

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
2026-01-19	17:07	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Mayor and Council,</p> <p>I oppose this Re-zoning application.</p> <p>I concede that more housing is needed, but feel strongly that 18 -plus storey buildings are inappropriate for residential side streets in Mount Pleasant and should, at this time, be restricted to arterial routes.</p> <p>If any re-zoning is to be approved, it should be capped at 4 to 6 storeys to create a more liveable transition from the current RT6 multiplexes that have already increased the density of this residential area in Mount Pleasant, over time.</p> <p>I ask you to please consider the issues of inadequate schools, water, sewage, green space, community centres and parking, to support a building of this size in the neighbourhood. I also have a serious "shadowing " concern and the impact that would have on the daily lives of the current residents surrounding this building.</p> <p>I am asking you, as Mayor and Council, to please deny this application.</p> <p>At the very least there should be conditions attached to any approval:</p> <ul style="list-style-type: none"> - hold off until the FOI request has been completed, now moved until Feb. 6, 2026. - take into consideration Mr. Alan Dakin's recommendations of certain protections based on his expert review of the Re-zoning applicant's hydrogeologic report. - seriously consider capping the development at 4-6 storeys. <p>sincerely, Carol Van Camp</p>	Carol VanCamp	Mount Pleasant	
2026-01-19	18:06	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I strongly oppose the development of a 133 unit tower on the corner of 14th & Yukon! It makes zero sense to build a monstrous complex in the middle of a quiet, low-rise residential NBH (=neighbourhood)!! Not only does it not fit in with the area, but it makes more sense to keep tall condos on the perimeter of major, busy corridors. Why are the Cambie St. condos capped at 7 stories high but an established, quiet NBH has to endure a much taller one??!! This was designated as a "Heritage" area (part of the reason we moved here) but with a stroke of a pen, that seems to have gone out the window.</p> <p>The traffic within the area would also become more chaotic. Many more cars cut through this NBH after the recent 16th Avenue closure. I'm certain that most are not NBH residents but those just looking for a faster route and thus they needlessly speed through our streets which causes serious safety concerns. If you're intent (which I'm sure you are & that this email will probably fall on deaf ears) to build this monstrosity, I implore you to consider re-opening Yukon St. near 12th Ave. again for better traffic flow/options. It'll be a traffic nightmare @ 14th & Yukon if this development moves forward! PLEASE DON'T.</p>	Gayle Taylor	Mount Pleasant	

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2026-01-19	18:20	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I strongly oppose this rezoning application and request Council to deny it.</p> <p>There are so many reasons justifying denying this application (excessive SFR and building height, ridiculous unit sizes, increased shading, parking and traffic issues, lack of school/ childcare spaces, increasing pressure on Community Centres and other infrastructure, ... etc. Many residents have already eloquently expressed their concerns, but City Council continues to ignore them and give priority to developers.</p> <p>Is it so hard to understand that increasing building supply does not solve the housing crisis nor automatically translate into affordability?</p> <p>Is it so hard to understand that we need not just housing, but the right kind of housing?</p> <p>Why is City Council approving more and more towers when more than 7000 completed new units are sitting empty?</p> <p>Why is City Council so intent on destroying existing affordable housing, evicting people, erasing character and destroying livable neighbourhoods?</p> <p>When is City Council going to make decisions guided by common sense, logic, proven solutions from other cities, and experts' advice instead of lobbies ?</p> <p>City Council needs to deny this application, as it provides no benefit to the community, and does not fit the needs and wishes of present and future residents</p> <p>Residents are telling you loud and clear that they don't want this. Are you listening? Do you care?</p>	Annie Cassells	Mount Pleasant	

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2026-01-19	18:22	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I strongly oppose this rezoning application and request Council to deny it.</p> <p>There are so many reasons justifying denying this application (excessive SFR and building height, ridiculous unit sizes, increased shading, parking and traffic issues, lack of school/childcare spaces, increasing pressure on Community Centres and other infrastructure, ... etc. Many residents have already eloquently expressed their concerns, but City Council continues to ignore them and give priority to developers.</p> <p>Is it so hard to understand that increasing building supply does not solve the housing crisis nor automatically translate into affordability?</p> <p>Is it so hard to understand that we need not just housing, but the right kind of housing?</p> <p>Why is City Council approving more and more towers when more than 7000 completed new units are sitting empty?</p> <p>Why is City Council so intent on destroying existing affordable housing, evicting people, erasing character and destroying livable neighbourhoods?</p> <p>When is City Council going to make decisions guided by common sense, logic, proven solutions from other cities, and experts' advice instead of lobbies ?</p> <p>City Council needs to deny this application, as it provides no benefit to the community, and does not fit the needs and wishes of present and future residents</p> <p>Residents are telling you loud and clear that they don't want this. Are you listening? Do you care?</p>	Stephen Cassells	Mount Pleasant	
2026-01-19	20:47	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>As a former city planner, it is sad to see so many residents in the neighbourhood unhappy with this development. They express heartfelt, genuine concerns about the building form resulting from a very complex and confusing Broadway Plan. I am sure if you had a poll in the neighbourhood now, they would ask the City to come up with solutions for designing at a human scale. The neighbourhood will not be enhanced as a result of this development. I see the Provincial TOA policy requires only 8 storeys at this location, 10 fewer storeys than proposed. Nothing gained by overbuilding, as you have heard loud and clear about the now cancelled Social Housing Initiative.</p> <p>With so many housing units in the City's pipeline there is no need to continue to approve towers in RT areas.</p> <p>If I understand the City's new developer incentives correctly, you will no longer be getting below market rental units for developments that displace less than 10 people. Is it possible to work with the developer to determine if an 8 storey 100 % market rental building is a possibility?</p>	Christina DeMarco	West Point Grey	

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2026-01-19	21:28	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>1. The proposed scale of this building at 18-storeys is too high and doesn't fit with the character of the neighbourhood (gentle density within 2 to 4 storey buildings, many with heritage designations). A more appropriate size to add rental density would be 4-6 stories, similar to the multi-unit buildings along Cambie Street and King Edward. A smaller building should be cheaper and faster to build.</p> <p>2. The local school is completely over capacity. The local parks are well used. What is the plan for infrastructure upgrades?</p> <p>3. While the proposal includes a decent amount of parking accessible through the lane, what are the implications for the 'slow streets' (14th Ave. and Yukon)? This area is already very busy with pedestrians, cyclists, residential parking and delivery vans. How will the safety of pedestrians and cyclists be impacted by adding this additional volume?</p> <p>I support additional density and the preservation of affordable, safe rental housing. Density can and should be added in such a way that the livability and character of the neighbourhood can evolve organically. The proposed tower is out-of-place at 14th & Yukon.</p>	Zara Boldt	Mount Pleasant	
2026-01-19	22:07	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>The Broadway Plan seems to simply disregard many of the elements of history, culture and commerce that make these the iconic and valued Vancouver communities that they are. The neighbourhood around 14th and Yukon is rich with heritage and character housing, cycling and pedestrian friendly roadways and small shops and services. This tower and others like it erode the qualities of these neighbourhoods by removing the community aspect that makes these neighbourhoods so appealing to the people that live and visit them. There is little or no consideration of what this increased density will do to pedestrian and cyclist safety, as it corners on two busy cycling routes. The public spaces in this neighbourhood are heavily used, yet there appears to be no effort to increase green or public spaces for this increase in population. While some parking is included in this building design, every school in this community is over capacity. Parents are going to land up driving their kids out of catchment, adding to traffic congestion and traffic pressure. I am all for increased density and more affordable housing, but this can be accomplished with more neighbourhood-aligned 4-6 storey towers and heritage styled 4, 8, or 16 multiplexes. I think these towers are short-sighted, given into developer pressure, which is in part driven by the unrealistic demands of the Broadway Plan.</p> <p>In conclusion, I would like to remind the council that we are still a democracy, and while participating in the council meeting on the Broadway Plan, where 99.9% of the participants were against the plan, it apparently fell on deaf ears. Vancouver city council ultimately should realise they need to represent all their constituents, not just their business interests.</p>	Andrew Boldt	South Cambie	
2026-01-20	08:10	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear Mayor & Council,</p> <p>Please turn down this rezoning application. It has impacts that are too large for the immediate area. Attached are a couple of photos that have a 3D massing model inserted at the correct location. Also please find a couple of aerial renderings of this massing model. The Broadway Plan needs a significant rethink and it should never have been passed in its current form. The previous Mount Pleasant Community Plan would have been the correct policy to follow. For a site like this one, which was once an RT zone, an upzoning to RM-4 would be a much better option, as it would be compatible with the surroundings.</p> <p>Sincerely, Stephen Bohus, BLA</p>	Stephen Bohus	Grandview-Woodland	Attachment 1 Attachment 2 Attachment 3 Attachment 4

2026-01-20	11:20	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Shadowing and Looming An 18 story tower in an area of 2-3 story homes and multiplexes will create shadowing and loom over the neighbourhood. The tower is not on Cambie where there are other towers and is not in character with the neighbourhood. Based on the shadowing studies, which leave out Dec 21, the buildings to the north will be in shadow 6 months of the year and the shadow impacts 7 lots to the east and west of the site.</p> <p>Exceeds Current Zoning The site is currently zoned RT-6 (Two-Family Dwelling District) focuses on preserving historic character homes while allowing for gentle density increases like infill, laneway houses, and secondary suites, encouraging new builds to match the area's architectural style (Craftsman, etc.) for multi-unit housing. It promotes retention, renovation, and restoration, but also allows for new duplexes or small multi-family buildings on lots without character homes, with design emphasizing neighborhood fit.</p> <p>Given the recent rezoning for numerous towers in the Broadway plan area and the massive difference between what is proposed and the current RT-6 zoning the application should not be approved.</p> <p>Affordability Excluding the 20% below market rentals the rent will need to be in the range of \$5-7 sqft (per Frances Bula article in Globe and Mail Jan 16, 2026). These rents are in excess of the rents in the existing buildings so overall affordability will not increase.</p> <p>Other A tower is costly and time consuming to build and in the current financing environment is unlikely to be built. A far better option would be to go with a wood frame building in the 6 storey range, with rent in the \$4 sqft range) which is less impactful, cheaper and less risky to build and therefore delivers more affordable housing as it will actually get built.</p>	Andrew Nichols	Mount Pleasant	
2026-01-20	12:26	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>As a residence of Mt. Pleasant, I oppose this rezoning application.</p> <p>The large-scale tower proposed by this rezoning application should not be permitted on a small residential street.</p> <p>To support more housing, major transportation arteries are better suited and more supported for development.</p> <p>Given the scale of building proposed and the small residential street, I ask the Mayor and council to deny the application for rezoning.</p>	Gary Bickell	Mount Pleasant	
2026-01-20	13:57	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I am writing to express my strong opposition to the proposed CD-1 rezoning that would permit an 18–19-storey building on this site. I recognize the need for additional housing in Vancouver, however this proposal is entirely inappropriate for this location and would cause lasting harm to the Mount Pleasant and Fairview neighbourhoods.</p> <p>1) The Proposed Project is Incompatible Scale and Neighbourhood Character</p> <p>This site is located within a low-rise, heritage-oriented, family-focused residential area characterized by townhouses, fourplexes, heritage buildings, and small apartment buildings.</p> <p>A tower of this height is grossly out of scale with its surroundings and would permanently alter the human-scale character that defines this neighbourhood.</p> <p>Residents consistently oppose placing tall buildings on quiet interior streets, noting that height and density should be directed to major arterials and transit corridors such as Cambie Street, Broadway, Main Street, or 12th and 16th Avenues.</p>	Verlon Otto	Mount Pleasant	

Approving this rezoning would set a precedent for further towers on residential streets, undermining decades of careful planning and eroding one of the few remaining intact heritage communities in central Vancouver.

2) The Proposed Project Will Result in the Loss of Existing Affordable Housing and Tenant Displacement

The proposal would require the demolition of existing relatively affordable rental housing that currently serves long-term residents, including seniors, healthcare workers, people with disabilities, and lower- to middle-income households.

While the application includes a below-market rental component, this is not like-for-like replacement housing. Proposed units are expected to be significantly smaller and substantially more expensive than current rents, effectively displacing existing residents from their community.

I am also deeply concerned about the adequacy and credibility of tenant relocation and return, and about whether displaced residents will realistically be able to remain in the neighbourhood at all.

3) The Proposed Project Provides Insufficient Affordability and Inappropriate Housing Mix

I challenge the claim that this project meaningfully addresses the housing crisis.

The proposal prioritizes market housing and investment-driven units over family-sized, ground-oriented, or genuinely affordable housing. In this City there is a desperate need for larger three-bedroom units and “missing-middle” forms, not small, investor-oriented apartments.

4) The Proposed Project Will Further Contribute to Overburdened Schools and Infrastructure

Neighbourhood infrastructure is already beyond capacity, particularly local schools. Simon Fraser Elementary, Edith Cavell Elementary, and Eric Hamber Secondary are operating at or well above sustainable capacity, with long waitlists and students being displaced far from their homes. Enrollment pressures are worsening - contrary to earlier projections - and that additional density here would directly undermine neighbourhood liveability for families.

Roads, parking, parks, community centres, and childcare facilities are also presently overstretched. Adding this level of density without corresponding infrastructure investment is irresponsible and inconsistent with the Broadway Plan’s stated goal of supporting complete, liveable communities.

5) The Proposed Project Presents Environmental, and Site-Specific Concerns

I am not certain of the status of potential geotechnical and groundwater constraints that have been identified, however as a resident of the neighbourhood I do know that the narrow streets (and the site being at the juncture of two very busy and established bike routes) and cumulative construction impacts that will result from a project of this magnitude will all contribute to a reduction in pedestrian, cyclist and motor vehicle safety - not only during construction, but for perpetuity.

6) A Better Path Forward

My opposition is not to housing, but to this form of development in this location. I support moderate, context-sensitive density, such as 3–4 storey apartments, rowhouses, or

				<p>family-oriented missing-middle housing, that would add homes while respecting neighbourhood character, sustainability, and existing infrastructure limits.</p> <p>7) Final Comments</p> <p>This rezoning would irreversibly damage a well-established, historic, and liveable neighbourhood, displace existing residents, strain already overwhelmed schools and services, and fail to deliver the type or level of affordability Vancouver urgently needs.</p> <p>For these reasons, I strongly urge Council to reject this rezoning application, or at a minimum, require a substantial reduction in height and scale to align with the surrounding context.</p> <p>Approving this proposal would benefit developers at the expense of the people who live, work, raise families, and age in this community. Council should listen to residents and protect the long-term livability of Mount Pleasant and Fairview.</p>			
2026-01-20	15:55	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>My name is Susan Gregson, I am a resident of Vancouver and I am writing to you in my individual capacity. Thank you for the opportunity to provide my written comments. As a citizen and resident of this city, I firmly oppose the proposed rezoning amendments for W 14th and Yukon am requesting that you vote against them.</p> <p>The plan will have a profound, negative and permanent impact on the local community. An 18 tower unit will dwarf the local neighbourhood. It will result in even more traffic congestion: surely none of you believes that a single subway line along Broadway will eliminate car traffic, particularly with so many new residents and so many more cars. In addition, it is not clear that the city has given sufficient consideration to the sewershed and drainage requirements. The construction of such a tall building in an older, established neighbourhood will not only destroy the charm and ambience of a lovely community but will put unsustainable strains on the existing infrastructure.</p> <p>Vancouver does not lack sufficient housing: it lacks sufficient affordable housing. The plan indicates that 20% of the housing will be for below market rental rates; below market does not equate to affordable housing. Developers do not build affordable housing, only governments do that. This is just one more tower that will put money in developers' pockets without addressing the real needs of the community or the concerns of local residents.</p> <p>Just to be clear: I do not oppose densification or new and affordable housing stock. But there are better ways to achieve these goals.</p> <p>Experts say that lower heights in densified neighbourhoods allow for more green space and more liveable communities. Let's have this as a vision for growing Vancouver's housing stock, rather than the runaway development that is currently being permitted.</p> <p>So here is my request. I am asking you to vote against the proposed zoning amendment for W14th and Yukon. I am asking you to slow this plan down to allow time for sufficient expert review and time for meaningful, not pro forma, engagement and consultation with citizens. We need more time to make sure that densification addresses the needs of citizens and provides an appropriate new housing stock in a considered and measured way. Please vote no.</p>	Susan Gregson	Kitsilano	
2026-01-20	15:57	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I oppose this rezoning application for many of the same reasons set out by others in opposition to the application. Although not officially a heritage designated area, this area of Mount Pleasant has many beautiful homes that can be considered heritage, and the building of an 18 story tall building is another large step to destroying this neighbourhood. This building will be completely of sync with the rest of the neighbourhood.</p>	Adam Williams	Mount Pleasant	