

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
2025-07-04	12:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The fact that the design lacks appropriate setbacks and step backs to improve natural light, ventilation, noise pollution, privacy for occupants is alarming. Not only that, the proposal disrupts the established community character and against the vision of Cambie Corridor Plan, which has taken more than adecade to develop, that 1) supports gentle, incremental densification by encouraging the development of 3-storey townhouses from individual homes in the area, 2) preserves the community character of the environment. According to Guidelines of RM-8A approved under the Council,3) RM-8A is created to address a nod to missing middle housing, and allows a diversity of housing type.(P7 of CCP).</p> <p>Based on TOA policy (page 5) enacted under Bill 47, "Council may consider rezoning applications under TOA on their own merits and may condition or refuse a rezoning application based on other planning and city-building principles included in Council-approved policies." I ask the Council to consider the above in refusing the developer's application.</p> <p>Thank you.</p>	So Lin Sham	South Cambie	
2025-07-04	13:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>1. Violation of TOA (Transit Oriented Areas) Policy 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 with no notice, no consultation will set a dangerous precedent throughout the neighborhood.</p> <p>3. Noncompliance of Vancouver City Rezoning Application Process Guidelines by not submitting a formal letter of withdrawal and resubmitting the rezoning application for this last minute drastic change. (refer to Pg 2 of Zoning District Change-Application Submission requirements, Nov 2024).</p> <p>4. Parking Nightmare 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 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>	Sunny Hiu Yeung Sung	Mount Pleasant	

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2025-07-04	13:59	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>1. Violation of TOA (Transit Oriented Areas) Policy 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 with no notice, no consultation will set a dangerous precedent throughout the neighborhood.</p> <p>3. Noncompliance of Vancouver City Rezoning Application Process Guidelines by not submitting a formal letter of withdrawal and resubmitting the rezoning application for this last minute drastic change. (refer to Pg 2 of Zoning District Change-Application Submission requirements, Nov 2024).</p> <p>4. Parking Nightmare 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 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>	Mary Cheng	Kensington-Cedar Cottage	
2025-07-04	15:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>City should conduct an impact study on parking and traffic in this area to see the safety and traffic problems.</p>	Esther Luie	Kerrisdale	

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2025-07-04	16:17	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Canada’s aging population, including many seniors in this community, requires thoughtful planning. Many older residents downsized to this area due to its quiet atmosphere, proximity to hospitals, and accessibility to public transport. These seniors deserve to enjoy their retirement in a quiet and stable environment, as initially promised by the Cambie Corridor Plan. Please uphold the well-designed plan.	Roy Wong	South Cambie	
2025-07-04	16:47	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I oppose this project because vancouver needs more middle income homes such as townhomes for family with children, retirees who sold their houses. Cambie Corridor Plan originally target for this." missing income income. There are already many market rental completed or under construction along cambie. Some of them with vacancies almost a year after completion.	Jork ka Ng	South Cambie	
2025-07-04	16:48	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Like many of our fellow residents, we chose to purchase a townhouse in this area because we value the Cambie Corridor Plan established by the government. This plan thoughtfully restricts buildings behind the main structures along Cambie to a maximum of three storeys. We urge the City to uphold this carefully designed plan to preserve the character and integrity of our community.	Tee Sham	South Cambie	
2025-07-04	16:52	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	My house market value will go significantly down and there will be no parking available to residents living in our area.	Peyton Lee	South Cambie	
2025-07-04	16:52	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	According to the Cambie Corridor Plan, areas a block away from arterial streets are designated for medium-density residential developments, which limited to 3 to 4 storeys. The developer's claim that this structure fronts a major street is incorrect. This proposed six-storey project contradicts the established character of the neighborhood and disregards its surrounding context. It severely disrupts the coherence and harmony of the community. Like many other residents, we invested our savings to purchase a home here because we trusted the City's highly acclaimed Cambie Corridor Plan. Now, we feel betrayed. I ask the City to stick to City Rezoning of this neighbourhood planning in May 2023 (last year) to RM-8A (residential) which allows up to 3 storeys townhouses or row houses. Thank you.	John Lui	South Cambie	
2025-07-04	16:52	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I strongly disagree the project due to the neighborhood is crowded.	Melissa Jao	South Cambie	
2025-07-04	16:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	- Will affect my apartment’s market value.  - Already no street parking available for residents living.  - Storey of building is too high.	Nan Hae Yoo	South Cambie	
2025-07-04	16:58	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The potential adverse effects on our community are significant. Increased traffic and parking congestion, safety risks for cyclists, pedestrians, and children (particularly on 29th Avenue, a narrow road designated as a bikeway), and additional strain on community resources are all serious concerns. Furthermore, the proposed buildings would overshadow nearby homes, block views and sunlight, and negatively impact the mental well-being of affected residents.	Nelly Tsamis Nelly	South Cambie	
2025-07-04	17:04	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The Vancouver should support Mid-Income Families: The area is also home to many mid-income families who rent townhouses or condos due to the high cost of homeownership. Their housing needs should not be overlooked, as they contribute significantly to the vibrancy of our community.	Veronica Graham	South Cambie	

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2025-07-04	17:08	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	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. In short, the proposed doubling of building height and excessive increase in density do not align with the neighborhood or its character. There are already many rental buildings being constructed or planned along the larger streets in the area. We, particularly the retirees who have worked hard for many years, ask that you allow us to continue enjoying a quiet and peaceful environment.	Alice Wong	South Cambie	
2025-07-04	17:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Many parents have already expressed concerns about having to send their children to schools in distant districts because local schools are at capacity. I urge the City to obtain the most updated school capacity / waiting list data of schools in this area to find out how difficult the parents are facing. Adding 230 units to this area will be a nightmare for us. The Council and City should have a long term vision and plan for residents in this area. We need more townhouses for our kids, if not affordable to buy, can rent.	SL Sham	South Cambie	

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2025-07-04	17:14	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Water Service</p> <p>The water main servicing the proposed development is a 200 mm line on West 29th Avenue. The Fire Underwriters Survey required fire flows and domestic flows submitted by Aplin Martin Consultants Ltd. (dated June 20, 2024) appear to be based on the townhouse RM-8A rezoning. Are these flows sufficient for the proposed CD-1 rezoning and secured rental buildings, which are of significantly higher density?</p> <p>In most parts of the City of Vancouver, fire service and domestic water use draw from the same source/system. They are directly correlated. The existing water service in this area was designed over 70 years ago for low-density residential use.</p> <p>In Vancouver, the maximum water service connection size is 300 mm. This means that, in theory, the total flow capacity is proportional to the cross-sectional area of the pipe. Increasing from a 200 mm to a 300 mm connection would provide approximately 2.25 times more capacity.</p> <p>However, the proposed development represents a much larger increase in demand: The previous RM-8A development contained 46 townhouses. Assuming 4 residents per unit, that is about 184 people.☐</p> <p>The proposed secured rental buildings include 230 units. Assuming 2 residents per unit, that is approximately 460 people.☐</p> <p>This is a 2.5× increase in population (not including additional townhomes on the southeast side of the proposal).☐</p> <p>Furthermore, the proposed building height of 21.3 m introduces additional water service challenges:</p> <p>A) Water pressure across the area could be negatively impacted, potentially reducing firefighting efficiency during emergencies. Critical facilities within the affected area include BC Children’s Hospital, BC Women’s Hospital, senior care homes along Heather Street, and Eric Hamber Secondary School.</p> <p>B) The proposed building design includes a floor-to-ceiling height of 3.1 m, exceeding the 9 ft (2.74 m) maximum recommended in the Rental Housing Blueprint Project (Dec 2024). Taller buildings also require significantly more piping material and larger water storage systems, increasing the demand on the existing infrastructure. This design element may also warrant review by the Urban Design Panel.</p> <p>Conclusion☐The proposed rezoning is fundamentally incompatible with the area’s existing water infrastructure. Comparing RM-8A to CD-1 rezoning: a 2.5× population increase vs. only a 2.25× theoretical increase in water service capacity. The risk of overloading the water system is unacceptable.</p>	Ka Pong Chan	South Cambie	
2025-07-04	17:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Does not fit the neighborhood. Development on small side streets off Cambie should remain restricted to three stories.	Glenn Beattie	South Cambie	
2025-07-04	17:40	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Only a narrow laneway separates 3 six story buildings ( 508 W 29th Ave, 505 W 30th Ave, and 4539 Cambie St.) from this proposed development. This laneway is the only access to the parking garage for all three buildings. Only one car at a time can travel on the laneway which is currently a problem because of the volume of traffic. It is unimageable what a nightmare this proposed build would create for traffic..	Glenn Beattie	South Cambie	
2025-07-04	17:50	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	All the owners of the three condo buildings at 505 W 30th Ave., 4539 Cambie St and 508 W 29th Ave. purchased their units with the guarantee from the city any developments off Cambie would be limited to three story buildings. If this proposal goes through it will significantly devalue all the owners properties. Someone should be held accountable if this happens.	Glenn Beattie	South Cambie	

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2025-07-04	17:52	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose the current rezoning application and request further review of the planning.</p> <p>We have to anticipate the proposed building will likely cause severe congestion and parking issues in the community given the proposed 1 parking spot per 2 units.</p>	Nicholas Shewchuk	South Cambie	
2025-07-04	17:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>There is currently very limited parking in this area because of all the recent developments. The area can not support the density this development proposes.</p>	Glenn Beattie	South Cambie	
2025-07-04	18:17	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>As a resident deeply invested in the well-being of my community, I am expressing my strong disapproval of Sightline Properties' proposal to rezone 520-590 West 29th Avenue and 4510-4550 Ash Street. This proposed shift from a 1.2 ratio zone for building townhomes to a 3.0 ratio for two six-story residential rental buildings and two three-storey rental townhomes is alarming.</p> <p>The reconfiguration leads to a dangerous precedent where all inner residential streets could be turned into condo buildings. This change dramatically disturbs our community's character, leading to increased road traffic, heightened utility requirements, and potential safety issues. The environmental impact cannot be remiss; such development will inevitably escalate waste output and disrupt our neighborhood's delicate ecosystem.</p> <p>Existing zoning laws were designed to preserve the balance between development and environmental sustainability—upsetting this equilibrium will undoubtedly result in irreversible effects on our community's quality of life.</p> <p>The importance of maintaining the breadth and quality of our green spaces, the tranquillity of our neighbourhood, and the safety and welfare of its residents cannot be stressed enough. Hence, I urge you to consider the long-term implications of this rezoning and reject Sightline Properties' proposal.</p>	Vicar Li	South Cambie	
2025-07-04	18:22	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose The rezoning proposal of the location. It will severely affect the traffic pattern and the density of the Neighbourhood. I believe the original zoning was decided by the city for a reason, and I don't see any legitimate reasons to change the original decision.</p>	Janet Wong	South Cambie	
2025-07-04	20:41	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>From what I understand this building design violates the Cambie Corridor plan, and the developers also eliminated the 20% below market rentals.</p> <p>Would ask city council review the rezoning again and find a way so that the space can better respect the Cambie Corridor plan, and ensure 20% are going to below market rental availability.</p>	Marina Kupriyanova	South Cambie	
2025-07-04	21:06	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning.</p> <p>1. The inner cambie sites have always been low density, ie, townhouse complexes, instead of 6story condo. Condo size complex should be facing cambie street not further in. This will new rezone will not adhere to the current city planning against the inital plan.</p> <p>2. Too many traffic going in to inner street. Street parking will be an issue.</p> <p>3. Attachment School is already over crowding, with additional 6story condo, will add more already crowded school.</p>	Gloria Zuo	South Cambie	

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2025-07-04	21:17	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This project in every perspective goes against the existing neighborhood ignoring the surrounding context. The proposed building height of 6 storeys is clearly out of place given that it is NOT fronting any major street, which the design rationale has incorrectly claimed.</p> <p>Based on Cambie Corridor Planning, only area immediately fronting Cambie Street will receive high density development while any blocks away from the arterial street will receive medium density (3-4 storeys multi-units residential development) as a transition between high density development and existing single family residential fabric, All the on-going developments along Cambie Street have consistently following this vision with the good intention allowing a smooth urban transition which create harmonious and coherent urban planning. However, this development is ignoring all these planning effort previously imposed by City of Vancouver Planning and intrusively inject a high density development into this medium-low density transition zone. The result is an abruptive confrontation to all existing townhouses &amp; single family houses located immediately adjacent to the site (locating at north, west &amp; south). Therefore, it is apparent that the proposed 6 storey massing is NOT appropriate to this site.</p> <p>Furthermore, the architectural rendering of 6 storey massing (specifically north &amp; west elevation) depicts the development as a large institutional building as if it is situated in front of a major street intersection. This shows a misinterpretation of the existing site context. The development's front elevation is facing West 29th Ave which is NOT a major street. The blunt north elevation with little setback shows a lack of consideration &amp; response to existing three storey townhouses immediately across the street. The tall frontage with lack of setback also impose significant shadow to the immediate townhouses across W29th Ave during winter time. To be prudent, the massing should provide generous setback starting at fourth floor to respond to the neighboring buildings and to mitigate the shadowing issue.</p> <p>Given that the site has a long frontage along W29th Ave, the plain 6 storey massing simply stretching across the entire site east to west with only a break in the middle shows a lack of consideration in design. It effectively creates a tall long plain wall with no interest. We are proud of the South Cambie Neighborhood Community which offers generous green space and park facility. Unfortunately, the lack of green space and open space for gathering being offered in this closed &amp; inward-focus design is a major miss of opportunity at such a large site.</p> <p>City of Vancouver has a long tradition of good urban planning and sustainability. However, this development is in every way against this vision and offers no benefit to the community with its design trying to maximize every single square footage and profit. We strongly recommend City of Vancouver Planning &amp; all Council members to reject this rezoning application to avoid a mistake of allowing a wrong building in a wrong location.</p> <p>Regards,</p> <p>Daniel. (Neighbor of this South Cambie Community)</p>	Daniel Au	South Cambie	
2025-07-04	21:20	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The proposed building is too high and not fitting into the neighborhood. The site is not along any major street. Therefore, I am opposing the proposed height and density.</p>	Hua Liao	South Cambie	
2025-07-04	21:26	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Proposed building height and density are not appropriate to the neighborhood. The main elevation along W29th Ave is too high with no setback. The development will have a great negative impact to the neighborhood.</p>	Roger Au	South Cambie	

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2025-07-04	21:32	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The development is too tall and not appropriate. The building is casting a lot of shadow to the immediate building at the south. It will make the whole W29th covered with shadow. Such high density development is a low density neighborhood will cost a lot of traffic issues.	Gloria Zuo	South Cambie	
2025-07-04	21:36	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>There is a referral letter to recommend the Council to approve this application. I found the following response from the Referral letter written by the General Manager of Planning , Urban Design and Sustainability did not address the following concern adequately.</p> <p>Excerpt “The proposed height and density are consistent with the Transit Oriented Areas Rezoning Policy for Tier 3, and the proposal aligns with Council and provincial direction to deliver housing in proximity to transit centres. The proposed form of development is consistent with neighbouring six-storey residential buildings along Cambie Street to the east.”</p> <p>Comment: No, it is not quite in line with TOA (Transit Oriented Areas Rezoning Policy). It is only so when the planning staff waived the 20% below market rental or 20% social housing requirement stipulated under clause 5.2.1 of the TOA. The Planning staff “moved the goal posts” without providing reasons or logic. What is the legal basis for doing so? Are the reasons valid or is the waiver legal ? It also failed to point out that the application contravenes with the Cambie Corridor Plan. There is no resolution or recommendations given to resolve such contradictions. The Referral report fails to address the concern brought up by the opposing people. Why the violation of the Cambie Corridor Plan was not mentioned at all? An oversight or a deliberate omission ?</p>	Edwin Chan	South Cambie	
2025-07-04	21:43	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>There is a referral letter to recommend the Council to approve this application. I found the following response from the Referral letter written by the General Manager of Planning , Urban Design and Sustainability did not address the following concern adequately.</p> <p>Excerpt “Rezoning conditions require improvements to address safety for all road users. This includes upgraded sidewalks and street lighting at the intersection of Ash Street and West 29th Avenue.”</p> <p>Comment: A 230-unit building complex will increase the vehicle traffic drastically. Currently 29th Ave is a busy bike lane, upgrading sidewalks and street lighting do not mediate the danger imposed to the cyclists. This is in no way addressing the issue . It is an irrelevant answer. We need more effective measures to satisfy the public concern .</p>	Edwin Chan	South Cambie	



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2025-07-04	21:56	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I don’t want our neighborhood being rezoned!	Joan Chow		
2025-07-04	22:00	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Totally disagree!	Ning Chow		
2025-07-04	22:14	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Denser development often means more cars with fewer places to park.	James Chen		
2025-07-04	22:16	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	More businesses or high-density housing can bring more noise, garbage, and air pollution.	Jocelyn Chen		
2025-07-04	22:21	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I am concerned about the congestion and lack of parking in the area for the amount of residents moving into the area with such high density	Carol Cheng	Mount Pleasant	

2025-07-05	00:11	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose the rezoning site and the proposed change from a townhome development to a development of 230 units for the following reasons:</p> <p>1. Limited Parking: The new proposal states it will be a 230 unit building with only 67 parking stalls. There is already very limited street parking in this area and with less than half of the units receiving an underground sparking spot, there will be nowhere for residents of this new building and surrounding buildings to park creating spillover and overcrowdness. The surrounding streets around this development are local narrow streets and are not designed to accommodate this increased level of traffic and density.</p> <p>2. Elementary School Capacity: I have two young kids, 2 and 5 years old. These past few months I have been in the process of trying to register my oldest for Kindergarten. Despite living in the catchment area of Emily Carr school, I was told that they would not have space to accommodate all In-catchment Kindergarten students for the upcoming year. Additionally, they mentioned that the following nearby schools in the area (Cavell, Crosstown, Elsie Roy, False Creek, Fraser, Hudson, Jamieson, Maple Grove, Nelson, Norma Rose Point, Roberts, Roberts Annex, Sexsmith, Trafalgar would not have space to accept any cross-boundary applications. This left me and many other families struggling to figure out where our children will be going for this upcoming school year and how far we may need to travel. With 230 units proposed for this building, this will most likely attract more young families in an area that is already unable to keep up with the demand. The report states there is still capacity in nearby elementary schools. However, this is 2020 data and last year’s capacity of the two nearby elementary schools reached above 130%. Knowing that all these elementary schools feed into Eric Hamber Secondary School presents future risks of over-capacity there too.</p> <p>3. Community School Capacity: In addition to school capacity, the nearby Community Center, Hillcrest, is already struggling to keep up with the volume. When I try to enroll my daughter in classes there, they immediately fill up with seconds of registration opening. When we try to go for public swim, we have waited 1 hour to get in because it has been too busy. These public facilities created for the community to enjoy simply cannot keep up and there is no plans to add additional facilities.</p> <p>4. Lack of Transparency: The original rezoning application 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 to comply with the TOA policy and guidelines. The 20% of units below market value was waived and not disclosed during the public consultation process. It only appeared in the referral report. This sets a bad precedent for future developers who wish to develop under the TOA Policy and the rules they have to follow. When we first moved to this area, we were attracted because of the Cambie Corridor Plan which prevented developments like this. Out of nowhere, the TOA Policy was suddenly able to override this and now the integrity of that policy isn’t even being withheld.</p> <p>5. Safety: There are many young families and elders that live in this neighbourhood. With the increased density and traffic this will bring to a quiet side street, this poses many new risks. Some entrances to townhomes, like ours, are directly in the adjacent alley the development will be - this is the only entrance from the ground level to our townhome and I worry for the safety of my children with the increased # of cars driving through this narrow alley. Additionally, this development is right near a main hospital, Children’s and BC Women’s. Many service vehicles need to be able to access this area easily and with the increased traffic, this will make it a lot harder for them to navigate through the area.</p> <p>I appreciate the opportunity to provide feedback and hope the City Planners can hear the many concerns that people are raising that will impact not just residents nearby (including those who move into this new development) but the whole community.</p>	Lauren Shiu	South Cambie	
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2025-07-05	00:17	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>1. Excessive Building Massing and Density</p> <p>As a resident/owner at Empire apartment building directly facing this site, the proposed height of 21.3 metres (70 ft) is deeply concerning as it far exceeds what the neighbourhood context can comfortably absorb, overwhelms the existing streetscape along W 29th Ave, and creates an unwanted shadowing and bulk to adjacent residences in very close proximity.</p> <p>The buildings’ design appears extremely dense with limited open, green space which will completely obstruct natural views and sunlight for neighbouring homes, degrading residents’ quality of life and reducing property values for owners, resulting in permanent financial losses.</p> <p>2. Inconsistent with the Cambie Corridor Plan</p> <p>The Plan only permits up to three storeys and 1.2 FSR at this site, the applicant is bypassing the well-established zoning guidelines by leveraging the TOA policy, which has not been proven by the same level of public support and input.</p> <p>Approval would open the floodgates for aggressive rezonings into rental buildings across other Cambie Corridor sites, undermining years of collaborative planning and destabilizing residential areas.</p> <p>3. No Below-Market Housing and unclear Rental Demand in This Location</p> <p>Despite the TOR policy pushing affordability, the Developer is not providing any below-market rental units. Why is the City granting a waiver by simply citing financial infeasibility? I am highly doubtful this rezoning is going to deliver public affordability benefits.</p> <p>The city claims a rental housing shortage, but already 5,633 units have been approved toward the 10-year target for market rentals, noticeable rental buildings are built and underway along W Broadway, W King Ed Ave and W 41st Ave.</p> <p>4. Traffic Congestion, Parking Pressures, safety Concerns</p> <p>The proposed parkade entrance in the common back laneway is narrow, increased traffic and vehicles volumes would significantly overwhelm and congest nearby streets, including Heather St and W29th Ave, both are bikeways with frequent cyclists and pedestrians crossing into the hospital area.</p> <p>I strongly oppose to this proposal and urge the City Councillors to take into consideration the interests of neighbouring residents, road users, community members, and thoroughly re-assess the proposal’s height and density and its impact on the current neighbourhood.</p>	Chris Chan	South Cambie	
2025-07-05	08:58	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Too many 6 storey apartments in this area already.....but I am for townhomes.	John Sennett	Oakridge	
2025-07-05	09:29	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It does not match the neighborhood's vibe.	Alfred Lee		

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2025-07-05	10:38	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	We do not oppose rental. We oppose this non transparent last minute deletion of 20% units of below market value which is no longer in compliance with Vancouver TOA policy. Such drastic change requires the resubmission of application and public consultation. The objective of Vancouver TOA is to provide more height and density to developers to build more affordable units.	Louis Ng	South Cambie	
2025-07-05	10:49	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Strongly oppose. As our Mayor said, we need to address the " missing " middle income family, and mix of housing. The cambie corridor plan where this site is located was designed along this objective of city planning We need such three storey rowhouses and townhomes maybe with lock on suites to have a range of diversified " affordable options to seniors who want to step down from single house, middle income family with kids to step up from concrete like condo with front yard and backyard for the kids	Esther So	South Cambie	
2025-07-05	10:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	This application is the first to be considered under TOA. This will set a dangerous precedent to other developers who will not build the 20% below market rental units required under TOA but still allowed by the City staff to enjoy the height and density allowed under TOA.	Olive Yu	South Cambie	
2025-07-05	11:27	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I have reviewed the referral letter from the General Manager of Planning, Urban Design and Sustainability . I like to send in my rebuttals to the arguments that supports the rezoning: Bellows are my counter arguments: 1. Proximity to the King Edward Station and the Queen Elizabeth Park-----this is universal, true for the original zoning as well. It is a moot point. 2. The tall buildings are big and beautiful, attractive ----this is subjective. To me the buildings are very obtrusive, they destroy the landscape of the surrounding environment. It sticks out like a sore thumb. 3. Proposed height and density are good -----The height creates long shadows , depriving natural light from the immediate neighbours. High density creates pressure on the existing infrastructure. to name a few, heavy vehicle traffic, insufficient street parking. Extra demands for schools, daycare etc.	Becky Chan	South Cambie	
2025-07-05	11:27	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Too many 5 or 6 stories apartment on cabbie and oak streets already.	Yvonne Ng		
2025-07-05	11:57	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<ul style="list-style-type: none"><li>• I oppose the rezoning for a 230-unit development due to limited parking, already strained elementary school and community center capacity, lack of transparency regarding waived below-market units, and increased safety risks from higher density and traffic, especially near a hospital and residential alleyways.</li><li>• This development contradicts the Cambie Corridor Plan and raises concerns for the entire community.</li></ul>	Ron Shiu	South Cambie	
2025-07-05	16:14	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It opposes to original Cambie Corridor Planning and other developers may follow suit.	Winnie Ng	South Cambie	
2025-07-05	17:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	You are renegeing on the decisions that were made when this area was originally being developed. This is a flagrant betrayal of our trust in this Council  If citizens cant trust you with such straightforward decisions, how are we trust you when you stand for elections and ask for our votes at the next election?	Yasmin Jamal	South Cambie	

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2025-07-05	17:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I have reviewed the referral letter from the General Manager of Planning, Urban Design and Sustainability . I like to send in my rebuttals to the arguments that supports the rezoning: Below are my counter arguments: 1. Proximity to the King Edward Station and the Queen Elizabeth Park-----this is universal, true for the original zoning as well. It is a moot point. 2. The tall buildings are big and beautiful, attractive ----this is subjective. To me the buildings are very obtrusive, they destroy the landscape of the surrounding environment. It sticks out like a sore thumb. 3. Proposed height and density are good -----The height creates long shadows , depriving natural light from the immediate neighbours. High density creates pressure on the existing infrastructure. to name a few, heavy vehicle traffic, insufficient street parking. Extra demands for schools, daycare etc.	Marilyn Graham	South Cambie	
2025-07-05	17:29	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Lack of transparancy by the City to pass the rezoning project.	Morgan Wong	South Cambie	
2025-07-05	17:31	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It contradicts the intent of the TOA policy.	Grace Tong	South Cambie	
2025-07-05	17:39	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I consider the current City administration's elimination of the requirement for 20% BMR to be an abuse and circumvention of the public process, and contrary to the public interest.	Tony Dunn	South Cambie	
2025-07-05	17:50	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Vancouver Planning should not change a Rezoning submission without informing the Public  We need more affordable housing and not just market rental.  My friends who live in Vancouver are struggling with the inconsistencies of City Planners who are not transparent	Koji Shimizu	I do not live in Vancouver	
2025-07-05	17:55	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The developer is allowed to change things at will without any regard to the neighborhood.  We do not understand why the below market rental was changed without the public knowing anything until after the fact.	Marilu Mayuga	Riley Park	

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2025-07-05	19:41	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>In the referral letter sent to the Council from the General Manager of Planning, Urban Design and Sustainability it states that “Staff have assessed the application and conclude that it meets the intent of the Transit-Oriented Areas Rezoning Policy”</p> <p>This is not true, the requirement for either 20% of below market rental or 20% social housing as specified in the Transit-Oriented Areas Rezoning Policy (clause 5.2.1) was not met in the application.</p> <p>Apparently the “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.” (Quote from the application). Does this mean that the project is only viable if clause 5.2.1 is dropped? So, the “staff” bent the rules to ensure the project goes ahead. Hence the staff ignored the requirements in clause 5.2.1 of the Transit-Oriented Areas Rezoning Policy and recommended the rezoning application to be approved. This is obviously contravening the Transit-Oriented Areas Rezoning Policy. If the project is not viable under the Transit-Oriented Areas Rezoning Policy, then the developer should simply abandon the project and go back to the drawing board. What the planning office doing now is letting the tail wagging the dog.</p>	Becky Chan	South Cambie	
2025-07-05	21:08	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>It will create an impact of street parking issue in that high density area in the future.</p>	Emil Liu		

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

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2025-07-05	22:35	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Building Height</p> <p>The referral report (sections 6.1 and 6.2) states that the building height must not exceed 21.3 metres. It also notes that the Director of Planning permits mechanical appurtenances, including elevator overruns and rooftop access structures, provided these portions of the building do not exceed a maximum height of 22.9 metres.</p> <p>Metro Vancouver, in partnership with the Province and 11 member jurisdictions, is developing a Rental Housing Blueprint to accelerate the design and approvals of affordable rental housing. The blueprint has two main components: a) Regulatory Recommendations, and b) Digitally Accelerate Standardized Housing (DASH).</p> <p>In the DASH Recommendations (Rental Housing Blueprint V3.0, December 2024), under the section “Regulate Building Height Through Number of Storeys”, a proposed value for 6-storey rental buildings is set based on the assumption that it is extremely rare for applicants to build ceilings higher than 2.7 m (9 ft) per storey.</p> <p>Given this guidance, the maximum height for a 6-storey rental building should reasonably be 2.7 m x 6 = 16.2 m.</p> <p>Could the Director of Planning explain:</p> <p>The basis for the additional 5.1 m (16.7 ft) height difference (21.3 m – 16.2 m = 5.1 m)?</p> <p>What data or rationale supports allowing a maximum building height of 21.3 m for this proposal?</p> <p>How does this align with RR-2C zoning (where the maximum building height is 19.8 m) and the fact that West 29th Avenue is not an arterial road?</p> <p>Furthermore, the architect of this proposal, Yamamoto Architecture Inc., is a respected firm in Metro Vancouver. It is therefore surprising that each storey of the proposed buildings has a floor-to-floor height of 3.1 m (10.17 ft), when the average floor height in their previous residential projects is between 2.45 m and 2.6 m. For context, a standard NBA basketball hoop is 3.05 m (10 ft) above the floor.</p> <p>According to Section 9.8 of the BC Building Code (stair design regulations), a floor-to-floor rise of 3.1 m would require 18 steps for public use stairs and a minimum total run of 7,240 mm (23.75 ft). This means at least 3 extra steps per storey compared to the recommendations in the Rental Housing Blueprint Project.</p> <p>The increased total run dimension of 7,240 mm per storey will significantly affect the overall design of the secured rental housing, particularly the percentage distribution of 2- and 3-bedroom units. As an experienced firm, Yamamoto Architecture Inc. should be fully aware of the substantial cost implications and environmental impacts associated with higher ceilings.</p> <p>Finally, the Green Buildings Policy for Rezoning raises further concerns: a) Higher ceilings increase energy consumption for heating and cooling. b) They also increase embodied carbon due to the greater volume of building materials required.</p>	Ka Pong Chan	South Cambie	
2025-07-05	23:19	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>1. City's mandate is for more below market rental, I do not agree that this requirement is exempt for this project. Bad precedent for future projects, worsen the below market rental supplies.</p> <p>2. Over 230 rental units, but only 97 parking stalls proposed. The project is creating parking problems in this area.</p>	Marilyn Leung	Arbutus Ridge	
2025-07-05	23:55	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The two massive buildings lack any form of setback and are incompatible with the surrounding community of townhomes. At a minimum, they should incorporate progressively reduced floor plates on each ascending level.</p>	Edwin Leung	Kerrisdale	

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2025-07-05	23:56	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The proposed project involves building two humongous buildings, with no recess, and does not match the community of townhomes in this area. It should also have at least reducing floor plates on each floor moving upwards.	Ada Young	Riley Park	
2025-07-06	00:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Zoning “RM-8A” is designed to address the need for new housing forms, “in a nod to missing middle housing” allowing a diversity of housing type, choice, and affordability. This place should remain as RM-8A according to the original intent.	HARISH MAHENDRU	South Cambie	
2025-07-06	00:28	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Lack of transparency and accountability	Joseph Leung	South Cambie	
2025-07-06	00:37	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Without appropriate setbacks and stepbacks, the neighbourhood will be shadowing with no natural sunlight. Adverse impact on ventilation and privacy. There will be noise pollution and safety issues. No buffer between buildings.	CM Shum	South Cambie	
2025-07-06	00:40	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	There are mistakes in developer's proposal which we didn't receive feedback from the City to clarify.	Veronica Wong	Riley Park	
2025-07-06	00:47	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The building should be constructed with sufficient set backs, following the Cambie Corridor Plan. It should be located on arterial road instead of inner roads.	Alice Wong	South Cambie	
2025-07-06	02:14	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	This proposed development is out of scale with the surrounding single-family neighbourhood. The height and density are not compatible with the existing character of the community and would set a precedent that undermines careful, context-sensitive planning. A development of this size risks eroding the unique identity and charm of the neighbourhood. Parking is insufficient, based on an outdated townhouse proposal and not scaled for the current density.	Michelle Ko	South Cambie	
2025-07-06	02:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Increased Traffic & Parking Pressure The development proposes only one level of underground parking, which was originally planned for a smaller townhouse project. With significantly more units now proposed, this will likely push overflow parking into surrounding residential streets. Loss of Neighbourhood Character The proposed massing and height do not follow the Cambie Corridor Plan, which envisioned step-backs and scale transitions to protect adjacent homes.	Caroline Yung	South Cambie	



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2025-07-06	08:38	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Fire Safety</p> <p>The proposed secured rental housing project includes two residential buildings (East Building near Cambie Street and West Building near Ash Street) and three townhomes, with a Floor Space Ratio (FSR) of 3.0 and a maximum building height of 21.3 m.</p> <p>Several fire safety concerns in this proposal must be resolved before the rezoning process can proceed.</p> <p>1. Hydrant Access</p> <p>According to Section 3.2.5.5 of the BC Building Code, if a building is not equipped with a fire department connection, the total distance from a hydrant to the building must not exceed 90 m, including the path from the hydrant to a fire department pumper vehicle and from the vehicle to the building entrance.</p> <p>The principal main entrance of the East Building exceeds this 90 m limit when measured from the nearest hydrant (Hydrant ID WH-O16-006, installed in 1956). The path also includes obstructions such as street trees, parked cars, accessible ramps for both buildings, and potentially evacuating residents (an estimated 450+ people).<sup>[2]</sup></p> <p>The West Building’s main entrance is over 45 m from the same hydrant and similarly obstructed.<sup>[2]</sup></p> <p>Furthermore, fire trucks currently in service (such as RTX, 44 m aerial trucks, and Spartan Gladiator chassis pumpers) may face access challenges if a fire occurs in the middle of the proposed complex.</p> <p>The water service in this area supplies both fire hydrants and domestic drinking water. However, the system was designed over 70 years ago for low-density residential use, and the hydrant (ID WH-O16-006) dates back to 1956. Its adequacy for the proposed development’s fire flow demands is questionable.</p> <p>2. Egress Stair Design</p> <p>The proposed buildings, with a floor-to-floor height of 3.1 m, require careful stair design. According to Section 9.8 of the BC Building Code:</p> <p>A rise of 3.1 m per storey requires 18 steps and a minimum total run of 7,240 mm (23.75 ft) to meet code requirements. This includes space for two landings (maximum 1,100 mm each) and the 18 steps.<sup>[2]</sup></p> <p>In the “ Exterior Wall” Level 6 drawings (application booklet, p22), all four egress stairs show a depth of only 4,920 mm (16.2 ft)—significantly less than the required 7,240 mm. This means the stair run would be approximately 151 mm per step, far below the minimum code requirement of 280 mm.</p> <p>Additional issues include:</p> <p>The egress stair adjacent to the elevator in the West Building has a swing door that opens onto the stair, obstructing it in violation of code requirements.<sup>[2]</sup></p> <p>The accessible pathway from grade level to the south side back lane includes a set of 5 steps, creating a barrier for people with disabilities and violating accessibility standards.<sup>[2]</sup></p> <p>These deficiencies render all egress stairs in this proposal non-compliant for daily use and emergency evacuation.</p> <p>Conclusion</p> <p>If this rental housing project cannot meet basic fire safety and building code requirements, it poses risks not only to its future residents but also to the surrounding community. Approval of this rezoning without addressing these fundamental issues would be premature and contrary to public safety objectives.</p>	Ka Pong Chan	South Cambie	

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2025-07-06	09:16	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Not enough consultation time.	Yasmin Jamal		
2025-07-06	09:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It is my opinion that a full and thorough scan of the area has not been taken into account. This is being rushed through with long term detrimental results. Questions like ... what is vacancy rate around this area at the current time; the foot traffic with the proximity of the park; the parking availability; the aesthetics of putting up a “box building” etc - all these issues need thoughtful consideration. Haste makes waste. We have full confidence that this Council has members that will show wisdom, thoughtfulness and are committed to long term ramifications. We trust you.	Yasmin Jamal		
2025-07-06	09:32	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This application is seeking approval under the Provincial Transit Oriented Area (TOA) Policy. The TOA Policy is a broad brush, one size fits all policy. It must be dreamed up by some bureaucrat sitting in their offices. It was well intended but impractical. This policy overlooks the site-specific issues. As we know that each neighborhood in our city has its unique features and social make ups, you cannot simply apply such a policy blindly.</p> <p>The TOA policy was ill-conceived and The City should be used with discretion.</p> <p>The site seeking rezoning approval sits within the Queen Elizabeth Park neighborhood. It already has a very comprehensive development plan, namely the Cambie Corridor Development Plan. This Plan was meticulously prepared with extensive inputs from the stakeholders in the areas. It provides building development guidelines for the next 30 years along the Canada Line. This is a tailor-made plan with extensive support by the local residents. The plan already establishes the zoning of this site. Why bother with the TOA policy while we have a superior plan?</p> <p>The proposed complex creates all kinds of undesirable problems which have already been presented to the Council by various residents and I am not here to repeat them anymore.</p> <p>In summary I hope the Councillors and the Mayor put their common sense to work and disapprove this application.</p> <p>Again, we pay a lot of taxes to the city to hire city planners to plan for our beautiful Vancouver, if the TOA is to override the local specific plan especially the Cambie corridor plan. Then we can save taxes by get rid of the city planning department.</p>	Becky Chan	South Cambie	
2025-07-06	13:48	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose the rezoning application.</p> <p>I send my children to babysit at my mom every morning. She lives at Cambie &amp; 29th ave. The rezoning will significantly affect the parking situation in that area. I would anticipate the difficulty of finding a parking spot to drop off and pick up my children.</p>	Jocelyn Cheung	Sunset	

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2025-07-06	14:38	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application. The proposed development is out of character with the existing neighborhood, introducing a building that is jarring and inconsistent with the area's scale and architectural context.</p> <p>Key concerns include:</p> <p>Loss of Views: The proposed height and massing will obstruct views for existing residents, significantly impacting quality of life.</p> <p>Shadowing: The scale of the building will cast extended shadows on adjacent homes and green spaces, reducing sunlight and affecting livability.</p> <p>Parking and Traffic: Increased density will exacerbate parking shortages and traffic congestion, straining local infrastructure and impacting pedestrian safety.</p> <p>Overdevelopment: This project represents over-intensification in an area not designed for this level of density, placing pressure on schools, parks, and community services.</p> <p>I urge the City to reject this application and encourage development that respects the existing scale, maintains livability, and preserves the character of our community.</p>	Matthew Leung	Mount Pleasant	
2025-07-06	15:05	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>parking is a huge issue!!!!</p> <p>ignoring current guidelines (TOS &amp; Cambie Corridor)</p> <p>no setbacks</p> <p>overly dense for neighbourhood</p>	Dixie Woodcock	South Cambie	
2025-07-06	16:38	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>1. Violation of TOA (Transit Oriented Areas) Policy 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 with no notice, no consultation will set a dangerous precedent throughout the neighborhood.</p> <p>3. Noncompliance of Vancouver City Rezoning Application Process Guidelines by not submitting a formal letter of withdrawal and resubmitting the rezoning application for this last minute drastic change. (refer to Pg 2 of Zoning District Change-Application Submission requirements, Nov 2024).</p> <p>4. Parking Nightmare 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 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>	marc pelletier	South Cambie	
2025-07-06	16:39	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>You are renegeing on your previous plans for the Cambie corridor. How can we trust you? With so few planned parking stalls, W29th will be very congested. Accidents are bound to happen, unnecessarily.</p>	Marilyn Graham	South Cambie	

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2025-07-06	17:05	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	There will be parking issues and problems with daycare and elementary school availability for all the young families in the area as it already has reached capacity for enrollment.	Tamara Donoghue	Mount Pleasant	
2025-07-07	00:03	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I strongly oppose this application	Louis Ng	South Cambie	
2025-07-07	01:22	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>As a resident of this neighbourhood, and as someone who believes in increased availability of affordable housing, I am voicing significant concerns about this development.</p> <p>First, I do not agree that this development should be exempted from the requirement of 20% below market rental units. Guaranteed below market rentals give young people (and others) the critical opportunity to live and thrive in this expensive city. I oppose the proposal to exempt this requirement for this development; it sets a bad precedent.</p> <p>Further, I walk in this area often. The streets and infrastructure between 29th and 30th are very narrow; they were not designed for the large-scale development being proposed. I am concerned about congestion as well as for the safety of pedestrians and drivers navigating these narrow streets.</p> <p>Bottom line: 1) Yes to increased housing/density and yes to more rental housing. 2) No to the exemption for below market rental requirement. 3) No to a development of this size on these streets without carefully ensuring the smooth flow of traffic and safety for people.</p> <p>Thank you.</p>	Aaron L	South Cambie	
2025-07-07	07:44	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application</p> <p>Taking out the 20% below market rental units no longer meets the requirement of Vancouver TOA policy to provide more height and density.</p> <p>The developer needs to withdraw this application and resubmit the application with transparency and with public consultation</p>	King Ho So	South Cambie	
2025-07-07	07:54	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>There are already so many market rental condos built, completed already or to be completed in this neighborhood.</p> <p>Due to high number of market rental built and the decrease in temporary workers and international students, vacancies are everywhere and one to 3 months free rent are offered</p> <p>Instead we need the " missing middle income" 3 storey townhomes/ rowhouses for the retirees who sold their homes, families with kids to have front yard and back yard for their kids to play.</p>	Esther So	South Cambie	
2025-07-07	12:40	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose this rezoning application due to the removal of the Below Market Rental provision, as well as an insufficient number of parking stalls.</p> <p>Affordable housing is essential to creating livable communities, and developers should not be allowed to make significant changes to an application without public disclosure and input.</p>	Glen Gallagher		

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
2025-07-07	13:25	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose the approval of this rezoning application but support the original approved application for building 46 townhouses.</p> <p>The proposed rezoning application doesn't align with the building form and variation guidelines outlined in the Cambie Corridor Plan which states, "Mid-rise buildings are the prevailing form for the arterial streets in the Corridor" and West 29th is not an arterial street.</p> <p>I moved to this proposed rezoning development neighbourhood in 2016 with the understanding that only townhouses will be built in this neighbourhood according to the well-thought-out Cambie Corridor Plan.</p> <p>The increased density will dramatically increase vehicular traffic in the already crowded and narrow neighbouring streets (often time with cars parked on one or both sides of the streets and alleyways). Alleyways have also been used as cut-throughs, which is a safety issue. I had a near miss existing the parkade recently. Our parkade entrance is in the alleyway right next to the rezoning application site. I can't imagine what the traffic in the alleyway would be like with additional 100+ cars going through.</p> <p>The proposed rental condo development is not affordable and livable. As mentioned in the COV Referral Report May 2025, the average market rent in newer rental buildings on the west side of Vancouver for a 626 square foot 2-bedroom apartment is \$3,372 and a 622 square foot 3-bedroom apartment is \$4,434. According to the same referral report, one would need to have an average household income of \$134K for a 2-bed and \$177K for a 3-bed apartment. A typical household won't be able to afford this. For those who can afford, would they be willing to pay this much to raise a family in a 620 sq ft 2- or 3-bedroom apartment? This development might end up turning into a short-term rental.</p>	Kitty Yung	South Cambie	
2025-07-07	14:40	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>The TOA Step-Back Guidelines were not followed by this application. According to the TOA, there should be progressive reduction in floor plates, so that the floors are tiered or recessed.</p> <p>I recommend Council not to approve this application and ask the developer to go back to the drawing board.</p>	Marilyn Leung	Arbutus Ridge	