

CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	20:28	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Dear Members of City Council and Planning Staff,</p> <p>I am writing to express my formal opposition to the current proposal for the development at 29th Avenue and Ash Street, which includes two six-storey buildings and two three-storey townhouses containing 230 secured rental units. While I support the City’s overall goals of increasing rental housing supply and transit-oriented growth, this proposal raises serious concerns in four key areas: density misalignment, traffic and parking pressure, environmental impacts near Queen Elizabeth Park, and failure to offer a balanced alternative that reflects the established community context.</p> <p>1. Density Disproportionate to Context and Precedent</p> <p>The proposed Floor Space Ratio (FSR) of 3.0 and building heights of up to 21.2 m (69 ft) represent a significant intensification for this part of the Cambie Corridor.</p> <p>Previously, this site had an approved plan for 46 townhomes, which would have maintained a much more compatible scale with the surrounding single-family and low-rise developments.</p> <p>The Cambie Corridor Plan (Phase 3) supports increased density near transit but envisions a 1.5 to 2.0 FSR for transitional zones and lower-scale streets adjacent to parks and established residential areas (Cambie Corridor Plan, City of Vancouver, 2018).</p> <p>The current proposal represents a five-fold increase in units from the prior plan, with no meaningful transition in height or scale for the surrounding low-density blocks.</p> <p>2. Traffic Congestion and Insufficient Parking Mitigation</p> <p>The development proposes 151 underground vehicle stalls and 101 bicycle parking spaces, serving 230 rental units. This ratio is likely to push overflow parking demand onto surrounding residential streets.</p> <p>The area already experiences peak-hour congestion, particularly at intersections like 29th &amp; Cambie and 29th &amp; Ash, which were not designed to handle high traffic volumes from multi-family dwellings.</p> <p>Vancouver's own Transportation 2040 Plan highlights the risks of under-parked multi-unit buildings contributing to congestion and pedestrian safety concerns if traffic-calming or transit upgrades are not in place.</p> <p>A comprehensive traffic impact assessment should be conducted before approving a project of this scale in a residential zone with limited road infrastructure.</p> <p>3. Environmental and Heritage Interface with Queen Elizabeth Park</p> <p>Queen Elizabeth Park is a key ecological and cultural asset in the city. The Cambie Corridor Plan calls for preserving green buffers and ensuring that adjacent developments do not compromise park access or tranquility.</p> <p>High-density developments in proximity to the park introduce environmental pressure—trampling of green space, noise, and air quality impacts—which are not</p>	Eva Yue	Oakridge	

				<p>adequately addressed in this proposal.</p> <p>Additionally, no specific mitigation strategies (e.g., green setbacks, enhanced landscaping, noise buffering) are outlined in the proposal.</p> <p>This proposal risks diminishing the ecological quality and public enjoyment of Queen Elizabeth Park, which serves not just nearby residents but the broader city.</p> <p>4. Reasonable Alternative Proposal</p> <p>A scaled-down version, such as a 3- to 4-storey mid-rise with ~80–100 rental units and enhanced green transition zones, would:</p> <p>Support rental supply goals;</p> <p>Reduce traffic and environmental burden;</p> <p>Align more closely with the Cambie Corridor’s envisioned gradual densification model;</p> <p>Retain the livability and walkability that residents of this community value.</p> <p>This middle-ground approach encourages inclusive housing while respecting the urban form and infrastructure capacity.</p> <p>Conclusion</p> <p>I urge City Council and staff to reconsider the scale and density of this project. The current form exceeds the character, infrastructure readiness, and policy guidance for this neighbourhood. A more moderate, thoughtfully integrated design—aligned with existing plans and community feedback—will better serve the long-term goals of both livability and sustainability.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Eva Yue</p>			
2025-07-08	20:34	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Hello, I am opposed to the proposed building of two six-storey residential buildings in this zone, especially if they are directly next to our building at 508 W 29th Street. The reason I am opposed to this is that it had taken my a very long time to saved up enough money as well has had financial assistance from my parents in order to afford my unit and at the time that I had purchased this unit, I was advised by the realtors that the area at 520-590 West 29th Avenue's zoning was limited to only no more than 3-4 stories to be built. That meant that I would never have to risk losing my privacy nor have to worry about looking directly across and into other people's private areas. While I am in support of proceeding with residential construction, I am oppose to the height of the building extending beyond the height of a townhouse for these reasons. This area is not downtown and should provide sufficient space for people living in condos a minimum level of comfort, safety, and privacy. Thank you for listening .</p>	Cassandra Chan	South Cambie	
2025-07-08	23:03	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Attached is the presentation for Item 6: 520–590 West 29th Avenue and 4510–4550 Ash Street, submitted for the Public Hearing.</p>	Kimberly Sullivan		<a href="#">Attachment 1</a>