

CD-1 Rezoning - 270 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-16	19:38	CD-1 Rezoning - 270 East 13th Avenue	Oppose	This neighbourhood does not have the infrastructure to support the current population. Please do not continue to add density without also adding capacity for schools, libraries, pools, community centres etc.	Beverley Jones	Riley Park	
2025-10-01	08:58	CD-1 Rezoning - 270 East 13th Avenue	Oppose	dear city council. you've lost my vote. no one sitting will ever get it. stop this tower madness. you're turning vancouver into burnaby and it sucks. you approve towers that break the rules you made for these towers. it's ridiculous. enjoy all the money the developers are slipping you. I seriously hope you all lose your houses to towers soon. karma will get you.	greg williams	Mount Pleasant	
2025-10-09	16:35	CD-1 Rezoning - 270 East 13th Avenue	Oppose	Absolute Opposition to Rezoning Proposal of 270 E 13th Ave I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 270 E 13th Ave. I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT. But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way. DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle. This proposal is right next to Mount. St. Joseph’s Hospital, and this area is also an arts and residential neighbourhood community. . The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating ore congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDBALE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy. It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers. This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it. It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable. If these proposals were actually building the much needed, and more, affordable housing,	Fiona OConnell	Fairview	Appendix A

then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

The “small scale units” in these towers will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

AND WHY CAN’T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.48 GOBBEDLDYGOOK? WHY CAN’T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.

My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.

These apartments this luxury tower will offer are significantly smaller than this.

So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more.

THIS IS NOT LIKE-FOR-LIKE.

THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.

And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

High rises such as this tower, and these heights, are UTTELRY HIDEOUS. DISGUSTING.

			These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS. The City claims there are excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods. It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers. And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value. As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent they are paying in their already affordable homes, and the space will be much, much smaller too. People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs. Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing or be homeless? Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I’m completely SCREWED. Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city); so more cars, more traffic, and more pollution. Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London in 2017. This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire. But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.		
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			TOWERS ARE A SIGNIFICANT FIRE RISK. This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers. THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS. I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas. Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this... The City wants towers that height and even higher; up to 50 story's, 50, now 60. More floors in a tower =/+ more people in the tower = the more extreme risk to get everyone out safety in the event of a fire; and the more the chance of safety and survival goes down – more deaths. There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers. If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is. If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS. We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOUGHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them. Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres. AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built. Thus, I am voicing my absolute opposition. • STOP destroying Vancouver neighbourhoods. • STOP destroying Vancouver communities. • STOP destroying Vancouver residents' LIVES. • STOP destroying our beautiful Vancouver. * STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.			
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These towers will not be for residents of the community. They will be for the wealthy.

They will block the natural light that is so important to all aspects of health and wellbeing.

You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies.

This is pure fantasy, and an insult.

Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods.

It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

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Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I’m completely SCREWED.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.

And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city); so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety.

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But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

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2025-10-17	10:32	CD-1 Rezoning - 270 East 13th Avenue	Oppose	All for improving density but 20+ storeys not necessary in this low rise multi family residential neighbourhood. Support up to 12 storeys similar to the Stella building at Kingsway & 12th.	Andrew Neilson		
2025-10-17	12:18	CD-1 Rezoning - 270 East 13th Avenue	Oppose	Without clarity on how the city or JTA plans to mitigate disruption in the resident's lives and have any affordability plans, it makes no sense to support this rezoning application.	Leonardo Giannoni	Mount Pleasant	
2025-10-17	15:19	CD-1 Rezoning - 270 East 13th Avenue	Oppose	One of the best qualities of mount pleasant is it's mid-rise housing. I'm not happy to see this type of housing being replaced with high-rise housing. I think the construction of this high-rise, as well as the other two high-rises on 13th Ave, should not be carried out for the following reasons: It displaces the people currently living here who call this neighborhood home. The application near the hospital removes one of the only green spaces in the area, which includes some larger trees. The people remaining will be subjected to ongoing construction for years. Since mid-rise housing is a common option for young couples, many of which are remote workers including myself, I can see this being problematic to many residents working from home. If the city were to provide temporary office space this could be a solution. It reduces the amount of mid-rise housing in the neighborhood. Lastly the developments will affect the character of the neighborhood. I think this is best expressed by Uytæ Lee in his YouTube videos on the missing middle, one of which was posted on the City of Vancouver's channel. I support the increase in housing, including high rises, but I don't think we should be removing mid-rise housing and green space in order to do so.	Kristjan Arnason	Mount Pleasant	

2025-10-18	11:40	CD-1 Rezoning - 270 East 13th Avenue	Oppose	As a long-time resident of this neighbourhood, I strongly oppose the proposed rezoning to allow high-rises. A 20-storey building would completely alter the character and livability of our community. Our streets are already busy, and traffic congestion is a growing concern. Adding hundreds of new residents and vehicles will make it far worse. This neighbourhood was designed for families, seniors, and pedestrians — not for high-density towers. Every day, you see children walking or biking to school, parents pushing strollers, and seniors from the nearby care home enjoying the parks. The increase in traffic and construction will not only threaten pedestrian safety but also diminish the quiet, walkable environment that makes this community so special. We are not against growth, but it must be thoughtful and in keeping with the existing character of the area. A 20-storey tower building makes sense in areas with less density, not in a residential neighbourhood where families and seniors have built their lives around safety, green space, and community connection. Please preserve the integrity of our neighbourhood and reject this rezoning proposal.	Thi Tran	Mount Pleasant	
2025-10-19	15:02	CD-1 Rezoning - 270 East 13th Avenue	Oppose	Absolute Opposition to Rezoning Proposal of 270 E 13th Ave I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 270 E 13th Ave. I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT. But I AM 100% against negative change, and ugly change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way. DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle. This proposal is right next to Mount. St. Joseph’s Hospital, and this area is also an arts and residential neighbourhood community. . The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating ore congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDBALE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy. It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers. This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.	Fiona OConnell	Fairview	Appendix C

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2025-10-20	16:30	CD-1 Rezoning - 270 East 13th Avenue	Oppose	To Whom It May Concern, I am writing to express my strong opposition to the proposed high-rise development project in Mount Pleasant, as well as similar developments that have been introduced or are being considered in the area. Mount Pleasant is a unique and valued neighborhood, known for its relaxed, community-oriented atmosphere. High-rise towers are entirely out of scale with the character and needs of this community and would irreversibly alter what makes this area so special. The current infrastructure simply cannot accommodate the population density such developments would bring. Streets in Mount Pleasant are narrow, with many only allowing for single-lane passage. Parking is already limited, and residents often struggle to find spots near their homes. While the upcoming arrival of the SkyTrain may provide some relief, it is unrealistic to assume that new residents will fully rely on transit. Even if only one-third of the new residents own cars, the influx will place an enormous burden on already strained streets and parking availability. Increased congestion, safety concerns, and diminished walkability will all follow. In addition, large-scale developments threaten the livelihood of the small, independent businesses that define Mount Pleasant’s character. The area is known for its vibrant local economy, but big-box retail and chain stores, often found at the base of such towers, tend to outcompete and displace these beloved shops. We’ve already seen this pattern unfold around Kingsgate Mall, where large towers have contributed to more traffic, reduced community cohesion, and a visible increase in homelessness and social strain. These projects have changed the character of that area—and not for the better. Mount Pleasant should not be reshaped to fit a one-size-fits-all model of urban development. The neighborhood’s identity, infrastructure limitations, and community values must be respected. I urge you to reject this project and protect what makes Mount Pleasant a livable, welcoming, and truly pleasant place to live. Sincerely, Stephanie Laprise	Stephanie Laprise	Mount Pleasant	

CD-1 Rezoning - 270 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-20	17:20	CD-1 Rezoning - 270 East 13th Avenue	Oppose	Apart from not wanting the entire neighbourhood becoming towers, I am very worried about lack of parking and vehicle accessibility. There is a very high component of film and creative workers here with no good public transportation option at the times and distances required by those jobs. There is already a shortage of street parking for residents, visitors and delivery drivers and with at least 6 tower redevelopment signs up in a 2 block radius you're about to make this neighbourhood unliveable. I also worry that what the city considers to be affordable housing is still beyond what a large majority of people are reasonably able to pay. We need more co-ops and real subsidized housing in the area.	J-C Roy	Mount Pleasant	

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But I AM 100% against negative change, and change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home. Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.

This proposal is right next to Mount. St. Joseph's Hospital, and this area is also an arts and residential neighbourhood community. . The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating ore congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.

It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.

This neighbourhood is NOT a Downtown. It is NOT a City Centre.

It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.

There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% bellow market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

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I refer you to the Grenfell Tower Fire in London in 2017.

This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.

But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a **24-storey tower**. **72 people died, 2 later in hospital, 73 more injured**. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a **3-STOREY LOW-RISE APARTMENT**. We had a **FIRE** alarm just before Christmas. Everyone was **OUT OF THE BUILDING WITHIN JUST 30 SECONDS**. Think about this...

The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower =/+ **more people** in the tower = the more extreme risk to get everyone out safety in the event of a **fire**; and the more the chance of safety and survival goes down – **more deaths**.

There is a formula used in building risk assessment mathematics that says **if you go above 6 floors, each story adds another 5 % risk** (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so **each added floor adds 5% further increased risk of death in case of a fire in these towers.**

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Vancouver resident,

Fiona O'Connell

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