

CD-1 Rezoning: 469-483 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-13	15:44	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>For the past 30 years Mt Pleasant has operated under the program of increased density in exchange for heritage preservation. This program has been very successful in creating missing middle housing in a walkable, affordable family oriented neighbourhood. At the same time Mt Pleasant absorbed 12,000 people (the population of Pt Grey) between the 2006 and 2021 census and is the 4th highest density in the city with out the need for towers.</p> <p>A 17 story tower in the middle of a block where every other building is a residential home will create shadowing. The boulevard trees need to be preserved.</p> <p>Finally Mt Pleasant has the second highest density of people per hectare of park in the city 2,700 per hectare even higher than downtown at 2,200 per hectare. To increase to the level of density that is created by this type of development without any increase in park space is against planning norms, especially since people in very small apartments such as studios and towers in general need access to green space.</p>	Andrew Nichols	Mount Pleasant	
2025-06-15	14:49	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I am a renter living at the proposed site and a longtime Mount Pleasant resident. Out of the 20 renters who would be displaced for this project, 7 are completely ineligible for Broadway Plan protections, including me, i.e. more than a third of the tenants here are not covered by these protections. I will likely have lived here for 3 years or more by the time all the permits are in place for a development, but I am not eligible for TRPP compensation, the right to return to the new building, etc. because I had lived here less than a year at the time the rezoning application was submitted. Additionally, I live on low income, which the applicant and the city are unaware of because they are not required to collect information about tenant needs from tenants who are ineligible for TRPP protections. While the city brags about extensive tenant protections in this area, the reality is that people are getting displaced from the neighbourhood and the city with no recourse at alarming rates. Anecdotaly, the rate of TRPP ineligiblity seems to be far higher than average (around one-third of residents for the projects I know of) in the type of rental housing affected by this proposal (East Van houses that were long ago converted to multi-unit rentals). This project should not go forward while such significant gaps in the existing renter protections mean that many of us are facing displacement without TRPP support and will likely have to leave the neighbourhood or the city once demovicted.</p>	Rusaba Alam	Mount Pleasant	
2025-06-15	19:03	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I am extremely concerned about the size and scale of this development.</p> <p>Rezoning for a 17 storey tower on a small bikelane route will undermine the unique architectural and cultural fabric of this heritage neighbourhood. East 10th Avenue, particularly between Guelph and St. George Streets, is characterized by its early 20th-century single-family homes that contribute to the area's historical charm. The proposed high-rise development threatens to disrupt this established character, overshadowing the low-rise residential landscape and altering the community's aesthetic and cultural identity.</p> <p>The Mount Pleasant Community Plan, which was in effect prior to its revocation in 2022, did not support rezoning applications for high-rise developments in this area. The Broadway Plan, under which this application is being considered, permits higher densities but was intended to be applied selectively. The proposed development contradicts the spirit of these community plans by allowing a significant increase in building height and density in a predominantly low-rise residential area.</p> <p>Approving this rezoning sets a concerning precedent for further high-rise developments in the area. Similar applications, such as the proposed 19-storey tower at 523-549 East 10th Avenue, are already in the pipeline. The cumulative effect of multiple high-rise buildings in a small, heritage-rich neighbourhood could lead to overdevelopment, diminishing the quality</p>	Bryan Millman	Mount Pleasant	

				<p>of life for existing residents and altering the community's character irreversibly .</p> <p>This neighbourhood along East 10th Avenue has infrastructure—roads, sewage, utilities—designed for lower density. This 17 storey residential tower (together with the countless other proposed rezonings in the neighbourhood) introduce significant additional pressure on these systems. This will lead to increased traffic congestion, parking shortages, and potential service failures. Upgrades, if needed, will come at a cost borne by Vancouver property owners. I live in this neighbourhood. Traffic is already congested and dangerous along the East 10th bike route. Parking is also difficult to source on a regular basis. This 17 storey project will exacerbate a problem beyond repair.</p> <p>The introduction of a 17 storey tower will also alter light patterns, increase noise, and overlook neighbouring homes and yards, invading the privacy and comfort of long-standing residents. It will also certainly lead to the displacement of long-time renters or homeowners through increased land values and taxes, pushing out the very community that built the area's identity. I have not seen any proposed solutions to any of these issues.</p> <p>This neighbourhood is a true gem in the City of Vancouver. It feature mature trees lining the bikepath, offering a serene green space echoing a quiet hidden within this central neighbourhood. It is hard to fathom how the current ecosystem of trees will remain intact given the designs for this proposed residential tower - it would be a tragedy if the trees along this bike lane were damaged or destroyed by the excavation and/or construction of this 17 storey tower. If the re-zoning is approved, it will lead to an increased heat island effect, runoff, and loss of biodiversity in this charming neighbourhood.</p> <p>Development of this magnitude should not proceed without widespread community consultation and consent. Overwhelmingly, local residents along East 10th Avenue between Main Street and Fraser Street oppose the rezoning. Pushing forward disrespects democratic planning principles.</p> <p>Rezoning from RT-5 to CD-1 in this particular neighbourhood to accommodate a 17 storey tower is short-sighted and inconsistent with values of conservation, community, and responsible urban planning. Development should be context-sensitive, sustainable, and respectful of the people and history that give the neighbourhood its unique character. I'm sympathetic to the desire to increase density along the Broadway corridor - but there are many examples of how this can be done without extreme disruption to the neighbourhood character and public safety (ex. Habitat by Porte Communities adjacent to the proposed site of this project). A 17 storey building is incompatible with the character and public safety of this neighbourhood.</p>			
2025-06-16	11:58	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>Preserving the heritage and tree lined streets of East 10th should be goal #1 from the city, as well as the displacement of tenants of this neighborhood.</p> <p>If affordable housing is required in this neighborhood, look for lower height buildings to preserve the skyline.</p>	Trevor Parry	Mount Pleasant	