

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-16	15:32	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	I am opposed to this project unless the Tenant Relocation and Protection Policy is expanded to protect ALL tenants who will be displaced by this project. Leaving more than a third of the affected renters (at this site and all others across the Broadway corridor) ineligible for protection is unacceptable. People deserve affordable housing!!	Brook Xiang	Fairview	
2025-06-16	16:37	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I'm a Mount Pleasant resident who lives a couple of blocks away. I also work in the neighbourhood and cycle or walk along 10th Ave through this area many times a week to carry out my daily tasks.</p> <p>I oppose this proposal because many (over 1/3!) of the current residents living in the proposed area aren't covered by the current tenant protections under the Broadway plan, which doesn't protect tenants who have only been living there for a short amount of time before the rezoning application was submitted. Until the current Tenant Relocation and Protection policy protects all tenants who face potential displacement from the redevelopment, I'm opposed to this project.</p> <p>In addition, like many of my neighbours I'm also concerned about the height of the development. 10th Ave is a rare street in this area with large trees and shade coverage, and the construction of a tower will disrupt this protected oasis in the neighbourhood. 10th Ave is one of the streets that I rely on for cycling and exercise because of how shaded it is, especially in the summer.</p> <p>Although I'm not opposed to further development in the neighbourhood in general, it should happen in a way that cares of its current residents-- my neighbours-- and takes local context into account.</p>	Hailey Mah	Mount Pleasant	
2025-06-16	19:39	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	I oppose rezoning for the Broadway Plan as protections for demovicted renters are inadequate. Renters who have not lived in a building for a year before the re-zoning are excluded from protections, even though the actual re-development may take 3 to 4 yrs after rezoning is permitted. Even if a renter does qualify for protections, the notion of "affordable" or "below market rent" as a meaningful substitute for one's present rental situation is laughable. Affordable for whom, and below a vastly inflated rental market ... these are not meaningful propositions. Vancouver's population is at least half comprised of renters. Many are struggling already with the high cost of living, and this will be devastating to many. Last week the Vancouver council voted that housing is a human right. Let's make it a right for all humans, not just those with deep pockets and speculators. Bring back the Renter Office. Let us protect our neighbourhoods as human habitat, not assets.	carol fagan	Grandview-Woodland	
2025-06-16	20:07	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	I strongly oppose the rezoning application for 469 -483 E. 10th Ave because the Tenant Relocation and Protection Policy does not protect all tenants living there. About a third of the tenants who will be displaced are not eligible . they very likely will not be able to afford to live in their neighbourhood anymore. Please consider serving the residents of Vancouver who voted for you and not serving the developers.	Rosanne Wozny	Riley Park	
2025-06-16	20:50	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	This rezoning displaces tenants and does not provide adequate protections for them. It is unacceptable to displace many people who are not eligible for protections.	Rita Wong	Mount Pleasant	

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2025-06-16	22:16	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>This development should absolutely not be happening at the cost of demolishing existing affordable rental housing and evicting lower income, long-time tenants. This isn't two or three wealthy homeowners being affected; each house is full of so many people who have been making homes, families, and lives here for years if not decades and we deserve to stay in this community in which we are so active.</p> <p>The neighbourhood has a rare strong sense of community and character. People have given their effort, time, and talent into putting on community events, helping each other when needed, supporting local small businesses, forming meaningful connections and relationships, and generally making the area welcoming and pleasant to all.</p> <p>It's an area of gardens and greenery lovingly tended for years, shaded by giant mature trees which form a desperately needed canopy. Many of these are guaranteed to be destroyed, and the street-lining century old chestnuts are delicate and need care and protection. Not one of these trees will see adequate replacement when lost. Along with the gardens, they provide an environment that supports a surprising abundance of wildlife that would also be lost. Nature like this is what keeps our city livable, especially when facing the increasingly harsh realities of climate change.</p> <p>Because of the greenery, shade, scenery, houses, and people, the neighbourhood sees an abundance of daily foot and cycle traffic from commuters as well as people and families wanting to walk and ride somewhere quiet away from major car traffic.</p> <p>For those living here, communication of this development proposal has been insufficient, unclear, misleading, and incredibly stressful. The Broadway plan protections are shamefully inadequate, confusing, unenforced by law, and do not even cover many people who have lived here for years and wish only to continue doing so. It is already such a constant struggle to afford to live in the city despite working full time. being pushed out of our homes means being displaced out of not only the neighborhood but the city entirely.</p> <p>This development would destroy a vibrant active supportive community, force many long time residents with lower income out of their home and city for profit, destroy and disrupt nature, and forever destroy some of the character which makes the city what it is; replacing it with unaffordable soulless corporate sameness. New housing should simply not come at the cost of destroying existing affordable rental housing.</p>	Kevin Adair	Mount Pleasant	
2025-06-16	23:10	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>Respected council members,</p> <p>Allow me to express my opposition to the rezoning. My reason is that I am concerned that not all legal tenants will be accommodated by the Tenant Relocation Protection Policy. If so, that is unfair to those tenants.</p> <p>I have additional concerns about added automotive traffic on the 10th Ave bicycle route.</p> <p>The slow-motion upheaval to the neighbourhood that is the Broadway Plan should minimize displacement or excess hardship to current residents to the greatest extent possible if it is to be administered by council with integrity. Population growth needs to be met with proper infrastructure to support the growing need.</p> <p>I speak for my self as a neighbourhood homeowners and resident. Others in my household feel strongly as well.</p>	Wenjie Chen	Mount Pleasant	

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2025-06-16	23:11	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	I am writing to oppose the proposed rezoning. Like many others, I am foremost concerned about the irreparable damage it would do to the livelihoods, housing affordability, and access to shelter and community for the tenants who are the current inhabitants of this location. Projects that have such irreparable damage by way of displacement alongside a lack of tenant and renter protections should not be considered acceptable methods of building housing and would only do more long-term harm than any potential and unproven good. While I do not live in the affected neighbourhood myself, I do have friends and loved ones who would be displaced without anywhere else to go if this rezoning proposal was to move forward. Ideally the project planners would consider a different location that would not directly prevent the current inhabitants of the neighborhood from accessing the community they have put so much effort into building and nurturing towards the collective futures of themselves and their families.	A Wan	Victoria-Fraserview	
2025-06-16	23:25	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	I have multiple friends who live in this area to be effected by rezoning and I agree with them and the rest of the neighborhood in opposing the plan to redevelop. Most homes on the street house many residents and lots of them have been settled in the area for a long time and consider it home and do not want this plan to continue. I believe these people will be displaced in a city in a ever continuing housing and inflation crisis and the construction and increased car traffic will further congest the street which is a popular route for cyclists.	Riley Demeyer	I do not live in Vancouver	

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2025-06-17	02:36	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I live on E10th Ave, a block away from the proposed development. I wanted to speak today but will be unable to due to other commitments.</p> <p>While I generally strongly support increased housing and infrastructure in Vancouver, I have some serious concerns about this project:</p> <ul style="list-style-type: none">- some of my neighbours’ tenancies are not protected under the Broadway Plan, as was promised when the Plan was approved.- this is the latest in a number of proposals for a really small street that already feels cramped.- the bike lane is in jeopardy. E10th is being touted as the reason bike lanes on Broadway were rejected, however it’s hard to see how this will track during the construction and then volume of traffic once finished. As someone who cycles E10th daily, I find the road condition is already pretty bad, and it will just get worse.- the type of housing being built already on Broadway, and detailed in this and other plans for 10th Ave, is not fit for purpose. People don’t want to live in expensive shoeboxes without full bedrooms or kitchens, and should not have to! Tearing down decent, long-standing housing to build a tower that will likely sit half empty (hello Brentwood) seems really short sighted.- “below market” housing needs to be more clearly defined. If an argument for more housing towers is being made on the basis of affordability, having just 20% as ‘affordable’ (it’s not) is a joke.- I really think the City should be investing in housing instead of leaving it to developers who have to make a profit, leading to small, expensive spaces that will never be real homes or create real community.- while this isn’t relevant to this specific proposal, I also really wish the buildings going up just a block away on Broadway could have had scope to be larger - it would make so much more sense and would have been more agreeable for local communities. <p>For these reasons, while I support the spirit of the Broadway Plan, and believe we need more good, affordable housing in Vancouver, I oppose this development.</p>	Sara G	Mount Pleasant	
2025-06-17	04:20	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>Renter protections do not protect all tenants being renovicted because of policy loopholes. This needs to be amended if we are to move forward with redevelopment. We are losing the heart of our community - people who live here- as a result of poor policy design.</p>	Visnja Milidragovic	Mount Pleasant	

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2025-06-17	08:35	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I am writing to express my strong opposition to the proposed rezoning of the heritage block located at 469 -483 East 10th Avenue in Vancouver.</p> <p>This block represents an irreplaceable part of Vancouver’s architectural and cultural history. The homes in question are not just old buildings — they are living landmarks that contribute significantly to the character, charm, and identity of the neighborhood. Once destroyed or significantly altered, their historical value cannot be recreated.</p> <p>Rezoning this block to allow for higher-density or modern development threatens to erase decades of important history and sets a dangerous precedent for the future of Vancouver’s historical neighborhoods, which, as you know, is already a huge concern in our city. While I understand the need for increased housing, this should not come at the cost of our city's unique history and the communities that have grown around these heritage homes.</p> <p>There are many opportunities for thoughtful development in Vancouver that do not involve dismantling our cultural legacy. I urge council and decision-makers to consider alternative solutions that balance heritage conservation with the city’s growth objectives.</p> <p>Please protect this heritage block for future generations — once it's gone, it’s gone forever.</p> <p>Sincerely, Kimberley Howie</p>	Kimberley Howie	Marpole	
2025-06-17	10:52	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I oppose the rezoning of 469-483 10th ave.</p> <p>These building are not just houses, but homes to many individuals within block of 469-483 10th ave. Some of these folks have lived in these homes for 10+ years. Each home in this rezoning application has at least 5-10 people and mostly families with children living in each house. These character homes are some of the only reasonable and affordable housing in the neighbourhood. Homes to folks who shouldn’t have to leave due to greedy landlords and someone else to turn a profit. This city needs affordable housing and a reassurance of a not just a building to live in, but the security of not being forced out of our homes.</p>	Cosmina David	Hastings-Sunrise	

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2025-06-17	11:42	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I live in one of the three houses that would be demolished if this rezoning is approved. I share the house with my partner and housemates—eight of us in total. It is our home. The two neighbouring houses are similarly shared. Together, these three homes provide affordable housing for over 20 renters. This proposal would displace all of us.</p> <p>This application is completely out of step with the neighbourhood. East 10th Avenue is a quiet, residential street with mature trees, two- and three-storey homes, and a thriving community spirit. Importantly, it is also a designated cycling greenway, used by hundreds of cyclists every day, including children, commuters, and families. It’s a critical part of the city’s active transportation network.</p> <p>This proposed 17-storey tower would drastically alter the character of the street and create serious safety and livability concerns. Construction disruption, increased vehicle traffic, and underground parking access off East 10th would all degrade the bike route. This directly conflicts with Vancouver’s stated goals to encourage safe, accessible cycling and reduce car dependency.</p> <p>The site is currently zoned RT-5, and even under the City’s Broadway Plan, it does not qualify for high-rise development. The proposal seeks 5.5 FSR, more than seven times the current limit, on a small, mid-block lot not served by rapid transit or located on an arterial. It’s an extreme departure from planning guidelines.</p> <p>Only 20% of the proposed 138 rental units are “below market,” and even those are time-limited. Meanwhile, dozens of existing, long-term, truly affordable rental units will be permanently lost.</p> <p>This rezoning would displace people, damage a key cycling corridor, and set a dangerous precedent for tower developments on quiet side streets. Please reject this application.</p> <p>Thank you, Kenji Resident, East 10th Avenue</p>	Kenji Eu	Mount Pleasant	
2025-06-17	13:47	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>It is ludacris that one developer will own 2 towers within 2 blocks along 10th Avenue. This represents complete commodification of a neighbourhood disguised as compliant Broadway Plan development.</p> <p>This developer has no record developing towers in Vancouver. Please question their intention and viability given the land speculation, fear and anger they have caused.</p>	Andrew LeRiche	Mount Pleasant	
2025-06-17	13:47	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>In a city where cost of living and real, liveable wages are at extremely different points, the idea of tearing down houses where people can currently live, affordably, is outrageous. The longtime residents of this block are being forced out to create housing that will be much more expensive is the wrong direction for affordable housing in this city.</p>	Niamh Feehan Fitzgerald	Grandview-Woodland	

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2025-06-17	14:07	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>To Whom It May Concern,</p> <p>I strongly oppose the proposed development. Vancouver does not need more unaffordable housing—this project offers no real affordable options and contributes to a growing stock of overpriced, often empty homes.</p> <p>We must prioritize ecological responsibility. Tearing down safe, livable buildings to replace them with high-end units is wasteful and unsustainable.</p> <p>This development also threatens a mature canopy of chestnut and elm trees on the 10th Ave bikeway. These trees are a public asset, offering beauty and critical cooling—removing them would be a serious loss for the entire community.</p> <p>Finally, projects like this worsen the displacement of low- and middle-income residents. Vancouver must stop pricing people out.</p> <p>Sincerely, Blaise clark</p>	Blaise Clark	I do not live in Vancouver	
2025-06-17	15:48	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>I strongly oppose the proposed rezoning and redevelopment of our home into a 20-storey tower.</p> <p>I live in the well-known “Purple House,” (469 E10) a long-standing share house that has provided shelter and community to many over the years. I share a room with my partner. We are six in the main house and two in the basement. I’m an artist, and my partner is a design engineer. This home is not just affordable—it's a sanctuary and a hub of creative and community activity.</p> <p>We chose to live here for affordability, proximity to work, and access to bike routes. Even with two incomes, we couldn’t afford to stay in this area if displaced. I work from home and use the garden and garage for art and community projects. This is real, functioning housing that supports the city’s social and cultural fabric.</p> <p>The city’s tenant protections are unclear for households like ours—only two of us are on the lease, though six live here full time. We risk being left out of the process entirely.</p> <p>More broadly, this project reflects a harmful trend: demolishing livable, sustainable homes to build expensive condos few can afford. This is not ecological progress—it’s displacement for profit.</p> <p>Please reject this rezoning. Protect our home, our community, and the character of the neighbourhood.</p>	Madeleine Chaffee	Mount Pleasant	

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2025-06-17	16:06	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>To whom it concerns.</p> <p>I have lived on 10th Avenue for over 10 years now. It's hard to find the right words to express how my impending eviction from my home will affect my life.</p> <p>I work at a local restaurant in Mount Pleasant, and meeting and serving this diverse community, not only is my livelihood, but I enjoy contributing to the culture that so defines Mount Pleasant as a desirable place to live.</p> <p>Unfortunately, I am now worried about how I am going to keep my job if I have to attempt to relocate outside of the area. Burdened further by the unpredictable state of the industry.</p> <p>Most people who work minimum wage jobs cannot afford the cost and time it takes to transit from outside their close proximity to work.</p> <p>It is also hard to find the words to explain how this plan to be displaced has affected my mental health. Loss of sleep and panic attacks are no joke. The walk to and from work underneath the beautiful canopy of chestnut trees has turned into a daily discomfort, as with every glance, I face a new development billboard reminder that my life as I know it will change soon.</p> <p>If people want this neighborhood to remain "pleasant", a thoughtful and wholistic approach to creating more affordable housing must be considered.</p> <p>Thank you for listening,</p> <p>Sincerely Erin Quittenton.</p>	Erin Quittenton	Mount Pleasant	
2025-06-17	16:50	CD-1 Rezoning: 469-483 East 10th Avenue	Oppose	<p>Not only will this proposal displace residents who aren't eligible for tenant protections under the broadway plan, there have been no provisions made for any units in the numerous towers going up along east 10th ave to ensure actually affordable housing is built. 20% of units being 'below market rates' is ambiguous and excludes the majority of renters living in this neighbourhood. We need affordable housing across the city, not just luxury units located on broadway.</p>	Rory Marck	Mount Pleasant	