

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
2026-01-20	17:22	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	As an architect, I find that this re-zoning proposal is inappropriate in scale and density for this Vancouver heritage neighbourhood.	Michael Thayer	Mount Pleasant	
2026-01-20	17:30	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	Vancouver residents have not sufficiently weighed in with this plan nor the plethora of tower approvals of ever increasing heights. Approvals without considering the existing neighbours, neighbourhood and the surrounding environment, including destruction of trees is not in the best interest of residents. These tower approvals and added density effect everyone in Vancouver. The landscape of Vancouver will forever be changed. Kitsilano has similar concerns.	Kirsten Severson	Kitsilano	
2026-01-20	18:34	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	Tamara O'Brien. Vancouver resident. Opposed. Commute daily past the proposed development site on foot to work office at 6th and Yukon. Market demand for tiny rental units has evaporated and so this proposal does not support a sustainable economy. The citizens of Vancouver look forward to participating in a creative revision to the plans that we can all get excited about. As an example, Multi-plexes are great and the market demand exists. City council, does this tower proposal excite you? Listen to your gut and do what is right. Thanks	Tamara O'Brien	Riley Park	
2026-01-20	19:02	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear Mayor and Councillors,</p> <p>I oppose this rezoning plan because of the following areas,</p> <ul style="list-style-type: none"> - Worsen traffic congestion - Strain on local infrastructure - Limit public benefits relative to scale <p>It is important that development align with the fixed physical conditions of West 14th Avenue and Yukon Street. The streets are narrow, accesses are constrained, and the configuration cannot be meaningfully expanded to accommodate significantly higher traffic volumes or service demands. Approving a scale of development that exceeds the carrying capacity of the existing road network risks ongoing congestion and pressure on public infrastructure that would be difficult to mitigate after the fact. A more moderate approach that reflects these physical constraints would better support safe, functional, and sustainable outcomes for the area.</p> <p>Thank you for your consideration and leadership.</p>	Chung Young	Mount Pleasant	

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2026-01-20	21:31	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Thank you.</p> <p>Mayor Sim asked for the name of the Engineer who provided the assessment I referred to in my presentation.</p> <p>Mr. Allan Dakin is a Senior Engineer who was hired and paid by our community that opposes this application.</p> <p>Attached please find a summary of the groundwater risks identified.</p> <p>Their final written report will be provided as soon as it is available.</p> <p>Residents are asking Council to either refuse the rezoning as proposed or refer it back to staff for further work. We want stronger safety assessments, adoption of required environmental plans, long-term solutions for school capacity, and deeper affordability commitments. The community is also calling for improved infrastructure and appropriate community contributions. Finally, we ask Council to strongly consider reducing the height to a maximum of 4 floors for this or future applications to better match the surrounding neighbourhood, infrastructure and ensure safety in a well-utilized area.</p> <p>Please let me know if you have any additional questions.</p> <p>Please confirm receipt and that this email and attachment has been provided to the Mayor.</p> <p>Many thanks, Michelle Martin</p>	Michelle Martin		<p>Attachment 2</p> <p>Attachment 1 is redacted as it is privileged and confidential.</p>