

Rezoning: 215-229 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-06	10:27	Rezoning: 215-229 East 13th Avenue	Oppose	<p>Absolute Opposition to Rezoning Proposal of 215-229 E 13th</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 215-229 E 13th</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>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.</p> <p>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.</p> <p>This proposal is in an Arts community. It is in a Hospital Community - Mount. St. Joseph’s Hospital. 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.</p> <p>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.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre.</p> <p>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.</p> <p>There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>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.</p> <p>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.</p> <p>And these towers are not going to be affordable housing any way.</p> <p>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.</p>	Fiona OConnell	Fairview	APPENDIX A...

			<p>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.</p> <p>Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>The video on The City website of this tower does not actually show INSIDE the building.</p> <p>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.</p> <p>A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.</p> <p>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.</p> <p>AND WHY CAN’T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.8 GOBBEDLDYGOOK? WHY CAN’T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?</p> <p>The proposal states that 20% of the apartments in this tower will be at below-market value.</p> <p>BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.</p> <p>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.</p> <p>These apartments this luxury tower will offer are significantly smaller than this.</p> <p>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.</p> <p>THIS IS NOT LIKE-FOR-LIKE.</p> <p>THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.</p> <p>And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.</p> <p>Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.</p> <p>High rises such as this tower, and these heights, are UTTELRY HIDEOUS. DISGUSTING.</p> <p>These towers will not be for residents of the community. They will be for the wealthy.</p> <p>They will block the natural light that is so important to all aspects of health and wellbeing.</p> <p>You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.</p> <p>The City claims there are excellent Tenant Relocation and Protection Policies.</p>		
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Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...

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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.

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Yours sincerely,

Very concerned and very proud Vancouver resident,

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Yours sincerely,

Very concerned and very proud Vancouver resident,

				<div>Fiona O'Connell</div> <div></div> <div></div>			
2025-11-23	09:45	Rezoning: 215-229 East 13th Avenue	Oppose	<p>this tower is awful. yet another attempt to turn vancouver into burnaby.</p> <p>you are ruining mt pleasant with your broadway plan.</p> <p>you are evicting so many people, just so developers can make money. it's disgusting. and all these new places will be unaffordable by all.</p> <p>all current council members have lost my vote forever.</p> <p>strongly opposed.</p>	greg williams	Mount Pleasant	
2025-11-24	17:15	Rezoning: 215-229 East 13th Avenue	Oppose	<p>To Whom It May Concern,</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Sincerely, Stéphanie Laprise</p>	Stephanie Laprise	Mount Pleasant	

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2025-11-25	12:17	Rezoning: 215-229 East 13th Avenue	Oppose	<p>Why are city planners using false renderings?</p> <p>Why is this section of main street being deemed to not be 'high quality public space'?</p> <p>Why does James Tod sit on the renters' advisory council? Isn't this a conflict of interest?</p> <p>Who is Sommerville Community Relations? Why are they hiding the fact that they were founded by James Today, but pretending like they are a third-party who cares about tenants?</p>	Cameron Gilbert	Mount Pleasant	
2025-11-25	15:41	Rezoning: 215-229 East 13th Avenue	Oppose	<p>I support more rental housing in Mount Pleasant, but I can't support this proposal as designed. The building isn't sufficiently contextual, inspiring, or reflective of Mount Pleasant's creative and historic character. It also lacks meaningful green design—more trees, landscaped setbacks, and biodiversity features are needed to maintain the neighbourhood's green, leafy identity.</p> <p>Public realm improvements are minimal for a tower of this scale, and the design does not incorporate Indigenous visibility or cultural expression, which the Broadway Plan encourages. I'm asking for a more thoughtful, greener, and more neighbourhood-aligned design before this moves ahead.</p>	Heather Murray	Mount Pleasant	
2025-11-25	18:42	Rezoning: 215-229 East 13th Avenue	Oppose	<p>A tower so close to the cultural hub and new public plaza at Main and 14th is going to violate the character neighborhood policy of the Broadway Plan. The commercial space on the ground floor is going to harm the existing, nearby small businesses because preferential tenancy is given to corporate players in this province. The tower will eliminate all natural daylight for existing properties in the proximity. A densely populated building is not going to foster a warm community but increase anonymity and loneliness in a city already known for being no fun. Stop this project.</p>	Tammy Baylis	Mount Pleasant	
2025-11-27	15:28	Rezoning: 215-229 East 13th Avenue	Oppose	<p>As a long time resident of Mount Pleasant I oppose displacing the tenants of 229 East 13th Avenue in the name of affordable housing. These residents currently enjoy affordable housing. This new development will in fact simply add to the overpriced, small, impersonal towers that are destroying neighbourhoods like Mount Pleasant. In the case of this redevelopment, City Hall's own shadowing regulations have been violated by city staff, simply by declaring that Main Street is not a "high quality public space". If City Plannings' own regulations are so easily dismissed how does this fare for the tenants at 229 East 13th when relocation procedures are implemented? Vancouver needs real vision and dialogue to plan for a future in climate crisis and economic turmoil. Unfortunately we find here, on East 13th Avenue, more profit driven tower development and more families wondering how they will be able to continue to live, work and contribute to the city they love.</p>	Rhonda Toth	Mount Pleasant	

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Absolute Opposition to Rezoning Proposal of 215-229 E 13th

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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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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 **UTTERLY 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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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 safely 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.

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Yours sincerely,

Very concerned and very proud Vancouver resident,

Fiona O'Connell



Absolute Opposition to Rezoning Proposal of 215-229 E 13th

I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 215-229 E 13th

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, 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 in an Arts community. It is in a Hospital Community - Mount. St. Joseph's Hospital. 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 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.

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