

CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-16	14:07	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>These towers should not be allowed on small side streets that cannot absorb the traffic. This a beautiful heritage part of the city, very few of which are left and effectively will serve as a park and ability to walk and be surrounded by beauty and nature after a huge increase in density in the neighborhood. We should keep these developments to major arteries 12th, Cambie, main, broadway, 16th etc.</p> <p>In addition, we need more family friendly housing, large 3 bedroom apartments, not tiny cookie cutter apartments.</p> <p>There needs to be significant collaboration between the VSB and the city as Simon Fraser and surrounding schools are all above catchement and given lack of parking in the neighbourhood and associated with these developments kids will not be able to walk to school. Overflow schools are not along transit lines and so kids will be forced to drive.</p>	Jennifer Leavitt	Mount Pleasant	
2026-01-16	16:00	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I oppose the rezoning application. The 18-storey building is out of scale with the current neighbourhood, which is made up of the "missing-middle" type of housing, being townhouses. The neighbourhood between W. 12th Ave, and W. 16th Ave, and between Cambie and Ontario St., is made almost exclusively of fourplex, including several building/houses with Heritage Designation, and other "Heritage looking" housing. Approving this application will ruin the area. These tall building should only be allowed on Cambie or Broadway, or Main St. Not in the low-rise neighbourhoods. When we made the move from renters to buyers, we could not afford a single family home, and we were tired of apartment living, so we did not want to live in a condo tower. We wanted a low-rise townhome, a space that feels like a single family home, with a yard and a porch. We were able to find a townhome like that in this neighbourhood of Vancouver. Allowing this tower will start the destruction of the area. Instead, some low rise, row townhomes should be built, to blend in. It would still increase the density, but with the scale of this historic area. This is not a place for a tower. It needs to be move one block West, to be on Cambie St., to replace the one-story commercial buildings.</p> <p>The Broadway Plan is flawed, as it did not take into consideration the special characters of existing areas, especially south of 12th Avenue. And with the reduction in Immigration level and in international students that the Federal government put in place, we have seen a decrease in people moving to our city. The demand is not the same as it was two years ago.</p> <p>This application should be declined. Thank you.</p>	Alain Bisson	Mount Pleasant	

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2026-01-16	16:19	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I very strongly oppose this development for a number of reasons. Briefly, my most prescient reasons are that I do not see what this adds to the neighborhood or community.</p> <p>- 20% minimum for affordable housing is incredibly insufficient given how close to services like transit, groceries, and shops the building would be.</p> <p>- It's unnecessarily tall and density does not need to come only in height. This could very easily be a 3-4 storey building with moderate apartment buildings, built with medium-height ceilings and conscious floorplans to maximize space.</p> <p>- This is a for-profit development in a city that has just agreed to bailout developers building units that nobody wants. This is not opinion, this is fact as reported by the CBC and other outlets with proper journalistic standards. The market is stalling from over-supply of undesirable condos. With no protections to ensure units are filled before completion, and do not sit empty for months on end if not, I fail to see why this should be given the time of day when other critically necessary housing is being unbuilt.</p> <p>- An 80% maximum of market housing means an influx of affluent condo buyers/renters, which means increased car traffic in an area that is already rife with oversized vehicles speeding far too quickly. There is a public school nearby, heavy pedestrian traffic up and down Yukon, and parks. This area does not need more cars.</p> <p>- This is not an argument I think holds a ton of water but I also think there should be consideration in building something more moderate and reasonable to the neighborhood's character. Vancouver is a city that feels like it was built in the last 20 years and at some point we have to make conscious decisions about what the city looks like in the future. Is loathed, undesirable market housing that has no identity or character--interchangeable with any other for-profit investment-driven construction in North America--really what we want Vancouver to be in 20, 30, 50 years?</p> <p>Thank you to the members of Council who will actually read this.</p>	Erica Lahaie	Mount Pleasant	

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2026-01-16	17:31	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear City Council,</p> <p>We are writing to express our strong opposition to the proposed rezoning for 426-428 W 14th Ave. and 3015-3027 Yukon St. to allow the development of an 18-story apartment building within the Mount Pleasant Heritage area. We have lived on Yukon Street in Mount Pleasant for 24 years. While we recognize the need for thoughtful urban growth and increased housing supply, this specific project is fundamentally incompatible with the historic character, established scale and community values that this beautiful gem of a neighbourhood exuberates.</p> <p>The low- and mid-rise buildings, cohesive streetscapes, and human-scale environment are what give this neighbourhood its unique identity and charm. An 18-story tower, by its sheer height and massing, would irreparably harm this character. It would dominate the skyline, cast long shadows and create a jarring visual intrusion that would undermine the very essence of the district's heritage value.</p> <p>We are not opposed to development. We support appropriate, context-sensitive infill that respects the existing architectural language, scale and rhythm of the neighbourhood. There are ways to add housing density that complement heritage character rather than obliterate it. This rezoning is not one of them!</p> <p>We respectfully urge the city council to reject this rezoning application outright. Please record us as opposed to the rezoning.</p> <p>Sincerely, Allan & Heather Jones</p>	Alan Jones	Mount Pleasant	
2026-01-17	10:30	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I oppose this application for many reasons including It's lack of supportive infrastructure, and in particular, it's adverse impact on nearby schools. Nearby schools are already at significant overcapacity and the 2025 VSB long range facilities plan projects severe enrollment pressures. The application will stress the overwhelmed schools further. It does not fit the Broadway Plan's goal of making neighbourhoods liveable and meet the needs of all ages as families with children are disregarded. Collaborative work between the city and VSB is required and has not been happening.</p>	Karen Webber	Mount Pleasant	
2026-01-17	11:47	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I'm very concerned by the proposal for this redevelopment. I understand the need for increased density in Vancouver particularly around the Broadway corridor, however, the proposed 18-storey CD-1 development is entirely in opposition to its environment. There is a way to increase density in neighbourhoods without plopping high-rises in the middle of low-rise residential neighbourhoods. I strongly believe that the city should be encouraging more broad-scale middle-density developement to allow for increasing density in growing neighbourhoods without making a patchwork of those same neighbourhoods. Implementing more middle-density (3-6 storey apartments, row houses, etc,) Allows for quicker, more affordable construction and more seamless integration with the existing building stock. From an environmental perspective mid-rise buildings are more sustainable as they can use more biogenic building materials (i.e. wood-frame over steel or concrete) and are generally more efficient to heat which reduces electricity or gas demand. Overall, I would strongly encourage the city to reconsider the proposed zoning amendment in favour of slightly lower, but more sustainable density increase for the site of 426-428 W 14th Ave and 3015-3027 Yukon St.</p>	Kaia Nielsen-Roine	Fairview	

2026-01-17	15:44	CD-1 Rezoning: 426-428 West 14th Avenue and 3015- 3027 Yukon Street	Oppose	<p>. I oppose this application as it will have a significant adverse impact on nearby schools. The city, in its' referral report, used the Vancouver School Board (VSB) 2020/21 data to consider needs for schools in the Broadway Plan. But this VSB's data did not take into consideration the Broadway Plan.</p> <p>.</p> <p>Simon Fraser, the closest elementary school - a 7 minute walk from the site, was at 186 % capacity utilization in 2019 and was projected to decrease to 176% by 2031. In reality, it rose to between 194 and 196% capacity between 2022 and 2024.</p> <p>Edith Cavell, the next closest elementary school, was projected to fall to 107% capacity in 2024, and 90% by 2031. But it was at 123% by 2024.</p> <p>The following comments were made in that VSB report:</p> <ul style="list-style-type: none">• Both schools have insufficient capacity to accommodate current and forecast enrolment levels.• Both schools have catchment waitlists with Simon Fraser's severe enrolment pressure resulting in lengthy waitlists.• Enrollment space has been maximized inside the schools and portables have been added to both sites. <p>This report states that overflow from these schools is accommodated at "nearby" schools. These schools are not within walking distance for the children and their families. The two Catholic elementary schools within walking distance recognize they absorb a small amount of overflow, but affordability becomes an issue when considering the additional costs, including tuition.</p> <p>The 2025 VSB Long Range Facilities Plan now estimates new residential growth will offset previously anticipated decline for the near future while high growth may be seen in the long term. It also notes that over the past 2 census periods, several neighbourhoods, including Mount Pleasant, saw an increase in families with children and comments that areas with increased higher rates of overall dwelling units have experienced a higher rate of growth in families with children. This has already been the case in our neighbourhood - without towers - as most dwellings have been converted to duplexes, triplexes or multiplexes.</p> <p>The latest VSB report indicates that the long promised Olympic Village School is finally projected to have a fall 2029 occupancy. One would think this new school might ease pressure on Simon Fraser. Projections indicate otherwise. Each VSB analysis shows enrolment pressures are expected in this Cambie Corridor.</p> <p>In the 2039 projections, VSB estimates both Simon Fraser and Edith Cavell "to have very high capacity utilization with ongoing enrollment strategies likely required". Simon Fraser's actual capacity is 177 students and the utilization is projected to be at 377 or 213%. Edith Cavell's actual capacity, at 263 students, is projected to be 126%.</p> <p>Interpreting the 2021 report, the city planner by email indicated Eric Hamber, the closest secondary school, was at 83% capacity utilization in 2021 and was expected to decrease to 79% by 2031. In reality, it rose to 94% by 2024 and is projected to exceed 100% capacity in the most recent report.</p> <p>Families are adversely affected when the closest schools are over capacity. My grandson lives across the street from the proposed development site and two blocks away from Simon Fraser. He was 72nd on the waitlist for the fall 2023 kindergarten class. VSB provided a placement several km away, requiring him to be driven to and from school every day.</p> <p>A guiding principle for the Broadway plan is that neighbourhoods should be liveable and meet the needs of all ages. I recognize the need for more rental house. Deny this application that does not make this neighbourhood more liveable or meet the needs for the families with school aged children. Alternatively, send the application back to staff to genuinely consider the community with making a more appropriate FSR and height to make it liveable within this neighbourhood. Anything more will push local school capacities beyond overwhelm.</p>	Karen Webber	Mount Pleasant	
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2026-01-18	09:31	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I have made my home in Mount Pleasant for 25 years and during that time I have lived in multi-family housing. The multifamily zoning in this area allowed me to live in a neighbourhood that wasn't beyond my means but still provided a peaceful, tree lined, community environment with access to many amenities.</p> <p>There is no doubt that more housing is needed for newcomers and upcoming generations. However massive towers like the one proposed ought to be on major transportation arteries and not on quiet residential streets. New buildings in this area should be limited to 4-6 storeys, in keeping with the neighbourhood.</p> <p>My understanding is that the reason for maximum number of storeys is to fund below-market housing and yet council is relaxing that requirement. This doesn't make any sense. I, as an active participant of my community and regular voter, am asking you to deny this application or to impose certain conditions such as a maximum of 4 storeys in keeping with the current historic character of the surroundings. I am encouraged by the majority of Metro Vancouver mayors who have recently pushed back against the province's housing legislation and wonder why Vancouver council can't exhibit the same backbone.</p>	Jill Tolliday	Mount Pleasant	
2026-01-18	21:22	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>What is proposed is too high and too many units. Mount Pleasant has a good history of decades of densification. A six story building would be acceptable, not 18 stories.</p>	Lise Struthers	Mount Pleasant	
2026-01-18	22:00	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I oppose the development at the corner of 14th Avenue and Yukon Street. The infrastructure of the neighbourhood in regards to schools, parks, and community centres is already bursting at the seams - far beyond capacity. What we need is missing middle housing, not high rises.</p>	Graeme Webber	Mount Pleasant	

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2026-01-19	12:30	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear Mayor and Councillors,</p> <p>I am writing to express my opposition to the rezoning application for 426–428 West 14th Avenue and 3015–3027 Yukon Street.</p> <p>While I understand the City’s broader housing objectives, I have serious concerns that this proposal is not appropriate for this specific site and neighbourhood, for the following reasons:</p> <p>Creek and Geotechnical Conditions: This area of Mount Pleasant West is known to be influenced by historical creek systems and challenging subsurface conditions. Increased density, deeper excavation, and larger building mass raise legitimate concerns regarding soil stability, groundwater management, and long-term structural risk. In my view, the geotechnical constraints of this site have not been sufficiently demonstrated to safely accommodate the proposed level of development without potential impacts to adjacent properties and public infrastructure.</p> <p>Neighbourhood Character – Mount Pleasant West: Mount Pleasant West has a distinct character defined by lower-rise buildings, varied small-scale forms, and a strong residential feel. The proposed rezoning would introduce a scale and massing that is inconsistent with the established character of the area. Continued upzoning risks eroding the fine-grain, human-scale qualities that make this neighbourhood livable and unique.</p> <p>Narrow Streets and Limited Infrastructure Capacity: West 14th Avenue and Yukon Street are relatively narrow, with limited capacity to absorb additional traffic, service vehicles, and construction impacts. Increased density will place further pressure on already constrained streets, parking availability, pedestrian safety, and cycling conditions. These impacts are particularly concerning given the cumulative effect of multiple recent developments nearby.</p> <p>Already Densified Area: This portion of Mount Pleasant has already experienced significant densification over recent years. Additional rezoning at this scale contributes to overconcentration without adequate upgrades to infrastructure, public realm, schools, green space, or local services. Growth should be balanced and context-sensitive, rather than incremental overloading of the same areas.</p> <p>For these reasons, I respectfully request that Council not support this rezoning application in its current form. I urge the City to prioritize site-specific constraints, neighbourhood context, and long-term livability when considering development proposals in Mount Pleasant West.</p> <p>Thank you for the opportunity to provide comments.</p> <p>Sincerely,</p> <p>A Concerned Mount Pleasant Resident</p>	Yong Zhang	Mount Pleasant	

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2026-01-19	12:46	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Thank you for the opportunity.</p> <p>We appreciate the challenge facing Council with respect to the quantity of housing required. We appreciate the progress in densifying along arterial streets (there remains more capacity).</p> <p>We oppose this particular proposal (not the site) because it is out of scale with the heritage nature of the neighbourhood and is not appropriate to the desired market. In your deliberations, please consider that this neighbourhood is a community of families. We are looking for ground-oriented housing.</p> <p>As an example of form, I would invite you to our place on W 15th Avenue. We believe it is one of the first heritage restorations in City/Hall Mount Pleasant (check with Ray Spaxman on 10th), stratified to five units with capacity for more. It was constructed under the archaic zoning schedule in 1982 (pre-dating even the Mount Pleasant Design guidelines) It just required a developer with vision.</p> <p>The Broadway plan is a sledgehammer where finesse is required. Please bring a planner and the proponent.</p> <p>(I would be interested in plans in the immediate vicinity of the Cambie Station (400 block Broadway).</p> <p>I trust staff to weight comments from the community and downplay bots and the YIMBYS from Langley.</p>	Robert Rodgins	Mount Pleasant	
2026-01-19	14:00	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I am writing to implore council to deny the rezoning application of 426-428 west 14th. It's my belief that adding additional high rise developments to the neighbourhood will not improve affordability or living standards, instead of bringing the price of housing down this will only inflate the value of the land, worsening an already critical situation. Creation of such properties only serve as an investment instrument and disregard the actual people and families who need affordable housing.</p>	Daryl Mandryk	Mount Pleasant	