

Rezoning: 215-229 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-03	17:19	Rezoning: 215-229 East 13th Avenue	Oppose	I oppose the rezoning of 215 - 229 E. 13th ave as it currently stands. - the request for 21 storeys violates the Broadway Plan Solar Access Policies. - to prevent shadowing of the west side of Main Street, from 10am to 4pm, from the Spring to the Fall Equinoxes, any structure at 215 - 229 E. 13th ave should be limited to 12 storeys, according to the Broadway Plan and reflecting the concepts guiding Village High Streets and " high quality public space ". - this is an opportunity to protect and provide a healthy, well functioning public village space for residents of Mount Pleasant. If we get this right, it will impact communities across the City. If we get this wrong, please tell me who will want to live in a City of Shadows.	Carol VanCamp	Mount Pleasant	
2025-12-04	10:54	Rezoning: 215-229 East 13th Avenue	Oppose	Leave existing housing alone. These units are viable homes. Until the unoccupied glut of existing condos are filled and there are viable measures for equal square footage units to equal fees (eg rent) with first right of refusal to move into new building via rental protections, this is a boondoggle. Accountability to residents, protection whence developer claims insolvency. Prioritize using infill for density on existing lots or increasing density on single level commercial street fronts, again with protections for businesses and existing tenants during construction with first right of refusal at equal square footage and amenities costs. Period.	Alyssa Hall	Sunset	

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2025-12-04	11:31	Rezoning: 215-229 East 13th Avenue	Oppose	<p>To the mayor and council,</p> <p>I am writing in opposition to the proposed rezoning on behalf of the Mt Pleasant neighbourhood and the tenants of both 229 and 215 E. 13th Ave. The proposed tower in no way belongs in a residential area like Watson and 13th, and the fully occupied apartment building and neighbouring house that now stand at these properties will have to be destroyed to accommodate it. The tower’s excessive and unprecedented height violates solar protections, literally throwing shade along the popular retail &amp; dining areas of Main &amp; 13th.</p> <p>This alone is reason to reject the referral. But more significantly, a community of renters in the 229 E. 13th apartment will be displaced. Many are long term renters who will lose their affordable housing and have given only the promise of on-paper protections and a right to return to the new development (when and if it’s built)... often to down-scaled units. The need to find interim housing is entirely on the shoulders of the renters, and the anxieties of the long redevelopment process is already leading tenants to simply abandon their neighbourhoods and often their city beforehand. This, of course, is not a problem for developers looking to avoid their financial obligation to these tenants.</p> <p>Similarly, there are renters in the building who are not eligible for protections due to the indefensible mandate regarding length of tenancy in relation to the rezoning application submission. These short term renters are still responsible tenants who will lose their homes and most likely their neighbourhood once displaced, and they deserve compensation and care. A community has formed in the building amongst all the tenants, which will be wiped away with redevelopment.</p> <p>The infrastructure of the neighbourhood cannot withstand this type of development, either. As a resident living nearby on Quebec St, I can attest that side streets are clogged with unprecedented traffic volume, which will only increase when Broadway at Main is closed off for construction on the subway next year. It is hard to imagine the disorder closing off 13th and Watson St. for the sake of construction this tower will cause. Likewise, the parking being offered is not adequate, which will force drivers to compete for street parking, hurting local businesses and adding to the mounting traffic issues in the Mount Pleasant "village".</p> <p>To build 20 stories of cramped “luxury” apartments that charge exorbitant rents while consigning affordable housing built on a human scale to landfill flies in the face of the very concept of Mount Pleasant, a neighbourhood defined by the inventiveness, personal investment, and the communal bonds of its residents. For this and the other reasons cited here, I ask that the council reject this application.</p>	James Lloyd	Mount Pleasant	
2025-12-04	11:32	Rezoning: 215-229 East 13th Avenue	Oppose	<p>Completely violates solar protection rules of BW Plan. Stop arbitrarily evading your own plans and rules for trumped up excuses, in this case what constitutes high quality public space. With all the many exceptions council keeps allowing, no one living anywhere in this city can predict what will happen in their neighbourhood that will significantly affect them. I have no trust in this council, it does not keep its word. No transparency. Stop ruining quiet side streets with hideous tall towers.</p>	Roberta Olenick	West Point Grey	