

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	15:26	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	6 storey building in low rise neighborhood, accessed from a small internal road, is a deviation from the establish urban fabric and will have negative affect on existing character of surrounding area.	Jamie Richardson	West End	
2025-07-07	15:58	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am writing to oppose. I have never seen a development on a number street for this scale. Supposingly it is more appropriate on Cambie street instead.</p> <p>Livability and Community Fit</p> <p>The proposed six-storey buildings are disproportionate to the surrounding low-rise homes and will fundamentally change the neighborhood’s character. Developments of this scale should include design considerations that integrate seamlessly with the community to maintain a sense of harmony and livability.</p> <p>Traffic Congestion</p> <p>The proposed density of 230 units will lead to a significant increase in vehicle traffic in this residential area. The planned provision of only 0.4 parking spaces per unit is inadequate, meaning the overflow will burden already limited street parking and increase congestion. This is a serious issue for families like mine who rely on safe streets for walking and cycling.</p> <p>Thank you for considering these important concerns.</p> <p>Sincerely, John Chan</p>	John Chan	South Cambie	

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2025-07-07	16:02	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am writing to oppose.</p> <p>I'm a mother of two young children, and we live just across the street from the proposed rezoning site at 520-590 West 29th Avenue. I want to express my deep concern and opposition to this current development plan.</p> <p>I know we need more housing in Vancouver. But this proposal — with two large six-storey buildings and over 200 units — feels extreme for our quiet residential block. It's not just the size that worries me. It's the everyday impact on my family's life.</p> <p>We walk our kids to school. We ride bikes to Hillcrest and Queen Elizabeth Park. Right now, we feel safe doing that. But with hundreds of new residents and cars coming into a space with very limited parking, it's hard not to imagine the traffic, the noise, and the stress this will bring to our small streets.</p> <p>As parents, we spend years trying to build safe, stable environments for our kids. When a development of this size is proposed just across the street, it's not NIMBYism — it's a natural protective instinct.</p> <p>I hope the City will hear from families like ours who are invested in this neighborhood for the long term. Please consider scaling this project back and creating something more balanced that respects the families and children who already call this area home.</p> <p>Warm regards, Shirley Shum</p>	Shirley Shum	South Cambie	
2025-07-07	16:07	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Although I think more rental housing is needed in the city, not every site is suitable for building a densely populated rental housing. There are already many new buildings and proposed rental buildings in the Cambie area. I strongly oppose to the re-zoning proposal of building over 200 units in such a small site. The quiet vibe of the QE Park neighbourhood will be destroyed.</p> <p>Concerns have already been raised regrading the parking, traffic congestion and safety issues in the area and 29th avenue in 2024. However, these concerns have not been addressed properly and no resolution is provided. If this re-zoning proposal is passed without resolving the foreseeable problems, all the existing residents and the new residents will suffer.</p> <p>The re-zoning proposal will benefit the developer at the cost of the existing residents whose property views will be blocked, property value will drop, and privacy of the residents in the Empire Building is not protected because of the new residential units and the recreational facilities at the rooftop of the new buildings.</p> <p>Who will compensate for the existing owners who trust the original city planning that townhomes will be built on the site? Many people have worked very hard and saved money for their whole life in order to buy their apartment at Cambie, they have only enjoyed the views and quiet neighbourhood for a few years. However, their quality of life will be adversely affected by the re-zoning proposal. The re-zoning proposal is not fair and unjust to the existing owners of apartments nearby.</p>	Jadyen Lee	South Cambie	

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2025-07-07	16:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Hi, I’m Joley Chan and I’m 9 years old. I live right across the street from where the big buildings might be. I don’t want that to happen.</p> <p>Right now it’s quiet and I can ride my bike and play. If lots of people move in, it will be too busy and there might be too many cars. That makes me feel not safe.</p> <p>I also don’t like loud noises and I think the buildings will make things noisy.</p> <p>Please don’t build the big buildings. I really like how our street is now.</p> <p>Thank you for listening to me.</p> <p>From, Joley Chan Grade 3</p>	Joley Chan	South Cambie	

2025-07-07	16:31	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Subject: Opposition to Rezoning Application for 520-590 West 29th Avenue – Incompatible with Community Plans</p> <p>Dear Rezoning Team,</p> <p>As a resident of the townhouse complex directly across from the proposed site at 520-590 West 29th Avenue, I am writing to express my strong opposition to this rezoning application.</p> <p>This proposal raises several concerns, both as a parent raising children in the neighborhood and as a homeowner invested in the long-term livability and integrity of our community.</p> <p>1. Ignoring Community Plans and Design Guidelines</p> <p>The proposed building massing completely ignores key principles from the Cambie Corridor Plan. The lack of upper-level step-backs and the use of continuous 6-storey walls create a boxy, monolithic form that is overbearing and visually out of sync with the surrounding context. These step-backs exist in policy for a reason — to ease the transition between buildings, maintain light, and reduce the sense of mass at street level.</p> <p>Allowing this kind of massing not only disrupts the balance of the neighborhood but also sets a dangerous precedent for future developments. If this is approved, it opens the door for more projects to disregard the established planning vision, undermining the credibility of city-led planning efforts.</p> <p>2. Scale and Density Out of Proportion</p> <p>This project proposes 230 units with minimal parking (0.4 per unit), a drastic increase from the previous 46-unit townhouse development approved for the site. The scale is not reasonable for a street like ours — surrounded by families and low-rise homes.</p> <p>3. Traffic and Safety Impacts</p> <p>The resulting density will bring increased traffic and pressure on street parking. As a parent, I am particularly worried about the safety of children in the area — including my own — who walk, scooter, and bike along these streets.</p> <p>4. Loss of Quiet, Livable Environment</p> <p>What makes this neighborhood so attractive to families is its peaceful, low-traffic character. Approving this kind of development will permanently change that.</p> <p>Conclusion</p> <p>I urge the City to reject this rezoning application in its current form. It disregards the community vision established through years of planning work, and it undermines both livability and safety for current residents.</p> <p>Thank you for considering our voices.</p> <p>Sincerely, Henry Chan</p>	Henry Chan	South Cambie	
2025-07-07	16:42	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Dear City of Vancouver Planning Department,</p> <p>My name is Julie Zau, and I am a 73-year-old senior who lives directly across the street from the proposed development at 520-590 West 29th Avenue. I am writing to express my strong opposition to this rezoning application.</p>	Julie Zau	South Cambie	

			<p>As someone who enjoys taking walks every day after dinner, I have come to love the peaceful, quiet atmosphere of this neighborhood. It is a safe and comfortable place for seniors like me — but this proposed development would change everything.</p> <p>1. Traffic and Safety Concerns</p> <p>This development plans to add 230 units with very limited parking. That will bring a large number of vehicles into what is currently a calm and low-traffic residential street. I am deeply concerned about safety — especially for seniors, children, and families who walk daily in this area.</p> <p>2. Overbearing Structure Directly in Front of Our Homes</p> <p>If approved, I will walk out my front door and be faced with a high concrete wall — the blank side of a 6-storey building, without proper setbacks or step-backs. It will feel harsh and oppressive, blocking light, air, and view. What was once a pleasant neighborhood street will feel boxed in by oversized buildings.</p> <p>3. Out of Alignment with Planning Principles</p> <p>This kind of high-density, large-scale construction should belong along Cambie Street itself — not on the quieter numbered streets like West 29th. The design violates important principles in the Cambie Corridor Plan, such as the requirement for step-backs to reduce massing and maintain a human-scale feel. If this is approved, it sets a dangerous precedent for more oversized developments in low-rise areas.</p> <p>4. Disruption to Neighborhood Character</p> <p>This proposal does not fit the look or feel of our existing community. It breaks the visual harmony of the surrounding homes and townhouses, and brings a density that is out of proportion with the area.</p> <p>5. Broader Impact on Queen Elizabeth Park’s Skyline</p> <p>The visual impact of this building also affects the area around Queen Elizabeth Park — one of the most treasured landmarks in Vancouver. Its height exceeds the normal scale and disrupts the openness and natural views that the park is known for. This kind of structure damages not only the street it sits on, but also the city’s broader scenic and environmental values.</p> <p>In Closing</p> <p>I believe the City of Vancouver should support thoughtful, balanced development — not projects that push past what’s reasonable for a residential street. This proposal is too large, too dense, and too visually disruptive for this location.</p> <p>I respectfully urge you to reject or significantly revise this rezoning application, and to preserve the safety, dignity, and livability of our neighborhood — for seniors like myself and everyone who lives here.</p> <p>Thank you for taking the time to consider my concerns.</p> <p>Sincerely, Julie Zau Age 73 Concerned neighbor across from 520-590 W 29th Ave</p>		
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2025-07-07	17:16	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Too many car and people already	SHITONG WANG	South Cambie	
2025-07-07	17:23	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Traffic and Safety Concerns Increased density will lead to significantly more traffic on a street not designed for high volumes, posing safety risks for children, pedestrians, and cyclists.	Karen Lam	Oakridge	
2025-07-07	17:30	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	A large development would disrupt the established character and quiet charm of the neighborhood, replacing low-rise homes with incompatible high-density structures.	Ka wai Lam	Oakridge	
2025-07-07	17:34	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	High-density buildings often create parking spillover into surrounding residential areas, leading to congestion and frustration for existing residents.	Karen Lam	Oakridge	
2025-07-07	17:37	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Rezoning could open the door for more large-scale developments, accelerating unwanted urbanization in a neighborhood meant to be low-density and family-friendly.	Kevin Yeung	Oakridge	

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2025-07-07	18:23	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I have reviewed the arguments supporting this application and found that nearly all of them stated that the proposed building complex relieves the shortage of available rental units in the area. They made such statements without supporting data. It is a hearsay rather than fact.</p> <p>Contrary to their belief, there is actually no shortage of rental units in this neighbourhood. According to my research (by visiting construction sites in the surrounding areas) within the 3 blocks from West 39th to West 42nd, 400 to 500 block West, 1,600 market rental units will be completed within a year. At least another additional 500 to 700 units will soon be available. Plenty rental units will be available in a year’s time.</p> <p>Below is an excerpt from the Vancouver Sun , an article written by Janne Lee – Young , published on Jun 26 2025:</p> <p>“The Signal project, built by Intracorp Homes and Oxford Properties, consists of 27- and 32-storey towers, with more than 500 rental units at the south end of the Cambie Street corridor.</p> <p>In the near-term though, thousands more rental units are expected to come onto the Vancouver market in the next couple of years. One of the largest, most-anticipated ones is the Señákw project in Kitsilano, which will add 1,600 units when the first three of 11 planned buildings start leasing at the end of this year. It’s being developed by the Squamish Nation, Nch’Kay Development Corp., the nation’s economic arm, and Westbank.</p> <p>Two other projects — one along the Cambie Corridor and another in the Marpole area — will add another 400 units.</p> <p>All told, there are about 6,000 purpose-built rental units that could come onto the Vancouver market in the next two years, according to Jon Bennest of Zonda Urban, which tracks real estate data for developers. Just over 2,000 of these are in the latter stages of development and it’s reasonable to assume they will be completed within the next 12 months.”</p> <p>As can be seen at the time this proposed project is complete there will be over supply of rental units in this neighbourhood. There is no merit to approve the rezoning application. We do not want two buildings that destroy our landscape, create traffic congestion, cause shortage of street parking. .</p>	Chen Eddy	South Cambie	
2025-07-07	21:28	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I strongly oppose this project	Eric Helen	South Cambie	
2025-07-07	21:31	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It is NOT a good project	C. Chan	South Cambie	
2025-07-07	21:34	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	City planning is about the harmony of the neighborhood and gradual densification from single homes, 2 to 3 storey townhomes, low rise to high rises. The sudden change from 3 storey townhomes to 6 storey secured rental just because of the financial feasibility of the developer. They have to take their own responsibility of their investment. This is just like bailing them out from investment loss at the expense of the neighborhood and the expense of the residents here.	Jork ka Ng	South Cambie	

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2025-07-07	21:43	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I oppose this rezoning application. More moderate middle income strata housing, the 3 storey rowhouses or townhomes vs those expensive luxury condo in oakridge area. We particularly need more accessible friendly senior strata housing for those retirees who want to live near skytrain and hospital	Lily Yee	Renfrew-Collingwood	
2025-07-07	21:55	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	There are misleading information on developer's proposal. The City should do a thorough check.	Rebekah Tsang	I do not live in Vancouver	
2025-07-07	22:00	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The potential adverse effects on our community are signicant, increase traffic, parking congestion, safety risks for cyclists, pedestrians, children (particularly on 29th avenue, a narrow road designated as a bikeway).	So Lin Sham	South Cambie	
2025-07-07	22:07	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	67 parking stalls for 230 units, lower than 30% ratio, only 29 parking stalls for 100 units, the developer should provide at least 50% parking ratio, 115 parking stalls for 230 units.	Eddie Yu	South Cambie	
2025-07-07	22:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The developer claimed the proposed structure fit or harmonize the existing physical, social and architectural landscape. This is a joke! How can a two big mass of 6 storey buildings with almost no setback and stepback surrounded by single or townhouses be blended into the neighbourhood. The Cambie Corridor Plan asks to respect the community character and increase the capacity in an incremental way, to reach the 30 years target.	Philip Sham	South Cambie	
2025-07-07	22:15	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Why the city of Vancouver takes care of the developers not the ordinary citizens?	Julianna Shu		
2025-07-07	22:22	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	There is a serious transparency issue that needs public explanation.	Esther Luie	Kerrisdale	
2025-07-07	22:26	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The design of the proposed building is not in harmony with the surrounding neighbourhood.	Julianna Shu	South Cambie	
2025-07-07	22:26	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I understand the city of Vancouver is trying to encourage developer to build more affordable housing, but I feel the proposed building should be refused and redesign for a building with more setback, lower in height, maybe four storey rather than 6 storey and provide more parking either above ground or underground.	Eddie Yu	South Cambie	
2025-07-07	22:34	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	If rezoning decision is based on the developer's pro forma, what kind of urban planning? No wonder the land value will never fall.	Esther So	South Cambie	
2025-07-07	22:43	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The signage displayed at the development site iincludes 20% below market rental, while this has been removed by the city. The display signage asks public to provide input. This is misleading. Public would not know the below market element has been removed, how can they submit a fair comment?	SL Sham	South Cambie	
2025-07-07	23:11	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	This is the first application under TOA. The sudden removal of 20% below market rental as required under TOA will set a very bad precedent and the developers to follow. The whole process,is without transparency and accountability	Jork ka Ng	Oakridge	
2025-07-07	23:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I refuse to support any rezoning that lacks clarity, transparency and accountability.	Simon Wong	I do not live in Vancouver	



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2025-07-07	23:23	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	It is developer's responsibility to ensure his financial status before submitting an application. Why does the city need to help the developer at the sacrifice of the public? We need transparency!	Lyn Wong	South Cambie	
2025-07-07	23:33	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The city has the responsibility to explain why the developer still enjoys the granted incentives while not complying with the policies it originally claims to follow?	Nelly Tsamis Nelly	Kerrisdale	
2025-07-07	23:36	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose this agenda item as I am concerned that the proposed rental complex does not fit with the look and feel of the neighbourhood nor does it conform the City's TOA policy limiting the height of rental structures to 4-storey's unless an affordability component is provided.</p> <p>Further, this very large structure is not making any allowance for step backs on its east, north and west sides, all of which are bordered by 2 to 3-storeid houses or townhomes. It is completely out of character for this neighbourhood.</p>	Carol McMorran	South Cambie	
2025-07-08	06:17	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	When I bought my apartment in February 2014, there were many houses in the neighborhood. Many houses were torn down and apartments were built in their places. I think this rezoning will affect our neighborhood. The buildings will be very high, and block our views. This will also affect air circulation, and block the winds. The environmental temperature may be higher, causing a warning effect.	Judy Lee	South Cambie	
2025-07-08	07:13	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I strongly oppose this rezoning application.</p> <p>If mayor Ken Sim proposed to use city owned land to build market rental for the missing middle income. Therefore this site should go back to the original cambie corridor plan with 3 storey rowhouse, townhomes strata for the missing middle income.</p>	Olive Yu	South Cambie	
2025-07-08	07:41	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	Please see the attached PDF from Riley Park south Cambie Advisory Group (RPSCAG)	Allan Buium	Riley Park	Appendix A

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2025-07-08	09:44	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I would like to summarize all the salient points from the people who oppose the rezoning application:</p> <ol style="list-style-type: none"><li>1. This application does not qualify under the Transit Oriented Area Policy. It did not provide either a 20% below market rental or 20% social housing as required in clause 5.21 in the Policy.</li><li>2. The Transit Oriented Area Policy (TOA) is a one size fit all policy. It does not have site specific considerations. While the current site is under the existing Cambie Corridor Plan which was the development guide lines for the next 30 years along the Canada Line. The Cambie Corridor Plan was very comprehensive and most importantly it was contributed and supported by the residents. The Cambie Corridor Plan should supersede the TOA.</li><li>3. Insufficient parking. Only 92 parking stalls are provided for the 230 units building complex. It will create severe street parking shortage in the area.</li><li>4. Increase of vehicle traffic on 29th Ave will endanger the cyclists. 29th Ave is a bike lane, heavily used by staff working in the nearby Women Children Hospital and also students in the nearby schools.</li><li>5. Heavy traffic will create congestion at the 29th and Cambie Street intersection.</li><li>6. The building complex does not fit into the landscape of the area; its long shadow will deprive the immediate neighbors with natural light.</li><li>7. Contrary to the general belief, there is actually surplus rental units in this neighborhoods. There is no benefit to the community to approve these 230 rental units.</li></ol> <p>Within the 3 blocks from West 39th to West 42nd, 400 to 500 block West, 1600 market rental units will be completed within a year. At least another additional 500 to 700 units will soon be available --- (research by actual visiting construction site in the neighbourhood)</p>	Chen Eddy	South Cambie	
2025-07-08	10:11	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I oppose the recommendation to approve this Rezoning Application as I have serious concerns about the terms of the application submitted by Sightline Properties and the City's vetting process it has been subjected to.</p> <p>In particular, the removal of the affordability provision (BMR) because Sightline apparently paid too much for the land package and appears to be receiving accommodation from the City to allow them to realize a ROI inline with their expectation for a project of this size.</p> <p>The BMR waiver was made in the Referral Report dated May 20, 2025 but not available to the public until on or about May 28th and was then approved by Council on June 3rd with no opportunity for the public to speak to this matter in a public forum until now.</p> <p>Combine all of this with the height accommodation (no BMR means should only be a 4-storey building) on non-arterial street and waiver of step backs and building length means this proposal is sacrificing the livability of the neighbouring residents located on the east, north and west sides of the proposed complex.</p>	Robert McMorran	South Cambie	
2025-07-08	11:20	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Why is the Community Amenity Contribution being removed ? Public needs to know.</p>	John Lui	Kerrisdale	
2025-07-08	11:35	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>Why does the City want to award a project that is not complying to Tier 3 of TOA policy?</p>	So Lin Sham	South Cambie	

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2025-07-08	12:44	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>As residents who oppose the rezoning application, we have read and considered all the comments shared by supporters, and we hope supporters will also take the time to understand the concerns raised by members of this community.</p> <p>We appreciate the thoughtful points supporters have made about the secured rental housing proposal in our W 29th neighborhood. We understand the appeal of this location, with its proximity to Queen Elizabeth Park, BC Children’s and Women’s Hospitals, VanDusen Botanical Garden, and its convenient transit connections. These are qualities that make our neighborhood a desirable place to live.</p> <p>At the same time, as residents who experience the day-to-day realities of this area, we feel it is crucial to consider the potential challenges that could come with increased density. The concerns we have raised since the proposal’s introduction—such as existing issues with water pressure—are not theoretical; they reflect real conditions that already affect our community. If the rezoning is approved, these issues, along with other unforeseen impacts, could place additional strain on local infrastructure and alter the character of this cherished neighborhood.</p> <p>We believe a balanced approach is needed—one that ensures growth is supported by adequate planning and resources to preserve the quality of life for both current and future residents.</p>	Ka Pong Chan	South Cambie	
2025-07-08	12:52	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	The developer had already started presale of the approved project of 46 units of 3 storey townhomes in 2022. A few similar projects in the neighborhood have been completed or almost completed? Why Sightline did not or cannot. This is their own investment decision. They should not be bailed out at the expense of the neighborhood	King Ho So	South Cambie	
2025-07-08	12:56	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	As per the attached PDF. Submitted by the Riley Park South Cambie Advisory Group (RPSCAG)	Allan Buium	Riley Park	<a href="#">Attachment 1</a>
2025-07-08	13:24	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	not enough parking... street parking is already pressured...	Steven Woodcock	South Cambie	

2025-07-08	13:48	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>This area is very busy due to it's proximity to Children's Hospital, Women's Hospital and the Canada Line. This development will bring more traffic to already busy narrow streets.</p> <p>The proposed development is on a street that is a designated bike route and used by many families with children. The increase in traffic will cause safety issues.</p> <p>All the surrounding elementary schools are full. Some schools already have portables, for example Emily Carr.</p> <p>Hillcrest Community Centre cannot handle the number of people who want to use the pool (wait times can be around 1 hour before you can gain access). The preschool has a waiting list. Swim lessons for children fill up immediately when on line registration opens. My grand daughter has had to travel to Killarney, Templeton, Kensington and Kerrisdale for swim lessons as it is almost impossible to get into Hillcrest which is the closet pool to her home.</p> <p>Many of the people who support this development do not live in this area so will not be affected by the negative effects of increased density on this block.</p>	Susan Lowe	Kitsilano	
2025-07-08	14:08	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am opposed to this rezoning application because (1) it does NOT meet the city's rezoning policy and (2) because the building design is too bulky and would be a poor fit in the neighbourhood. A full explanation follows:</p> <p>1.</p> <p>The staff report dated June 26, 2024 (entitled "Implementation of Transit-Oriented Areas (Provincial Legislation: Bill 47)" on p. 6) clearly states that "Proposals ... in all Tiers ... WILL BE REQUIRED [emphasis added] to ... secure 100% of the residential floor area as secured rental housing, with a minimum 20% secured as below-market rental." The policy does not state that there can be exceptions to this minimum affordability requirement. This requirement is also restated in staff's rezoning referral report dated May 20, 2025 (p. 6).</p> <p>This application, if approved, will not conform to the city's policy requirement as it will not provide the minimum of 20% of the units secured as below-market rental. The referral report states that the reason that the city's affordability requirement has not been satisfied is that a pro forma analysis showed that the "proposal would not generate sufficient land value lift to support the inclusion of below-market rental housing on this site." Nowhere in the city's adopted policy does it indicate that the minimum affordability thresholds can be waived. In fact, rationalizing the failure to meet the requirements based on land lift is fundamentally flawed because the city's purpose in conducting such a financial analysis is to determine if there would be excess land lift if the proposal was approved and, therefore, the opportunity to extract even greater affordability which would provide an additional benefit to the community. The city's analysis of project economics is not intended to rationalize and then grant a benefit to a developer. Like any rezoning policy, the city's TOA rezoning policy exists to offer the opportunity to upzone if the stated requirements can be met. In this case, the applicant cannot (or will not) satisfy the requirements ... therefore, they DO NOT qualify for rezoning under the policy. This site already has zoning in place for multi-family development (approved a couple of years ago). Another rezoning proposal that cannot meet the policy requirements under which the application has been made then it does not qualify and should not be allowed to rezone under that policy. Simply stated, if an applicant cannot meet a policy's requirements, then that policy is not right for the circumstance.</p> <p>As an aside, it is my opinion that this applicant has over-paid for the land, having voluntarily purchased all the lots in the block at inflated prices. Furthermore, it has turned out that since their land purchases appear to have been made at or near a peak of the market. This was their business decision and was taken at their own risk. The City of Vancouver should not be</p>	Kent Munro	Riley Park	

			<p>granting a further rezoning on this land assembly which is contrary to its stated policies using the rationale that the developer’s profit margins cannot support it. If this application is approved, the city will effectively be allowing the public's benefits (in the form of deeper levels of housing affordability) to be reduced in order to bestow a private benefit to an applicant.</p> <p>2.</p> <p>Notwithstanding my assertion that this application does not qualify under the TOA policy, the design and fit of this proposal is inappropriate for the site. Over the past ten years, many new developments have been built along the Cambie Corridor. I have looked up and the down Cambie and cannot find one example of a new building that is not stepped and shaped to reduce its apparent mass and its shadowing effects on streets and neighbours. The proposed facade materials are simple, almost non-domestic. More importantly, this application proposes two a very large, rather monotonous, six-storey boxes, with very little facade articulation. Just one example of the poor interface is the proposal's east side which presents a 6-storey wall on the lane, directly across from a recently developed building that gracefully steps. If approved, this proposal will be a very poor fit within its setting of other buildings which have been shaped to provide effective interfaces and to allow light to reach the streets and sidewalks, where possible. The referral report indicates that this proposal was not reviewed by the Urban Design Panel. The rationale given was the proposal is of a “modest scale.” I am at a loss how a proposal that occupies an entire city block, which will have direct impacts on neighbours, for hundreds of metres on all sides and along public streets, can be deemed as being modest. The City of Vancouver has a long and storied reputation for quality urban design, with all types of housing and all tenures being considered with care and attention to detail and neighbourliness. To allow such a large development to proceed with a design language that reads as “cheap, rental housing” would be a sad departure from longstanding practice.</p>		
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CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	14:15	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	<p>I am opposed to this rezoning application because (1) it does NOT meet the city's rezoning policy and (2) because the building design is too bulky and would be a poor fit in the neighbourhood. A full explanation follows:</p> <p>1. This application, if approved, will not conform to the city’s policy requirement as it will not provide the minimum of 20% of the units secured as below-market rental.</p> <p>The referral report states that the reason that the city’s affordability requirement has not been satisfied is that a pro forma analysis showed that the “proposal would not generate sufficient land value lift to support the inclusion of below-market rental housing on this site.” Nowhere in the city’s adopted policy does it indicate that the minimum affordability thresholds can be waived. In fact, rationalizing the failure to meet the requirements based on land lift is fundamentally flawed because the city’s purpose in conducting such a financial analysis is to determine if there would be excess land lift if the proposal was approved and, therefore, the opportunity to extract even greater affordability which would provide an additional benefit to the community. The city’s analysis of project economics is not intended to rationalize and then grant a benefit to a developer. Like any rezoning policy, the city’s TOA rezoning policy exists to offer the opportunity to upzone if the stated requirements can be met. In this case, the applicant cannot (or will not) satisfy the requirements ... therefore, they DO NOT qualify for rezoning under the policy. This site already has zoning in place for multi-family development (approved a couple of years ago). Another rezoning proposal that cannot meet the policy requirements under which the application has been made then it does not qualify and should not be allowed to rezone under that policy. Simply stated, if an applicant cannot meet a policy’s requirements, then that policy is not right for the circumstance.</p> <p>If this application is approved, the city will effectively be allowing the public's benefits (in the form of deeper levels of housing affordability) to be reduced in order to bestow a private benefit to an applicant.</p> <p>2. Notwithstanding that this application does not qualify under the TOA policy, the design and fit of this proposal is inappropriate for the site. Over the past ten years, many new developments have been built along the Cambie Corridor. I have looked up and the down Cambie and cannot find one example of a new building that is not stepped and shaped to reduce its apparent mass and its shadowing effects on streets and neighbours. The proposed facade materials are simple, almost non-domestic. More importantly, this application proposes two very large, rather monotonous, six-storey boxes, with very little facade articulation. Just one example of the poor interface is the proposal's east side which presents a 6-storey wall on the lane, directly across from a recently developed building that gracefully steps. If approved, this proposal will be a very poor fit within its setting of other buildings which have been shaped to provide effective interfaces and to allow light to reach the streets and sidewalks, where possible. The referral report indicates that this proposal was not reviewed by the Urban Design Panel. The rationale given was the proposal is of a “modest scale.” I am at a loss how a proposal that occupies an entire city block, which will have direct impacts on neighbours, for hundreds of metres on all sides and along public streets, can be deemed as being modest. The City of Vancouver has a long and storied reputation for quality urban design, with all types of housing and all tenures being considered with care and attention to detail and neighbourliness. To allow such a large development to proceed with a design language that reads as “cheap, rental housing” would be a sad departure from longstanding practice.</p>	Peter Kellett	Riley Park	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	16:27	CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street	Oppose	I strongly oppose this last minute removal of 20% BMR without transparency and public consultation	Lily Yee	Kensington-Cedar Cottage	

# Appendix A

July 7, 2025  
Mayor and Council  
City of Vancouver

**Re: Referral Report No 6 (520-590 West 29th rezoning), Council  
Agenda, July 8, 2025 (Public Hearing)**

The Riley Park South Cambie Advisory Group (RPSCAG)\*\* finds it very disturbing that the requirement for 20% below-market housing has been removed from this rezoning application.

The removal of the 20% below-market requirement came to light late in the game, without notification or explanation to the public, and most certainly without public input or approval. RPSCAG thinks that the removal of the 20% clause runs contrary to *Transit Oriented Areas (TOA) Rezoning Policy*, the *Secured Rental Policy (SRP)*, and the *RR-2C District Schedule and Guidelines*.

Not only is this a betrayal of the public trust, but it is also a travesty of how the Cambie Corridor Policy, Phase 3, was instituted in the Spring of 2018.

An apparently cavalier change such as this should not be allowed to stand and should not be allowed to become a precedent.

Such surreptitious dealing between city government and the developer is **completely unacceptable**. This lack of transparency at City Hall and the lack of regard for public input only promote further distrust of the city government.

Where is the true “affordability” in allowing the removal of the 20% below-market rentals? The present market-rental rates are already beyond the means of many residents who earn the average weekly wage; now, we are witnessing the exclusion of another group of workers who need affordable housing.

How does Council explain such machinations to the electorate?

RPSCAG demands that the 20% below-market units be included in this



rezoning.

Thank you for your attention in this potentially precedent-setting action.

Yours truly,

Allan Buium, Chair  
on behalf of the RPSCAG

\*\*RPSCAG is the successor to the RPSC Community Visions Committee which was established in November 2005 by City Council. We continue to be recognized as a credible community *watchdog* with a strong institutional history.

s. 22(1) Personal and Confidential