise owl of 14th and Yukon asks that City Council reject the rezoning application for 523- 549 East 10th Ave. I live in the Monkey Trees at 14th and Yukon and keep my eye on city hall. Do the right thing - you have the discretion under the Broadway Plan to reject or amend these applications. Save the Owl from hi-rise intrusions in our neighborhood.</p>	Wise Owl	Mount Pleasant	Attachment 1
2024-11-10	21:45	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I live in Mount Pleasant near the proposed site and I am opposed to this rezoning application for the following main reasons:</p> <ol style="list-style-type: none"> 1. The loss of mature tree canopy. This rezoning would see the removal of mature trees along East 10th. Replacement trees are not an adequate substitute for mature trees and the canopy cover they provide. Removing these trees is not in line with the City's goals around reducing the effects of climate change and the Tree Canopy Assessment which shows that only 20% of Mount Pleasant has tree canopy cover and most of those trees are on City land. If the City continues to remove trees throughout Mount Pleasant for developments, it works against the City's 30% target of tree canopy cover in the area. 2. The lack of fit within the context of the existing neighbourhood. While neighbourhoods can, should, and do, continue to change, the Broadway Plan promised to keep the neighbourhood character of the various individual neighbourhoods as part of its overall plan, including Mount Pleasant. This tower fails to meet that promise, both in form and style. The Plan also emphasizes that simply because a certain height, density, or style of building is contemplated, does not mean it will be appropriate in every case, saying at page 70 that, "In all instances, the overall height, density, and form of development should be sensitive to the surrounding context. This would include consideration of street character, views, shadowing, topography, access and circulation, and privacy." This proposal does not adequately consider the surrounding context and the impact on the neighbouring 	Graeme Webber	Mount Pleasant	

properties and overall area.

3. Protection of the bike route. This is a lovely, quiet, and shaded bike route for getting across the City. Protection of the route and safety of the cyclists who ride there should be carefully considered if significant traffic is being added to the block.

4. Increasing pressure on services in Mount Pleasant. In particular, there are not enough school spaces for the children already living in Mount Pleasant. Many kids are driving to other parts of town in order to go to school because of a lack of schools in the area.

5. Destroying affordable rental. This proposal is yet another example in the Broadway Plan of tearing down affordable, multi-unit rental homes, to replace them with tiny, unaffordable units. Most of the units in this building fall below the threshold considered livable by the BC government's standards to qualify for provincial funding. While those guidelines don't technically apply here, it is incongruous to think that the City would approve plans for units that would be considered unlivable by the provincial government. Quality of life for tenants has to be considered. Tenants remaining in units over the long-term helps to make those units affordable over the term; it is turnover that keeps rents high. Small units mean more turnover which means the units will constantly be returning to the highest possible rent.

While I am supportive of adding more childcare in the City, it is disheartening to see only childcare for the 3-5 year old age range. The real difficulty for parents is with finding care for infants under 3 years old and I have yet to see a development proposal that includes the space for childcare for infants. There should not be an increase in height for this proposed use of commercial space.

In short, this neighbourhood provides the critical "missing middle" housing that the City says it wants, and wants more of. People love living here because of the quiet, tree-lined streets, and the community feel of ground-oriented housing. The Broadway Plan recognizes that fact in the words of the plan, but the City is failing to live up to the Plan's intent in its failure to critically review the proposals coming before it, look at the actual neighbourhoods and streets affected, or listen to the legitimate concerns of the people that live here. This proposal should be rejected.

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	00:30	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I opposed this proposal when it first appeared because the building was simply too high for this residential street of mainly single-family dwellings or houses already divided into suites that are fully occupied as well as affordable. I checked online earlier this year and saw that a revised application had been submitted for a building that had fewer than the initial proposal for 19 stories. Now, for some reason, the proposal is back to 19 stories. In the meantime a second proposal has been submitted for a 19-story building in the same block, along with a third proposal for a 19-story building in the next block to the west. This is insane. The amount of congestion on 10th Avenue, which is already a high-traffic street because it is a cross-town bike lane, will be unbearable and unsafe. The city needs to reject this proposal and rethink the whole Broadway Plan. Density is necessary, but not like this. In addition, the fact that affordable housing will be destroyed is also unacceptable at a time of a lack of such housing. If the city is really committed to increasing affordable rental housing, then those displaced by new buildings should be allowed to rent in these new building for only a modest increase in their current rent. If these new buildings are only four to six stories, which would fit into the character of the street, then they could be constructed more quickly and those displaced would be able to more easily find temporary housing until they could move back in.</p>	Frances Pohl	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	01:31	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>This project must not be approved for the following reasons:</p> <ul style="list-style-type: none"> -location not suitable for hi rises -proposed building do not fit in with the neighborhood (not in keeping with current character, family-friendly community living) -eviction of long-term residents -way too many towers proposed in already densely built area with multi-family units -huge increase of residents happening all over Mount Pleasant without providing the necessary infrastructure (extra sewage capacity, green space for climate resilience and livability) -local schools at capacity or over capacity with no new school construction planned -insufficient park space in neighbourhood -insufficient access to local recreation facilities and community centres -increased street traffic and parking not being addressed -type and size of units not suitable for long term housing -not enough family size units -too many tiny units -not enough underground parking for number of units/tenants/visitors -new units will not affordable <p>The city recognized in the Broadway Plan that it is not simply a matter of building more housing, but building the right housing to allow people to stay in Vancouver at affordable rents and maintain the unique character of Vancouver’s different neighbourhoods. Mount Pleasant is already an exemplary model of density that meets those goals – with the division of many heritage homes into multiple units. Tearing down the most affordable rental homes to make way for more expensive, smaller rental homes is simply building more for the sake of building more, and not building the right kind of housing to achieve the city’s actual goals. Increased density can be achieved without building high rises everywhere. These are all valid reasons to reject this development application. This project needs to be seriously amended in order to be approved.</p>	Annie Cassells	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	10:21	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I would like register my opposition to the proposed 19 storey rental tower at 523-529 E 10th. I notice that nearby the 523-529 E 10th site that there are two other towers in the rezoning and development permit pipeline, namely 469-483 E 10th (17 storeys) and 557-569 E 10th/2535 Carolina (18 storeys). Also there is a property at 414 E 10th, fire ravaged for sale with 150 ft. frontage touted as a high density development potential within the Broadway plan. To transform a neighbourhood with duplexes, triplexes and low rise apartments into a tower cluster is inappropriate in my opinion. Mount Pleasant is already one of the more densely populated neighbourhoods in the city achieved without going high. It almost goes without saying that the infrastructure in the area cannot handle such an influx of people that these towers would bring eg. traffic and parking issues, parks/green space access, school and daycare enrolment, community centre capacity. Although the project is within the parameters of the Broadway plan, I believe that the plan needs to be readjusted to increase density by continuing the low rise, multiplex direction that has served Mt. Pleasant so well and has increased density at a pace that retains the neighbourhood character and allows growth without stressing the system beyond repair. I should note that where we live in Mt. Pleasant, 400 block of W14th and that there is yet another tower proposed, at 18 storeys, immediately across from our home.	Doug Webber	Mount Pleasant	
2024-11-11	10:27	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	Higher density does not mean high-rise buildings. Many high density urban areas in European cities (Paris, Barcelona, Brussels, etc.) are 6-8 stories with zero setbacks between buildings - with very liveable and ground oriented yards inside blocks. These are good examples to preserve urban fabrics worth learning in densifying this neighbourhood. Current point tower proposal, like many others in Broadway Plan, is very brutal in tearing urban tissues apart... Let's stop it and re-plan it.	Paul Zhang	Mount Pleasant	Attachment 1
2024-11-09	14:13	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	why do you want to spoil a nice residential street. It has beautiful trees lovely homes a busy bike pathway . My understanding of the Broadway Plan was to add towers on main streets like Fraser, Kingsway Main street etc. Not on residential street like 10th Ave. that have family's who live and play here. Who are proud of this resident and home. Some of the house that will be torn down are century years old and well kept.	Gail Hawke	Mount Pleasant	
2024-11-09	18:43	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	This neighborhood should not be rezoned due to lack of amenities, lack of parking and it does not fit within the neighborhood.	Stephanie Redivo		

2024-11-09	18:57	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I appose the intrusion of high-rises into our neighbourhoods.Why is it you take a main corridor like Cambie and restrict it to seven stories but then want to go into quiet residential areas and shove in high rises.It makes no sense at all.For years Mt pleasant has been restricted to any new developments at three stories and to look a certain heritage style.How do these high rises fit the agenda.It has no bearing at all on that vision.These developments simply line the pockets of developers and appease the governments agenda to increase housing.</p>	James Taylor	Mount Pleasant	
2024-11-09	19:13	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I am writing to formally object to the proposed development of a high-rise building in the neighborhood. As a long-standing resident of this quiet and close-knit neighborhood, I have serious concerns regarding the impact this development will have on our community.</p> <p>**1. Impact on the Character of the Neighborhood: This area is characterized by single-family homes, small parks, and a community atmosphere that is valued by residents. The proposed high-rise would drastically alter the character of the neighborhood, overshadowing the existing homes and disrupting the aesthetic harmony of the area.</p> <p>**2. Traffic and Safety Concerns: The introduction of a high-rise will undoubtedly increase traffic congestion, especially on narrow residential streets not designed to accommodate such volumes. This raises significant safety concerns for children and pedestrians, who are used to the quiet and relatively low-traffic environment.</p> <p>**3. Strain on Local Infrastructure: The infrastructure in our neighborhood, including roads, sewage systems, and public services, is not equipped to handle the demands of a high-density development. The addition of a large number of new residents could strain these systems, leading to potential issues such as water shortages, increased pollution, and inadequate waste management.</p> <p>**4. Loss of Privacy and Green Space: The height and scale of the proposed building will result in a significant loss of privacy for surrounding homes, as well as potential overshadowing of gardens and public green spaces. This could negatively impact the quality of life for residents who have chosen this neighborhood for its tranquility and open spaces.</p> <p>**5. Environmental Impact: The construction and operation of a high-rise building in this area could have adverse environmental effects, including increased carbon emissions, noise pollution, and a reduction in local biodiversity. The neighborhood is home to various species of birds and small wildlife, which could be displaced by such a large development.</p> <p>**6. Alternative Solutions: There are alternative locations better suited for high-density development,</p>	Zeljka Walker	Mount Pleasant	

				<p>such as areas closer to commercial zones or along major transportation routes, where the infrastructure and environment can better support such projects.</p> <p>In conclusion, while I understand the need for development and housing, it is crucial to consider the long-term impacts on the existing community and environment. I strongly urge you to reconsider this proposal and preserve the character and quality of life in our neighborhood.</p> <p>Thank you for your consideration of this objection.</p> <p>Sincerely, Zeljka</p>			
2024-11-09	19:51	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>This rezoning should not be approved because the amenities in the area are already stretched to capacity. There are already too many highrise rezonings in the Broadway Plan and this one is in a dense multi-unit historical neighbourhood. Mount Pleasant has already increased it's density more than most neighbourhoods in Vancouver and there is currently a shortage of parks for its residents. These modern highrise buildings will contain very small suites and whether they will have affordable rent and enough customers to live in them is highly questionable. Vancouver's population decreased last year.</p>	Mary Irvine	Kitsilano	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	15:49	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Dear council:</p> <p>I am opposed to this development (in particular) and the approach the council has taken with the Broadway plan (in general).</p> <p>This development has not considered the heritage nature of E10th or its important role in the community.</p> <p>- when developing any area in the city, it is important to consider the heritage nature of a community. E10th was formally considered a heritage street, in order to preserve its character houses (most of which were built in the early 1900s). We were required (willingly) to comply with past city bylaws when renovating our house in order to comply with the heritage nature of the block. Other areas (eg in Europe) have managed to strike a good balance between development and the desire to preserve the unique character of their neighbourhoods. This development would destroy the heritage nature of the block.</p> <p>- E10th serves a unique role in the community, in big and small ways. It is a destination for trick or treating (which is an important cultural institution for children). I personally loved handing out 740 pieces of candy to children. It is (probably) one of the most widely used bike routes in Vancouver (which would be damaged with more traffic). Given the large trees, it is widely used by pedestrians.</p> <p>- finally, I acknowledge the need for housing. Although I question whether the need for housing proposed in the Broadway plan is aligned with our current stated federal policy to limit population growth in the next two years and onwards. However, there are better places for this development.</p> <p>My hope is that this development and others on E10th will be canceled; the Broadway plan will be revised to consider the heritage nature of our communities; and the important role E10th plays in our community.</p> <p>If you destroy our heritage, we'll lose it forever.</p> <p>Respectfully.</p>	Jotham Peters	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	15:51	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I would like indicate my opposition to the proposed 19 storey rental tower at 523-529 E 10th. I notice that nearby the 523-529 E 10th site that there are two other towers in the rezoning and development permit pipeline, namely 469-483 E 10th (17 storeys) and 557-569 E 10th/2535 Carolina (18 storeys). Also there is a property at 414 E 10th, fire ravaged for sale with 150 ft. frontage touted as a high density development potential within the Broadway plan. To transform a neighbourhood with duplexes, triplexes and low rise apartments into a tower cluster is inappropriate in my opinion. Mount Pleasant is already one of the more densely populated neighbourhoods in the city achieved without going high. I am very concerned that the infrastructure in the area cannot handle such an influx of people that these towers would bring eg. traffic and parking issues, parks/green space access, school and daycare enrollment, community centre capacity. The guiding principles of the Broadway Plan indicate that parks/green space, community center capacity, and livability of an area are essential. This rezoning application does not allow for that. (I know you will say that schools is outside of your jurisdiction. However, responsible management and government would ensure there is adequate resources to accommodate this potential rezoning.) The project does not meet the guiding principle of the Broadway Plan in that it is not contextual to the neighbourhood character., I believe that the plan needs to be readjusted to increase density by continuing the low rise, multiplex direction that has served Mt. Pleasant so well and has increased density at a pace that retains the neighbourhood character and allows growth without stressing the system beyond repair.</p>	Karen Webber	Mount Pleasant	
2024-11-11	15:02	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I strongly oppose the 523-549 E 10th Ave rezoning application as it contradicts key principles of the Broadway Plan. The proposed 19-storey tower is out of scale with the surrounding low-rise residential context and disrupts the intended character of the area. A lower-rise development would be more fitting and maintain human-scale design, which supports social cohesion and street-level engagement.</p>	KEVIN WONG	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	16:24	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>My partner and I strongly object to this location for this application. This stretch of 10th Avenue is a very narrow and consequently often congested street. As a bike lane street this results in frequent traffic jams and unsafe conditions for the cyclists. Adding such a large development will negatively affect this situation further.</p> <p>At the 400 block end there are already multi res buildings, so the density is high within a blocks distance. One building has just been demolished after fire damage. This will obviously be redeveloped in the near future. These numbers must be considered in the total footprint of the area. It will not be sustainable density in the 2 block stretch.</p> <p>It doesn't feel fitting with the character properties on this street to put up a high rise. There are better roads more suited to high density traffic and not impacting a neighbourhood full of heritage and character homes. Its a real shame to destroy the identity of these city neighborhoods when there are more appropriate locations. Across Broadway on the 500 block there is a large multi res and commercial development in construction presently. This is a better example of good placement. And already demonstrates large increases in housing in the direct area. Are these homes being counted in the Broadway planning? Also worth noting the development recently finished on Broadway and Guelph, where the Optomitrist now sits. The 10th ave application would mean 3 new developments within ~50 meters of each other. I'm not sure I've seen any information suggesting how this increase of density is not hugely impactful to the neighbourhood streets negatively. There needs to be more spacing between developments.</p> <p>Lastly as a new family struggling to find day care solutions locally, we're really concerned about this rapid increase in population density with no answers to this problems sufficiently given.</p>	Stuart Farley	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	16:40	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>My name is Eira Peters and I'm 15 years old. I've lived on East 10th for as long as I can remember and I love where I live. It's peaceful, quiet and family oriented; a great place to grow up. I oppose the building of an 18 story building on my block for two principal reasons.</p> <p>First of all, an 18 story high rise would be very out of place in a neighbourhood like this. There is one building on Fraser Street (maybe five minutes west from where I live) standing a little shorter than the one proposed, but towers over its neighbouring buildings. This building creates massive wind canals that are still present on otherwise calm days. This makes the surrounding area very unpleasant which I don't think is the desired effect for a biking route or family block such as East 10th.</p> <p>Second of all, I would like to mention the history of the east 10th block. My house, for example, was built in the year 1904 making it 120 years old this year, and most of the other houses on the street were built around the same time. My grandma, who lives in Winnipeg, has mentioned several times, how much she respected the way Vancouver prioritized the reservation of historic buildings, because they didn't do so in Winnipeg. I recognize the need to compensate for the housing crisis, but there are many alternative areas that would avoid knocking down a historic family block. The culture and history of our city lies within the walls of historic homes like the ones on East 10th and destroying them is destroying our history.</p> <p>Thank you</p>	Eira Peters	Mount Pleasant	
2024-11-11	13:31	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I live in this neighborhood. For the past 15 years we have been inundated with construction. Constant noise, pollution, congestion, and road closures have been a daily feature during that 15 year period. I think it's time to push the pause button on further development in the area. Plus there is a vacant lot at the corner of 10th avenue and Prince Edward Street which could be utilized for this kind of proposal.</p> <p>Thank you.</p>	Ron Gurr	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	18:17	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Residents are generally supportive of new ways to densify and build new housing, but feel that massive towers should not be the option considered in this neighbourhood. The character and unique quality of neighbourhoods is being swept away in a one-size-fits-all plan which does not consider many aspects of what we value about our city and this neighbourhood. The Broadway Plan promised that "New development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character", but a 20 storey towers on quiet residential street undermines that promise. The Broadway Plan is set to produce many towers of mostly small, expensive units with only a small amount of slightly below market housing and so fail to provide the affordable, missing middle, and family-oriented housing these communities need.</p> <p>This is a family neighbourhood and family housing is what is required. Homes with 3 plus bedrooms, parking and yards and bike storage. We do not need a high rise with mostly small units and not enough parking for the density it introduces. 10th Ave is also a bike lane and the increase of traffic both pedestrian and vehicle would be catastrophic to the safety of the cycles especially if there are any businesses on the ground floor of the building like the proposed day care. Cars stopping to drop off and pick up would be very disruptive and dangerous. And any loss of parking to the already limited parking situation would be devastating for the current residents. This building and the Broadway Plan seriously fails to consider the infrastructure and amenities (schools, parks, recreational facilities) that would be needed for such a massive increase on population.</p> <p>This is a densely populated areas of Vancouver with a wide range of existing affordable rental housing, with typically larger sized units than the new market rentals. Despite assurances of "enhanced tenant protections", many tenants face the prospect of eviction and stressful personal disruptions. Tenants are expected to find temporary housing elsewhere for 3-5 years and then move back again to units, in some cases, half the size of what they had. Our existing affordable rental housing is our most precious asset in this neighbourhood and should not be first on the block to be demolished before suitable replacement buildings exist for evicted tenants to move into. Evicting tenants to compete in an already very low vacancy rental market puts even more stress on affordable housing.</p>	Kylee Haggis	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	17:29	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>As an urban planning professional and professor, I support the Broadway Plan's objectives to increase residential densities along the Broadway corridor as a means of supporting transit ridership and increasing our rental housing supply.</p> <p>However, the heavy-handed endorsement of towers as a sole means of doing so is both short-sighted and problematic at a number of levels. The vast majority of local research on the subject shows that this approach will lead to decreased social cohesion while not providing the necessary rental housing supply. Few will benefit.</p> <p>I live right beside this area and ride through is daily. This is a residential street with a radically different character than the proposed tower. It is one of the few in the city with a mature tree canopy will be disrupted with this proposal. In fact, this street has many rezoning applications currently in play. The effects of this proposal must be considering in light of the many others current in the line to transform 10th Ave. In aggregate, all the proposals will destroy the local urban, natural and social fabric of the area.</p> <p>This "blockbusting" project does not enhance the vitality of the existing community nor the liveability of the neighbourhood by plunking a high rise tower randomly onto a such an area street. There are other ways to provide density while maintaining and enhancing social bonds.</p> <p>The Broadway Plan argument that more density and more supply will increase housing affordability is simply not true, especially when the majority of the new units in the proposed tower will be at market rents.</p> <p>I can find no good professional city planning arguments, nor any social or economic benefits to support this application.</p> <p>RECOMMENDATION: Reject this application (and all the others in this area) and put a pause on the Broadway Plan.</p>	Erick Villagomez	Kensington-Cedar Cottage	
2024-11-11	20:29	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>As a resident of this community who lives on Main and 10th, I think there are better solutions when it comes to urban densification and affordable housing. These proposals will affect the plant and animal life in the neighborhood, while also detracting from what makes the neighborhood strong, a diversity of incomes and backgrounds. The construction of this development over years will be unbearable for nearby residents who call this neighborhood home, block sunlight from family gardens, while big developers reap the benefits regardless of the cost to real people and animals.</p>	Cole Edwards	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	20:23	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I strongly oppose this rezoning proposal due to the implications on the community in this area as well as the risks to the environment and non-human life in the area. Tower construction reduces green spaces and permeable surfaces that aid in managing water and regulating neighborhood temperatures. Given the cities priorities for climate resilience, these proposal are directly contrary to the objectives set. High-density developments increase urban heat islands while also negatively impacting sense of community and affordability for residents, creating displacement. 10th ave is a quiet street for cyclists and pedestrians, creating a healthy environment for both human and non-human life - a development of this size increases traffic congestion and strains nearby infrastructure. The root issue of developments being bought for investments and not as living spaces further adds to the issue of empty units, higher costs of living and reduced living spaces for locals who have made the community what it is.	Carissa Thomas	Mount Pleasant	

2024-11-11	18:53	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>- The scale of the building (height, number of units) is too large for the street for which it is planned. It does not suit the scale or density of this side street, and the current infrastructure would be overwhelmed with the number of people accommodated by this building. Typically, there are duplexes, triplexes, and quadplexes in this area. Anything up to the height of developments further down the same street (closer to Kingsway) or on Broadway would be more appropriate (i.e. 3-6 storeys, per the current zoning, although 4-storeys maximum would be better).</p> <p>- I am concerned that the number of people this building would accommodate would negatively impact blocks either side of the 500-block, due to the increase in traffic (pedestrian, vehicular, and bike traffic).</p> <p>- The colour palette is too dark/cold. In a rainy, often grey city, some warmth is appreciated (red brick, or other lighter brick, use of wood or wood look materials, warm colour palette, etc. A good example is the building on the corner of Broadway and Carolina (north side), in the 500 block north of this site).</p> <p>- The shading from this building would negatively impact many blocks more than shown in the application . The shadow studies only cover March to September - the impact between October to February will have shadows that span further than these illustrations show due to the low angle of the sun. I'm surprised there is no shadow study shown at the winter solstice.</p> <p>- The childcare facility only caters to children 3-5. There is a huge need for childcare in the 0-3 age group across Vancouver, in addition to 3-5. If you're going to build a childcare centre, include two 0-3 classrooms (infant and toddler) so that children can stay in the same facility until they reach school age.</p> <p>- I'm concerned that approving this proposal would pave the way for other, similarly-scaled developments to take place in the area, destroying an already dense area by bringing in high-rise buildings that would negatively impact the neighbourhood. The current zoning allows for developments up to 6-storeys, which makes sense in the context of the building fabric of this area. This proposal has over twice the FSR triple the number of storeys currently allowed. A building of this height could work within the area, though it should be on a main street (like the developments at the intersection of Kingsway, Broadway, and 10th Ave) - not on a side street in the middle of 2-storey multiplex housing.</p>	Sarah MacKenzie	Mount Pleasant	
2024-11-11	18:54	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>The proposed building is way too big, I have no problem with 4 stories, but bigger that seems completely out of scale. I can't imagine anyone wanting this proposal to go through in the neighbourhood. Again, I have no problem with building up a bit on the street, but we need to be sensible with these projects. Build big on main streets and then 4 levels max on streets like 10th to maintain some sort of quality of life and neighbourhood feel.</p>	Craig Mercer	Mount Pleasant	
2024-11-11	18:55	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Dear City Council,</p> <p>I am writing to express my support for urban density initiatives that improve</p>	Ryland Haggis	Mount Pleasant	

housing affordability, reduce our ecological footprint, and allow more people to live closer to work and public transit. However, I am concerned about the proposed 19-storey high-rise development in our neighbourhood, where buildings currently max out at four to six storeys. While I recognize the need for new housing, I feel that the scale and height of this particular 19-storey project raise several issues that may impact both the character of our community and the quality of life for its residents.

Firstly, I am worried about the impact this building will have on the safety of our streets, particularly for cyclists. Our neighbourhood includes a well-used bike route that encourages alternative transportation options, yet with the added density this development brings, vehicle traffic will inevitably increase. I am concerned that without significant safety upgrades, this may lead to more accidents and less safe conditions for cyclists who use this street daily.

Additionally, parking for current residents and their guests is already quite limited, and the introduction of a high-rise with potentially hundreds of new residents could further strain available parking options. Although promoting public transit use is essential, it is important to consider that some residents will still need vehicles for their work, families, physical disabilities, or other reasons. A building of this size would likely impact parking availability for existing residents, adding stress to an already stretched resource.

Another significant concern is the preservation of our access to open views and natural light. Part of what makes our neighbourhood unique is its connection to the outdoors and a view of the open sky, which a 19-storey building would alter dramatically. The ability to see the sky and feel connected to the outdoors is not merely an aesthetic preference; it is also a quality-of-life factor that contributes to mental well-being and the overall charm of our area.

Lastly, the towering height of this building would feel jarringly out of place amidst the current low-rise structures. I believe that density can be achieved in a more balanced and gradual way, preserving the unique feel of our community while also accommodating growth. A mid-rise development that aligns with the relatively larger four to six storeys in the area would allow us to meet our density goals without disrupting the architectural harmony that so many residents cherish.

In summary, while I am very much in favor of denser, affordable housing, I believe there is a more moderate way to accomplish these objectives without sacrificing safety, accessibility, and quality of life in our neighbourhood. I urge the council to consider a design that is more in line with our neighbourhood's scale and character, while ensuring our streets remain safe and accessible for all.

Thank you for considering these points.

				Sincerely, Ryland Haggis			
2024-11-11	19:05	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I've spent the last 15 years, almost 75% of my life living in this neighborhood. Growing up here, there is constant construction and road blockage, in fact, not a day goes by where construction isn't a prominent feature in this neighborhood. The sustainability of adding on more development to a ceaselessly developing neighborhood is questionable. My concerns also surround tenants who are being displaced temporarily if high-rise development proceeds, where are they being displaced, and will their rents skyrocket once they are again placed in these high-rise buildings? Thank you	Rio Gurr	Strathcona	
2024-11-11	22:00	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	The Broadway Plan has become too extensive without sufficient community involvement. Almost noone is opposed to densification but many are concerned about loss of community character & insufficient services to meet the proposed expansion. What's notable is that many European cities have significantly increased density while maintaining stylistic context. Do Canadian architects not have the same skills?	Susan Mackey-Jamieson	Mount Pleasant	
2024-11-11	22:27	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	Inserting a series of ugly towers into Vancouver neighborhoods is a bad idea. It will cause many people now living in affordable apartments to be evicted and encourage families to move in without access to schools.	Dan Bilsker	Mount Pleasant	
2024-11-11	21:40	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I live in this neighborhood. I chose this area as it's quiet, family friendly, and offers access to the city without being impacted by high rise buildings and traffic. This will be an absolutely awful thing to happen. An abomination to the families, homeowners and community here. This is an absolute disgrace if this is approved and shows how terrible the city development has become; not considering the lives of long term residents and disregarding all sense of community. We stand united against this proposal and all others on the back roads off of Broadway. We won't stop the fight.	Joe Crowther	Mount Pleasant	

2024-11-11	23:12	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I would like to call for an audit of those in support of this project. I live in the area am well connected within the area to be affected by this proposal—bounded by Main St., Fraser St. Broadway and 12th Ave. I do not recognize any of the names in support of this project and most of use are opposed.</p> <p>There is a history of letters of 'support' being likely generated by the pro-development groups such as Abundant Housing.</p> <p>It is therefore, critically important to confirm whether the people who indicated support actually lived in the immediate area. In the absence of doing so, this process is increasingly open to corruption.</p> <p>RECOMMENDATION: Reject this application and verify those in support.</p>	Sophia Villagomez	Mount Pleasant	
2024-11-11	22:51	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>These narrow side streets are not suited to high rise building such as the 19 stories proposed for this location.</p> <p>10th is a cycling route that would be made more dangerous with more cars. Low rise options would increase density without ruining the quality /atmosphere of the neighbourhood, without adding undue stress on limited amenities.</p>	Veronica Maynard	Mount Pleasant	
2024-11-11	23:57	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I don't believe that the 19-storey building as outlined is appropriate at that spot on East 10th Avenue. I'd be in favour of lower rise for that development and along the street.</p> <p>There isn't enough parking around the area as things stand.</p>	Karim Miran-Khan	Mount Pleasant	
2024-11-12	08:07	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>1. As a resident of the area and avid cyclist. I'm concerned about the traffic congestion and safety of the cyclists.</p> <p>2. Build up Broadway first, not East 10th. Too much, too fast. Too high.</p> <p>I oppose the plan.</p>	Karen Reid	Mount Pleasant	
2024-11-12	09:51	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>To Mayor and Council</p> <p>Vancouver planners have done a wonderful job of creating attractive, livable density in so many parts of the city. Downtown, Joyce-Collingwood, River District, Olympic Village. Even Grandview-Woodlands, where a lot of attractive six- to eight-storey apartment buildings are now going up as per the community plan, along with smaller but still density-plus projects.</p> <p>Planners insisted on design that helped created walkable streets, new community centres and parks, new bike lanes and art spaces, and urban spaces that foster bringing people in the surrounding neighbourhood together. The housing that was created mixed a mix of heights, sizes, styles and incomes in order to produce new communities that feel delightfully varied and diverse.</p>	Anne Novak	Mount Pleasant	

It's the kind of planning that made me a huge supporter of increased density throughout the city.

The Broadway Plan and the early applications that have come in have managed, against incredible odds, to turn this one-time fairly YIMBY person into someone who feels like my neighbourhood is going to become much worse under the new wrecking-ball, design-absent approach of the Broadway Plan.

My problem with this project and the Broadway Plan in general is that none of those longstanding principles seem to have been part of the process (or what many residents who participated in the pre-plan conversations asked for). And this is a time when those principles were needed more than ever because THIS IS THE HIGHEST NUMBER OF PEOPLE/NEW HOUSING THAT ANY ALREADY BUILT-OUT CENTRAL CITY NEIGHBOURHOOD IN VANCOUVER HAS EVER BEEN ASKED TO ABSORB.

Instead, what we seem to have is a plan that is essentially clear-cutting some of the city's oldest neighbourhoods, neighbourhoods that are already filled with apartments, multiple-unit houses, and a strong sense of community.

This is not an urban-design plan or even a good housing plan. It is a math plan that seems to have been created by people who got out a calculator and a map and figured out how to generate X number of units per block. There's no sense that anyone tried to build in any requirements that focused on social connections, building a better neighbourhood, or anything but unit count. The feeble attempt at some kind of "planning" – only allowing two towers per block – seems more like an engineering calculation than one aimed at creating a renewed and even-more-livable community.

It's also one that took a lot of people by surprise because of how poorly it was communicated. City messages constantly stated that density would be the highest within 400 metres of transit stations. They gave no indication that, in fact, 19/20-storey towers would be sprinkled all through the 500 blocks, often relatively distant from the new Broadway line station.

They also gave no indication that they were abandoning Vancouver's longstanding principle that scale should be a factor – buildings should be graduated in height and density so as not to produce a weird combination of towers plonked into the middle of much lower density.

I know that many of you will feel like you cannot undermine the plan at this point as it will look like you're backing down or not committed to housing or undermining your own planning department.

But I and many, many pro-density, pro-housing people in these neighbourhoods are begging you to go back and moderate this plan so that it

creates something that is more like the very livable West End and not something that looks like the awful stuff that Burnaby has allowed – rows of concrete towers with nothing at the ground plane. Just boxes beside highways and major streets.

Specifically, what many of us would like to see instead

1. A plan that produces a mix of new housing. Right now, only ONE typology is being proposed because that's what the plan favours. There are no small, one-lot apartment buildings, no multiplexes, not even any low-rise buildings. That's because the scales are tilted away from them. Find a way to encourage more variety.

2. A plan that does a better calculation of how much density a site should get. My understanding of the plan originally was that high density was needed in some spots in order to help developers cover the costs of subsidizing the rents of existing tenants throughout construction and beyond. But many of the developments proposed are taking down single-family-looking houses that, when rented, are often communal houses where only one person is on the least. So a developer buying a string of five houses where maybe only a handful of tenants will need to get mitigation is getting the same density as someone buying an apartment building where there are potentially 100 tenants who will require subsidization.

3. A plan that asks for some basic sensitivity to big changes in density by encouraging design that is more geared to creating a sense of continuous street interest and social connection. Most of the current proposals are designed as though they are on major streets and needed to be barricaded away from traffic, the way condo/apartment builders have had to design them in the past because that's the kind of site that was available. The city could easily ask developers to come up with more social, street-friendly designs from the beginning, which would not cost a lot because it would be built into the planning from the beginning.

4. A plan that goes back to old Vancouver urban-design principles of graduating scale rather than sticking towers in willy-nilly anywhere.

5. For God's sake, if you are going to pack 50,000 more people into this area, could you at least give local and future residents some hope about improved amenities. Do a couple of pilot park projects by shutting down side streets and turning them into public spaces. Show what a couple of blocks of the new Broadway might look like, with more attractive sidewalks, street furniture, art, whatever.

Thank you for your time. Please do not dismiss this as just some old crank trying to stop progress, as unfortunately so many do any time anyone suggests that any density, no matter how poorly thought out, has to be approved. We want more people in this neighbourhood, in this city. But we want that city to remain socially connected, to have great-feeling neighbourhoods, and to avoid a too-big pendulum swing towards thinking that just math and total number of housing units is the way to create a city.

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	10:19	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I am writing to oppose the rezoning application for a 19-story building on East 10th Avenue. High-density zoning has already been approved on nearby Broadway Avenue, a corridor specifically designed for high-rise development with infrastructure and transit connections better suited to support it. While adding childcare spaces is beneficial, directing high-density projects to Broadway, with this option, would allow for increased housing and services without compromising the safety and accessibility of East 10th, which serves as an active route for residents, cyclists, and pedestrians alike. I fully support expanding housing and childcare in the area, but Broadway remains the better location for such growth.	Christi Rae	Mount Pleasant	
2024-11-12	10:32	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>Thank you for giving the public a chance to comment on this important issue. I have 3 major concerns about this development being approved.</p> <ol style="list-style-type: none"> 1. Safety-as one of the most highly used bike streets in Vancouver the rapid increase in density as a result of this project would escalate the vehicle traffic on 10th avenue and neighboring streets (some of which border elementary schools). This makes it more dangerous for both cyclists and pedestrians (e.g., children in the neighbourhood. The COV has made a substantial investment in cycling infrastructure. This project would jeopardize that investment if safety is of concern for active commuters. 2. Access- most residents rely on street parking that is already largely unavailable. Although owners of the new properties may have parking spots in the new building their visitors will not. This means (for example) that families with young children or older adults may have to park at some distance from their homes. Again-this raises a safety issue. 3. Neighbourhood culture- we realize the need for COV to build new housing for its residents. However, is it not also elected officials responsibility to respect the culture of neighbourhoods? A low rise apartment seems the perfect compromise as it would provide new housing while respecting the culture of the neighbourhood. It would allow new families to integrate more effectively into the neighbourhood than would a high rise. <p>Thank you for the chance to voice my concerns.</p>	Heather Mckay	South Cambie	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	11:37	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	This rezoning application on the 500 block of east tenth, would be important precedent for similar developments in the city that would completely destruct neighbourhoods like east 10th. While I am not opposed to similar developments on main streets, to be tearing down houses on side streets to put in high rise buildings that will realistically not bring affordability to the area, but just more landlords and shorter term tenants. Neighbourhoods are an important part of the city, with families, and green space and provide other options for renters in Vancouver who cannot afford a home but want to have access to more of a neighbourhood. While I do not oppose multi unit housing in the area a high rise on a side street does not seem to benefit anyone but developers and the wealthy who will buy up the units and rent them for profit.	Joan Marks	Mount Pleasant	
2024-11-12	11:52	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I support densification of the mount pleasant neighbourhood. However, I believe that this 19 storey tower would be better suited on the main artery roads surrounding this neighbourhood: Broadway, Kingsway, and Fraser. This stretch of 10th avenue is a special amenity to the neighbourhood, and the proposed tower is grossly out-of-scale with the surrounding historic trees and houses. The proposed tower removes residential units from the streetscape, creating a deadzone along the sidewalk. This rezoning proposal and the roadway plan have not considered or responded to the unique character of this street, and instead proposes the complete destruction of this streetscape. I vehemently oppose this tower. I would like to see a lower, multifamily apartment building built here instead. Keep towers to the larger roads that surround the neighbourhood and can support the scale and services of such a building.	Alana Green	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	11:56	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I oppose this CD-1 rezoning application.</p> <p>There is already another rezoning application for this 500-block of East 10th Avenue, which is contrary to the Broadway Plan's original policy. It is fallacious to pretend that two new high-rise towers on this one residential side-street block will not negatively impact the neighbourhood.</p> <p>The proposed development is completely out of scale of this residential street. If approved, it will not contribute to the livability or established character of this established community.</p> <p>Furthermore, it is a false 'solution' to the housing affordability crisis in Vancouver: the proposed 20% below-market rental units will be overwhelmed by the 80% market units that will be added, with virtually no real impact on improving housing affordability. This '80-20' formula is the wrong model for creating meaningful affordable housing.</p> <p>High-rise projects within the Broadway Plan area such as this one threaten the livability and viability of well-established residential communities off-Broadway, and will do very little to address true housing affordability, while doing real damage to existing affordable housing stock (such as secondary suites, laneway houses, duplexes, etc.) and driving up land costs in the area, which in turn is driving developer speculation. It is quite likely that, if approved, this project will be flipped to another developer at higher cost. All such costs are ultimately borne by the end user, i.e. the future home purchasers or renters. This is not a sustainable path towards housing affordability.</p> <p>I recommend that Council reject this application and direct staff to have the developer completely redesign the project to better fit into the established surrounding urban residential context, and also rework any family-sized unit plans to make them more livable and practical for real families.</p>	Lance Berelowitz	Mount Pleasant	