

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
2025-06-18	19:36	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	This proposal affects every single person in the neighbourhood. Condo, townhome and single attached house owners have their views blocked and neighbourhood roads turned very congested. The cambie corridor developments have already lead to insane congestion on Cambie St, the residential streets and traffic around the hospital and Oak street isn't great either. Anyone who is economically able to live in this area don't take transit often, so the city is mistaken if they think this area should be included in the transit plan. This development should stick to it's original proposal of townhomes. My neighbour in the townhome property next door just moved in last month and cannot imagine their views being immediately blocked and property value decreasing after saving up his whole life for the property. Honestly, all the nearby developments are new and it's insane that people suddenly don't get what was promised. Please do better.	Karen Fung	South Cambie	

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
2025-06-24	13:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application to change the zoning from RM-8A (Residential) to CD-1 (Comprehensive Development) for the purpose of building two six-storey apartment buildings and two three-storey townhouses with 230 rental units.</p> <p>When this area was originally rezoned to RM-8A, the intent was to support gentle density with three-storey townhomes, not high-density mid-rise buildings. The developer had previously proposed a townhouses development that aligned with that vision. Now, the change to 230 rental units in two six-storey buildings seems to be motivated by profit rather than good planning. This undermines the original intent of the neighbourhood plan and breaks trust with residents who accepted the previous form of development.</p> <p>The street infrastructure in this area is already very limited. The streets were originally designed for low-density, single-family homes, and they remain narrow with limited space for on-street parking. With 230 new rental units proposed, there will be a significant increase in the number of vehicles in the area. Even if on-site parking is included, it may not be enough to meet the needs of residents, visitors, and service vehicles. This will likely result in more vehicles circulating and parking on nearby streets, leading to increased congestion and competition for limited curb space. The added traffic and tighter conditions will reduce safety for pedestrians and cyclists and make it more difficult for emergency vehicles to navigate the area. Overall, the increased pressure on parking and traffic will negatively impact both safety and quality of life in the neighbourhood.</p> <p>I live on the 3rd floor of a nearby condo, and I currently enjoy a partial mountain view, something that adds to the overall sense of openness and connection to the natural surroundings that many residents value in this neighbourhood. The proposed two six-storey buildings would obstruct this view entirely, contributing to a feeling of overdevelopment and enclosure. This kind of drastic change in scale can negatively affect the character of the area and may also have an impact on property values, which is a valid concern given the current uncertainty in Vancouver’s housing market.</p> <p>I also have concerns about the long-term social impact of introducing 230 rental units into this neighbourhood. Rental housing naturally tends to have higher turnover, and residents may see it as a more temporary place to live. This can make it more challenging to build a strong sense of community and shared responsibility for the area. Frequent turnover may also contribute to security concerns if there isn’t a consistent and well-managed approach to building access, maintenance, and community engagement. At present, the proposal does not clearly outline how these aspects will be addressed.</p> <p>Lastly, the increased density will add pressure on already stretched local infrastructure such as schools, parks, and public transit. The proposal offers no new community amenities to support this added population.</p> <p>This application is too large and too disruptive for this neighbourhood. It does not respect the established zoning or the community’s expectations. I urge Council to reject or significantly scale down the proposal so it fits the original RM-8A vision and protects the livability of the area.</p> <p>Thank you!</p>	Wrinkie Chan	South Cambie	

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2025-06-24	22:09	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Dear Council Members,</p> <p>I am writing to express my strong opposition to the proposed rezoning application that would allow the development of 230 rental units, including condos and townhouses, in our neighborhood.</p> <p>While I understand the need for more housing, this proposal raises several serious concerns:</p> <p>Traffic and Safety: Our streets are already experiencing high traffic volumes, and adding hundreds of new residents will worsen congestion and pose safety risks for pedestrians, cyclists, and children.</p> <p>Strain on Infrastructure: Our existing infrastructure—roads, public transit, schools, and emergency services—is not equipped to handle such a significant increase in population density.</p> <p>Community Character: The proposed density and building scale are not in keeping with the character of the surrounding neighborhood, which is primarily low-density and residential. This development could set a precedent for further upzoning that would dramatically alter the area.</p> <p>Environmental Impact: There has been little information provided on how green space, tree canopy, and local ecosystems will be protected in this process.</p> <p>I urge council to reject this rezoning application and instead prioritize thoughtful, appropriately scaled development that genuinely considers the input of existing residents and the long-term livability of our community.</p> <p>Thank you for your consideration.</p>	Susan Sun	South Cambie	
2025-06-26	09:29	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	What is the City doing? The proposal from the developer to keep their higher density with no setbacks while NOT providing below market housing goes against your Cambie Corridor Plan and Transit Oriented Area Policy. This is not what we want. Why is the City giving away benefits to developers?	Emma Cheng	Riley Park	
2025-06-26	16:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It would be very crowded in the neighborhood with 230 rental units and less parking lots.	Melissa Jao	South Cambie	
2025-06-26	16:30	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I opposed for the project because it will ruin the community due to too many people and less community resources that it could afford.	Evan Cheng	South Cambie	
2025-06-26	16:33	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I strongly disagree the project.	Hank Cheng	South Cambie	
2025-06-26	16:35	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I disagree with this project because I think there’s already too many residents stay this area. If it offers more rentals, the neighborhood would be very crowded.	Dylan Cheng	South Cambie	

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2025-06-27	11:35	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am writing as a concerned resident living in close proximity to the proposed rezoning site at 520–590 West 29th Avenue and 4510–4550 Ash Street. I strongly oppose the proposed change from a townhouse development to two six-storey residential rental buildings and wish to formally voice my concerns prior to the public hearing.</p> <p>1. Excessive Building Height and Visual Impact</p> <p>The proposed two six-storey buildings are significantly taller than the originally approved three-storey townhouse design. This dramatic change in scale will obstruct views from nearby residences, my own included, as I live just one block away and face north. The increased height contributes to a sense of urban encroachment and visual crowding, reducing the openness and livability that currently defines our neighbourhood.</p> <p>2. Increased Traffic and Infrastructure Pressure</p> <p>The introduction of 230 rental units will substantially increase the density of the area, bringing with it traffic volumes the existing road infrastructure was not designed to support. Local streets are narrow and were not designed to accommodate the level of traffic that 230 additional rental units could generate. Without adequate upgrades to roads and traffic management, safety and accessibility will likely suffer.</p> <p>3. Impact on Community Safety and Cohesion</p> <p>A development of 230 rental units introduces a transient population dynamic that differs significantly from the owner-occupied townhouse community originally planned. The high turnover typically associated with rental housing can affect neighbourhood stability and cohesion. While rental housing is important, a sudden influx of over 200 units can introduce significant changes to the character of the area and raise concerns about community safety and security.</p> <p>4. Economic Timing and Market Realities</p> <p>Currently, the Vancouver townhouse market is slowing, with declining prices and sales. It is concerning that the developer appears to be pivoting away from the original plan, seemingly motivated by financial considerations, while overlooking the long-term impact on already strained community infrastructure such as schools and public transit.</p> <p>Conclusion</p> <p>While I understand the need for housing diversity and rental supply in the city, such a significant change to the original plan must consider the character, needs, and input of the existing community. Developments of this scale and nature should enhance the quality of life for current and future residents, not compromise it. I urge the City to reject this rezoning application and require the developer to adhere to the original, more community-compatible townhouse plan.</p> <p>Thank you for the opportunity to provide feedback.</p>	Siu Wan Cheng	South Cambie	
2025-06-30	07:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Design violates Cambie Corridor Plan – no step-backs, excessive massing</p> <p>City made a significant change (removal of BMR units) without public input</p>	Greg Lee Son	Mount Pleasant	

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2025-06-30	13:57	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I oppose the rezoning application based on the following points: 1) The existing TRANSIT system in the area cannot support the sudden growth of population. I take the Canada Line to work downtown. It's too crowded to get on the 2-car train at King Edward Station during rush hours. I have to wait for 2-3 trains before I can get on. There is only one bus #15 running along Cambie, and the operating frequency is not enough to accommodate the demands. With the rapid increase of population in the Cambie corridor, the public transit should expand before the proposed 230 units are added to the neighbourhood. 2) PARKING is already very limited in the area. Even though public transit is close by, we cannot stop people from driving or owning a car living in the proposed development. The developer should consider a plan of a much smaller development of less than 100 units. 3) I am questioning the SCHOOL system in the catchment. Do we have enough classes in elementary and high schools to cope with the rapid increase of population? A similar situation happened at False Creek. Some families had to move to another catchment in order to get their children into an elementary school. That's because the density increased without proper planning of the City. 4) The SIGNIFICANT CHARACTER STREETSCAPES of the area is the QE park, which provides tranquility and space as one of the top attractions in Vancouver. The over increase of density ruins the nature of the neighbourhood, which is not aligned with Vancouver City planning. In conclusion, I think the proposal is too aggressive to bring in 230 units. In fact the original plan of building hometowns can bring harmony and alignment with the area development and city planning.	Mary Yau	South Cambie	
2025-06-30	14:34	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	- Parking is of great concern... already very busy due to the hospital. Should be at LEAST 1 stall per unit. Specially if there is no under market rental. - Lack of setbacks and too dense!! - Ignoring TOS and Cambie Corridor guidelines - Canada Line is already at capacity...	Steven Woodcock	South Cambie	
2025-06-30	14:40	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	- changing rules on the fly, and ignoring TOS and the Cambie Corridor plan - 1 parking space per 2 units is NOT enough.. parking is already busy due to the hospital. should be at least 1 per unit - lack of setbacks and overly dense create a unappealing boxy look - Canada Line is already at capacity... how can this help!!!	Dixie Woodcock	South Cambie	
2025-06-30	14:51	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I oppose the new development plans. The new plans would drastically affect the existing residents and the quality of living for those already living in the area.	Betty Chan		
2025-06-30	16:22	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	there was a significant change to the application i.e. Below Market Rental was removed after public submission was closed. This is not right The application should not move forward with outdated information - they need to resubmit so that we can reevaluate again	Po Ling Mah	Riley Park	
2025-06-30	16:29	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The removal of the 20% below-market rental units is a significant change to the proposal. This change was not disclosed during the public consultation phase and only appeared in the referral report. This undermines the integrity of the consultation process and violates the spirit of transparency expected in rezonings. The developer needs to resubmit - we are not against more rental units but reducing the rental cost is paramount as well and this is not proper at all	Jamal Jomaa	Riley Park	

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2025-06-30	16:38	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The Transit Oriented Areas (TOA) rezoning policy is supposed to deliver more affordability for renters but the removal of the Below Market Rental provision violates the intent of the TOA.</p> <p>This was also done after the public submission was closed. We need to review more closely what happened and not just blindly rush ahead - the applicant needs to resubmit their proposal as this sets a bad precedent for the whole of the City of Vancouver</p>	Marcus Da Silva	Marpole	
2025-06-30	17:03	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>When I submitted my comments which closed on Shape your city that was on Nov 26, 2024.</p> <p>I am now advised that the City has allowed the developer to change the application and removed a key requirement which is Below Market Rental - without open public knowledge</p> <p>People like me submitted comments based on outdated information - the developer needs to resubmit so that we can see clearly what he is planning to do and the city should not allow the application to go forward without a resubmission</p>	Cammie Wong	Riley Park	
2025-06-30	17:08	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The referral report does not clearly flag the removal of below-market units as a significant change. This omission may have prevented Council and the public from fully understanding the implications of the revised proposal. A revised submission would allow for a more transparent and accountable process.</p>	Arnold Dasilva	Riley Park	
2025-06-30	17:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The application removed the Below Market Rental without clear public knowledge</p> <p>I am not against rentals but without this feature, there is no extraordinary public benefit</p> <p>The application needs to be resubmitted so that we can evaluate it properly.</p> <p>Proceeding like this sets a bad precedent for City approvals of developments</p>	Angelo Rosales	Shaughnessy	
2025-06-30	17:33	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I just found out that the application has changed significantly and the developer and the city planners have quietly agreed to remove the 20% below market rental in the referral report.</p> <p>How can we trust the City who did not inform the public of such a major change?</p> <p>We need to know more before allowing this to move forward and this does not benefit any renters and only benefits the developer</p> <p>This is so terrible and reflects VERY BADLY on the City and it's planning department if they let this go forward without further review</p>	Julianna Shu	Riley Park	

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2025-06-30	17:50	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>It is amazing how the developer and the City Planners have changed the proposal so significantly - without clear public knowledge since this only became apparent in the Referral report</p> <p>They are allowing more Height and Density to the site, but the developer is not giving anything back to the renters with the removal of Below Market rental requirement</p> <p>Also, this change was made AFTER the public submission was closed on November 26, 2024.</p> <p>This looks bad as it would inadvertently make it look like the City Planners are working for the developer and not the renting population - which we know is not the case of course but appearances matter.</p> <p>This development was supposed to bring not only more rental units but also more affordability as well</p> <p>The City needs to a NEW review, and this should not be passed for approval automatically.</p> <p>We need our City Councilors to protect the integrity of the process</p>	Val Mayuga	Riley Park	
2025-06-30	18:04	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This development was originally a townhouse proposal, so they only prepared one level parking. With 230 units and only approx.120 carparks with no reduced market rental required this will mean only affluent people can rent and they will have at least one car per unit which means over 100 cars will overflow into the neighborhood which is already congested.</p> <p>Also, how can the city allow the developer to change their submission without timely public knowledge.</p> <p>Should we not pause approval until the matter is clearer and to give City councilors more time to understand what is happening?</p>	Tan Hwee Ing	Riley Park	
2025-06-30	18:31	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The rezoning application submitted in last year was for 2 masses of 6 storey secured rental, a total of 230 units. 20% units will be below,market value, 10% below the CMHC average market rate under Vancouver TOA policy and guideline.</p> <p>To our surprise it was found just a few days before the June 3 council meeting, that the 20% BMR was waived. 20% BMR units is required under TOA for more height and density.(The site has been RM8A zone under Cambie Corridor Plan for 3 storey townhomes. This is in compliance of TOA policy. Such drastic change should require another new submission from the developer in accordance with Vancouver rezoning process guideline.</p>	Olive Yu	South Cambie	
2025-06-30	18:51	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Misalignment with TOA Policy Intent</p> <p>The Transit-Oriented Areas (TOA) Rezoning Policy encourages increased density in exchange for affordability and livability. This application now delivers neither below-market housing nor enhanced public realm improvements. It risks becoming a policy loophole rather than a policy success.</p> <p>wanted to add this point</p>	Arnold Dasilva	Riley Park	

2025-06-30	20:44	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Dear Council,</p> <p>I am writing as a concerned neighbour to express my opposition to the proposed rezoning application by Sightline Properties for 520-590 West 29th Avenue and 4510-4550 Ash Street. As a resident of this neighbourhood I am deeply troubled by the scale, density, and precedent this development would set if approved in its current form.</p> <p>I understand that this application is being considered under the newly adopted Transit-Oriented Areas (TOA) Designation By-law and Rezoning Policy. While the site falls within Tier 3 of the TOA legislation, which permits up to eight storeys and a density of up to 3.0 FSR, this project proposes two six-storey buildings and two three-storey townhouses—amounting to 230 rental units and a substantial shift in the built form of our community.</p> <p>What is particularly concerning is that, despite the TOA Rezoning Policy’s clear intent to deliver greater affordability—requiring that a minimum of 20% of the residential floor area be provided as below-market rental housing for 100% secured rental projects—this development will include no below-market units at all. According to City staff, the pro forma review concluded that below-market housing would not be required. This outcome is disappointing and, in my view, undermines the purpose of the policy, which is to exchange added height and density for real affordability benefits.</p> <p>If we as a city are granting generous increases to building height and density to align with provincial legislation, it is only fair that communities see a return in the form of housing that is accessible to a broader range of residents—not just market rental stock. Allowing a developer to access maximum density (3.0 FSR) and height allowances without delivering any below-market housing sets a troubling precedent.</p> <p>Moreover, the proposed height of over 21 metres and the massing of two six-storey buildings will drastically alter the character of our low-rise residential neighbourhood. The project is out of scale with its surroundings and risks overburdening local infrastructure, increasing traffic congestion, and reducing green space and privacy.</p> <p>While I appreciate the City’s commitment to addressing the housing crisis, we need to ensure new developments are thoughtful, balanced, and provide real benefits to communities—not just entitlements to developers. I strongly urge Council to reject this application in its current form and require a revised proposal that includes a meaningful proportion of below-market units and better reflects the scale and spirit of the surrounding neighbourhood.</p> <p>Thank you for your time and for considering the voices of the people who live here.</p> <p>Sincerely, Mary Truong</p>	Mary Truong	South Cambie	
2025-06-30	21:21	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose the current rezoning application and request the developer adhere to the previously approved plan, which includes:</p> <p>46 units of three-story townhouses, rather than the proposed 230 units in a six-story building. A height limit of 33 feet, rather than the proposed 69 feet. A Floor Space Ratio (FSR) of 1.2, rather than the proposed 3.0.</p> <p>The proposed project disregards the neighborhood’s existing character and context. The six-story height is particularly inappropriate, as the site does not front a major street, contrary to the developer’s claims. West 29th Avenue is a quiet, short street that functions as a bikeway, not a busy arterial road like Cambie Street. The developer’s claim that it is a busy</p>	Eddie Yu	South Cambie	

			<p>street is misleading.</p> <p>According to the Cambie Corridor Plan, high-density development is reserved for areas directly fronting Cambie Street, while blocks away are designated for medium-density development (three to four-story multi-unit residences). This ensures a gradual transition between high-density areas and single-family homes. The proposed six-story development ignores this principle, disrupting the planned urban transition and undermining the coherent vision previously implemented along Cambie Street.</p> <p>The City’s Transit-Oriented Areas Policy sets a maximum density of 3.0 FAR and a height of up to six storeys for this rezoning application. City Council retains the discretion to approve density and height levels below these maximums. Additionally, the City’s rezoning policy emphasizes that applications must be evaluated on their own merits, with careful consideration of good city-building practices and adherence to existing built form guidelines. In our area, this specifically requires compliance with the Cambie Corridor Plan.</p> <p>It’s important to note that the Province’s approval of a maximum 3.0 FAR and six storeys does not guarantee these levels for this site. However, the current proposal does not comply with the Cambie Corridor Plan, which provides a framework for development that reflects the unique character and context of the neighbourhood. This misalignment raises significant concerns about the suitability of the proposed rezoning.</p> <p>The developer proposes no setbacks, which results in a building that resembles a large institutional structure, particularly on the north, east, and west elevations.</p> <p>No setbacks would create an oppressive form, block sunlight, and increase shadows, especially impacting neighboring properties such as the Empire complex. The east side of the proposed building directly faces a narrow back lane shared with the Empire complex, creating a six-story wall with windows and balconies that invade the privacy of Empire residents. To preserve light, reduce shadows, and maintain privacy, three-story townhomes should be built on the east side instead. This would also benefit Empire residents by preventing their homes from being boxed in by a six-story wall.</p> <p>The design prioritizes simplicity and cost-saving for the developer, resulting in a boxy, unattractive building with limited architectural value that clashes with the neighborhood’s character.</p> <p>The proposal includes only 67 parking stalls for 230 units, which would cause significant spillover parking onto West 29th Avenue and surrounding back lanes, creating congestion and inconvenience for residents.</p> <p>I strongly oppose any development that prioritizes the developer’s profits over quality design, environmental harmony, and the preservation of neighborhood character.</p>			
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				Oversized buildings on small residential streets, like West 29th Avenue, are highly concerning. Such developments block natural sunlight, obstruct views, and negatively impact nearby homes, including the newly built townhomes on West 29th Avenue and the Empire complex near Queen Elizabeth Park.			
2025-07-01	08:45	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The Cambie corridor is a marquee development area for the city to provide reasonable density within a livable community. This development violates this objective.</p> <p>- City made a significant change (removal of BMR units) without public input - Contravenes the Transit-Oriented Areas Policy, which requires 20% Below Market Rental (BMR) - Design violates Cambie Corridor Plan – no step-backs, excessive massing - Insufficient parking – only 1 level, planned for a previous townhouse project</p> <p>I request you decline this application and hold the developer accountable to the same standards as other developments in this area and in accordance with existing zoning regulations.</p>	Greg martin	Arbutus Ridge	
2025-07-01	08:51	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose this application based on the following points: City made a significant change (removal of BMR units) without public input; Contravenes the Transit-Oriented Areas Policy, which requires 20% Below Market Rental (BMR); Design violates Cambie Corridor Plan – no step-backs, excessive massing; Insufficient parking – only 1 level, planned for a previous townhouse project.</p> <p>The developer should be subject to the same regulations as all others in this area. Allowing these changes will negatively affect this thriving neighbourhood.</p>	Adrienne Martin	Oakridge	
2025-07-01	10:55	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application as the original cambie corridor plan is intended to fill the " missing" middle income, Strata units. There are young families with kids who want to move up to moderately priced townhomes to have front yard or back yard insteading bringing up their kids in four concrete walled condo. We as the seniors also like to move to moderately priced townhomes after we sell our homes and we want to live close to VGH due to old age. We all cannot afford the luxury high rises condo such as oakridge asking for \$ 3000 per square ft. The City planning has neglected the needs of " middle income"</p>	Louis Ng	South Cambie	
2025-07-01	11:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application Particularly the drastic last minutes change of waiving the 20% below market units just before June 3 council meeting with public notice. Without the 20% below market units, one of the 2 requirements under Vancouver TOA policy, it around not be considered under TOA to enjoy the height and density. It defeat the purpose of using more height and density to provide incentives to the developer to build affordable units (below market rental). This is the first TOA to be considered, the waiver of 20% BMR but still enjoys 6 storey height and density will set a dangerous precedent for the other developers to follow. For compliance of procedure, the developer should withdraw the original application and resubmit the revised application The RR2C building schedules (6 storey) the developer adopted in their application also requires 20% below market units. This means RR2C building schedules is no longer applicable. The developer has to resubmit a new application using the relevant building schedules.</p>	Olive Yu	South Cambie	

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

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2025-07-01	19:31	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This application does not qualify under the TOA.</p> <p>1. Violation of TOA (Transit Oriented Areas) Policy</p> <p>City planners quietly allowed the developer to eliminate the required the 20% Below Market Rental (BMR) units after public input closed. 20% BMR is required under TOA to enjoy more height and density without community benefit.</p> <p>2. This last minute drastic change without no notice, no consultation will set a dangerous precedent throughout the neighborhood.</p> <p>3. Non compliance of Vancouver City rezoning application process guideline by not submitting a formal letter of withdrawal and resubmitting the rezoning applicaiton for this last minute drastic change. (refer to Pg 2 of Zoning District Change-Application Submission requirements, Nov 2024)</p> <p>4 Parking Nightmare</p> <p>Only 1 parking spot per 2 units is planned — for a 230-unit building. That’s 100+ extra cars spilling into our streets, especially with high market rents attracting car-owning tenants</p> <p>5. Ignoring Community Plans</p> <p>The building design violates the Cambie Corridor Plan: no step-backs, just 6-storey walls — creating a boxy, overbearing structure out of sync with the area. If approved, other developers may follow suit.</p> <p>If this TOA can override all the hard work of putting the Cambie corridor plan, then we should eliminate the whole city planning department and save our tax dollars.</p> <p>It also disrespect the existing residents living in the QE park area ,because they are believing in the Cambie Corridor Plan which is a blue print for a “30 Years developing guidelines along the Canada Line”.</p> <p>There is no protection for our hardworking taxes paying citizens in the investment of our homes.</p>	Becky Chan	South Cambie	
2025-07-02	15:09	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I live on west 29th Avenue adjacent to the development that is supposed to take place at 520-590 west 28th Avenue. I am opposed to the development if 6 stories most vehemently. As the 6 stories will go until Ash street, there will be considerable shading of the next block over. There is so much development in these few blocks including the RCMP site, the bus terminal and Oakridge. I’ve lived in the street for more than 25 years. It will ruin the neighborhood with excessive cars and traffic as well. I mostly object to the 6 stories being up against residential houses. If it ties through at the very least the tall buildings should only be near Cambie where there are other 6 story buildings. The 3 story developments that have taken place so far in the neighborhood have been unobtrusive , and it still maintains the feel of a neighborhood. Please reconsider allowing this to go forward</p>	Gail Mattuck	South Cambie	

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2025-07-02	15:11	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose the rezoning application because of the following:</p> <p>1. The proposed building complex does not provide either the 20% social housing or the 20% below market rental units. This does not satisfy the requirement listed in the TOA policy (Transit-Oriented Area Designation By-law)</p> <p>2. The propose building complex does not conform with the Cambie Corridor Plan which includes specific goals for enhancing and preserving the Queen Elizabeth Park neighborhood. The Cambie Corridor Plan was established to guide the next 30 years development along the Canada Line. It was carefully crafted with the inputs of residents and stakeholders, aiming to ensure balanced development that respects the unique arboretum character of the neighborhood. This proposed rezoning deviates from those goals and suggests a disregard for the residents' wishes, who rely on this plan to maintain their quality of life and community standards.</p> <p>3. 29th Ave is a bike lane with busy cycling traffic, with a 230 unit complex the additional vehicle traffic will create a dangerous situation.</p> <p>4. Currently vehicle traffic from 29th Ave can only access into the South bound lane of the Cambie Street (a main traffic artery) and likewise only the South bound lane in the Cambie street can turn into 29th Ave. This road arrangement was designed and constructed for light traffics. With the additional heavy vehicle traffic from this 230-unit complex, undoubtedly, it will create a bottle neck at the intersection causing traffic jams along the 29th Ave which is a busy bike lane.</p> <p>5. The proposed building complex does not provide enough parking stalls for its residents, only one stall for every 2 units. So, there will be one hundred or so vehicles park on the neighborhood streets. Currently street parking in this area is already at a premium.</p> <p>6. Lack of setbacks and step-backs-- The developer's request to waive setback and step-back requirements on a narrow back lane is unacceptable. This would allow the construction of two oversized six-story buildings, which would overshadow neighboring properties and create excessive shadows. Such massing is incompatible with the area's established low-rise character and would significantly detract from the neighborhood's visual appeal.</p>	Chen Eddy	South Cambie	

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2025-07-02	20:08	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This is to supplement my previous submission.</p> <p>I oppose this rezoning application because it does not qualify under the Transit – Oriented Areas Rezoning Policy.</p> <p>This application is being considered under the Transit -Oriented Areas Rezoning Policy (TOAs). Under this Policy in clause 5.2, there is a requirement to provide either a 20% below market rental or 20% social housing. However, in this application such provision is missing. This disqualifies the application automatically. Hence there is no need to conduct a public hearing at all.</p> <p>Upon further review of the application, there is a statement that “Staff have reviewed the application's pro forma and the value of securing the 230 rental housing units and determined that no below market units will be required for this proposal.” This is a very obscure statement, I interpret it means that clause 5.2 is waived. However, there is no valid reasons or logic given for such waiver. How did this "staff" determine? This is highly irregular and the lack of transparency is totally unacceptable. I wonder does this “staff” have the legal right to waive the requirements stipulated in the TOAs. The validity and the legality of this waiver is questionable.</p> <p>In short, this application should be rejected because it does not meet the requirement set out in the Transit -Oriented Areas Rezoning Policy.</p>	Edwin Chan	South Cambie	
2025-07-03	14:10	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It will create conjestion to the traffic and parking nightmare in the neighbourhood.	Morgan Wong	South Cambie	
2025-07-03	14:16	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I moved to this community because of the guideline of Transit Oriented Areas. Now, the City of Vancouver has violated the original intend of TOA and the community will not be the same as it was presented to the public.	Grace Tong	South Cambie	
2025-07-03	14:30	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>there is a Material Change Without Public Notification and the removal of below market rental should not have been allowed. There is no longer any extraordinary public benefit and while we will have 230 rental units these are FULL Market Rental and there is already an over supply of Market Rentals.</p> <p>We need to review the application and not just automatically approve it. If the builder wants to rush his development he should have continued with his original townhouse development</p>	Sandy Wu	Riley Park	
2025-07-03	14:50	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The developer has not provided enough carparks as he originally was building for townhouses, so he only prepared for one level parking. He does not want the expense of digging deeper and with only one level he can only provide 124 car parks for 230 condo rental units.</p> <p>With the removal of Below Market Rental for this project, only above average income people will live here, and every unit will at least have one car which would mean approximately 100 extra cars looking for parking in the streets - not counting other developments which are also coming up near to this site and which will all require parking. This will be a parking nightmare and there needs to be a study done - BEFORE - not after approval because City Council will never be involved after a development has been approved</p>	Pearl Wu	Riley Park	

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2025-07-03	15:27	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am a property owner at Empire at QE Park, located adjacent to the proposed rezoning site. I am writing to express my concerns and objections to this rezoning application, as several unresolved issues could significantly impact the local community and our quality of life.</p> <p>1. Traffic and Parking Concerns The proposed development includes only 124 parking spaces, representing a ratio of 0.54 parking stalls per unit. This allocation appears inadequate for the anticipated number of residents and visitors. If additional vehicles cannot be accommodated on-site, where will they park? This could lead to an overflow of vehicles onto surrounding streets, further exacerbating existing parking challenges in our area.</p> <p>What plans does the City have to address this anticipated issue and its effects on local traffic conditions, particularly in the back lanes near our parking entrance on the southeast side of the applicant’s site? According to the applicant’s booklet, the developer provides very limited information about the back lanes, such as garbage collection points. Does this fulfill the requirements of the “Street and Traffic By-Law 2849”?</p> <p>2. Safety Risks of Electric Vehicle (EV) Parking As the popularity of electric vehicles continues to rise, it is essential to consider the fire risks associated with EV battery overheating, which cannot be extinguished using traditional water-based methods. Has the developer proposed any fire safety measures for the underground parking area specific to EVs? If not, is the City considering new regulations to ensure the safety of residents within the proposed wood-framed building and the surrounding neighborhood?</p> <p>The recent fire at a Surrey e-bike store on June 28, 2025—fuelled by lithium-ion batteries—serves as a warning and underscores the urgent need for stricter regulations on charging and storing high-power lithium-ion batteries.</p> <p>3. Previous Rezoning Context A previous rezoning application by the same developer involved a townhome project, which was marginally acceptable in terms of building height, traffic impact, and community fit. However, the current proposal deviates significantly from the precedent set by that project and introduces far greater concerns regarding fire safety, density, traffic, and infrastructure.</p> <p>4. Building Height I see no justification for the Director of Planning to allow a maximum building height of 21.3 metres in this proposal. This excessive height does not align with the character of the surrounding community and will create negative visual and environmental impacts.</p> <p>Conclusion The lack of detailed information about the development’s potential impact on traffic, parking, safety, and community character is deeply troubling. We urge the City to require a more comprehensive assessment and to engage meaningfully with affected residents before proceeding with this rezoning application.</p> <p>Thank you for considering my concerns. I look forward to your response and to opportunities for further consultation on this matter.</p>	Ka Pong Chan	South Cambie	

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2025-07-03	15:30	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	there will be not enough parking in the neighbourhood as I understand that the devleoper does not plan to provide enought parking and is only providing 50% of the parking needs. The streets will be so congested as there are so many buildings coming up around here and the least you can ask for is enough parking	Mei Fong Chan	Riley Park	
2025-07-03	15:39	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	We would like to reiterate our concerns regarding the rezoning proposal and highlight key points for consideration: 1. Preserving Urban Green Spaces and Natural Assets: Reducing building density does not equate to wasting valuable space. In alignment with the City’s goals of promoting green buildings and preserving natural assets, efforts should prioritize retaining or planting trees and fostering resilient, healthy ecosystems in our urban environment. These actions are essential for maintaining a sustainable and liveable community. 2. Non-Compliance with RR2C Zoning Guidelines: According to the project booklet, the proposed building exceeds the height and width limits permitted under RR2C zoning. We believe this deviation warrants a thorough review by the Urban Design Panel to ensure compliance with zoning regulations and maintain the integrity of neighbourhood planning. 3. Reconsideration of Parking Design: Given that this development is situated in a transit-oriented area, we question the inclusion of general parking slots instead of limiting parking to just the nine required accessible parking spaces. The City of Vancouver has previously highlighted that eliminating minimum parking requirements can reduce the costs of construction. Furthermore, excluding resident parking (except for accessible parking) encourages tenants to rely on public transit, reducing the strain on local traffic and parking infrastructure. We respectfully urge the City to address these concerns and reconsider the current proposal to better align with municipal objectives and the needs of the local community. Thank you for your attention to this matter.	Ka Pong Chan	South Cambie	
2025-07-03	20:49	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	(1) Will have insufficient parking have high density of resident in the area (2) City made significant change without any public input which can negatively affect property price (3) This changes the original community planning at the time I purchased the unit which is unjust.	Ada Ho	South Cambie	
2025-07-03	21:22	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	1. Violation of Transit Oriented Areas Policy, removal of BMR without public input 2. Noncompliance of Vancouver City Rezoning Application Process Guidelines 3. Violation of Cambie Corridor Plan 4. Insufficient parking	Matthias Lee	South Cambie	

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2025-07-03	21:39	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Dear City Council,</p> <p>I am writing to formally oppose the proposed development at 520-590 West 29th Avenue. The recent changes to the rezoning application, particularly the elimination of the required 20% Below Market Rental (BMR) units, are concerning and undermine the community's interests.</p> <p>This drastic alteration, made without adequate public consultation, sets a dangerous precedent for future developments in our neighborhood. It contradicts the Transit Oriented Areas (TOA) Policy and the Cambie Corridor Plan, which are designed to ensure responsible growth that benefits the community.</p> <p>Additionally, the insufficient parking provisions (only one parking spot for every two units) will exacerbate existing traffic issues and negatively impact our streets. The design, with its excessive massing and lack of step-backs, does not align with the character of our neighborhood.</p> <p>I urge the council to reconsider this proposal and prioritize the needs of the community.</p> <p>Thank you for your attention to this critical matter.</p>	Lisa Lam	South Cambie	
2025-07-03	22:50	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Parking will be a major issue in this area, especially with only 92 parking spaces provided for 230 units. The narrow alley behind the Empire at QE Park is often congested with parked cars, creating a dangerous situation for both pedestrians and drivers accessing the parking lots. Additionally, 29th Street is short and narrow, unable to accommodate the increased traffic. The added traffic, combined with cyclists, will undoubtedly pose a safety risk. Only 92 parking stalls are planned for 230 units. This will lead to 80-138 cars parking overflow into streets and alleys, assuming 0.75 to 1 car per condo unit. The safety of the neighbourhood is a great concern. While the City was collecting the input, no resolutions have been proposed or explained at the referral report. Has there been a parking study performed around the site area and if not, what's the use of getting public input?</p>	Betty Chan	South Cambie	

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2025-07-03	23:27	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am deeply concerned about the proposed building's height and its impact on Empire along the shared lane. A six-storey structure with windows and balconies directly overlooking Empire feels intrusive and out of place. Introducing such a large building - (without any step backs) into the heart of a residential area enhances the disruption of the harmony of the existing neighborhood and undermines its aesthetic value, social fabric, and overall atmosphere. This proposal would significantly diminish the quality of life for local residents. The Cambie Corridor is a thoughtfully planned and well-designed neighborhood, carefully developed by the City, and widely praised for its balance and character. It should be preserved as it stands. Since moving here, we've seen many single-family homes converted into townhouses, with many developments still underway. We have not opposed these projects because their design, height, and overall character align well with the neighborhood's existing feel. While traffic has understandably become more congested, we have accepted this growth as part of the area's natural evolution and have been prepared for further increases as more townhouses are completed. However, the density proposed by this developer is entirely unacceptable. Such an increase would exacerbate traffic congestion, strain parking availability, and disrupt the cohesion of our community. 29th Avenue is a small street that also serves as a bikeway. It was not designed to accommodate the significant rise in vehicular traffic that would result from a project of this scale. Bikeway activity has to be preserved, and the additional traffic would eventually be dangerous for them. The city has spent so much time and money to encourage bikeways and this is a contradiction. The proposed structure would lead to noises, traffic jams, longer commutes, and serious safety concerns for residents and cyclists alike. We paid an additional amount for my property, drawn by the promise of a beautiful view and a peaceful neighborhood, as outlined in the City's plan to maintain the area at height of no more than three storeys. After working hard throughout our youth, my wife and I looked forward to enjoying a quiet retirement with this view—a sentiment shared by many seniors in this community. However, the proposed structure now completely blocks that view, and it feels deeply unfair that developers profit at our expense. Why should renters take over what we invested so much to secure? I'm not against rental units, and I support affordable housing for young generation as I went through that stage. However this situation is unjust to homeowners like us. Who will compensate us for the financial loss caused by trusting the City's planning? It's disheartening to see our hard work and trust undermined like this.</p> <p>We strongly urge the developer to revert to the original proposal submitted in 2021, which better aligns with the community's expectations regarding height and density and reflects the character of the area. We also call on the City to uphold the RM-8A zoning designation approved in May 2023, which was based on sound rationale. Approving a development that prioritizes profits over quality design, sustainable materials, and residents' quality of life would be a disservice to the community.</p>	Philip Sham	South Cambie	