

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
2025-11-06	10:24	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Absolute Opposition to Rezoning Proposal of 426-428 W 14th Ave and 3015-3027 Yukon St</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 426-428 W 14th Ave and 3015-3027 Yukon St.</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 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.</p> <p>This proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. 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.</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>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> <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>	Fiona OConnell	Fairview	Appendix A

			<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 5.5 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> <p>This is pure fantasy, and an insult.</p>			
--	--	--	--	--	--	--

			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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?</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Something else that needs to be considered is Fire Safety.</p> <p>I refer you to the Grenfell Tower Fire in London in 2017.</p> <p>This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.</p> <p>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.</p> <p>TOWERS ARE A SIGNIFICANT FIRE RISK.</p> <p>This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.</p> <p>THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.</p> <p>I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas. Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...</p> <p>The City wants towers that height and even higher; up to 50 story’s, 50, now 60.</p>		
--	--	--	--	--	--

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.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents’ LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

				<div>Fiona O'Connell</div> <div></div> <div></div>			
2025-11-06	13:19	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<div><ul style="list-style-type: none">• in a recent article reported by Kerry Gold in the Globe and Mail titled "Vancouverites hate their houses but love their 'hoods,'" a study by urbanologist Andy Yan was cited showing that 30% of Vancouverites rate their homes very low on a scale of 1 to 5, compared to 17% in Toronto• nevertheless, 64% of Vancouverites rate their neighbourhoods very high• what this tells us is that communities and urban villages are the key to livability in Vancouver• former senior urban planner for Vancouver Scot Hein states that the city plan is aimed toward "the erasure of clearly defined neighbourhoods [by using] policies that [create] blanket zones for generic housing forms and densities across all neighbourhoods, particularly the high-rise tower. Instead of working with a city of distinct neighbourhoods, and starting with what matters to those communities, policy-makers are choosing to let the real estate market guide decisions on growth."• The "generic towers and multiplexes" touted as the new density by city hall and the province are "primarily about monetizing assets," he said.• It is neighbourhoods that are the foundation of civic life.• as critics have pointed out, the Broadway Plan, the City of Vancouver's comprehensive plan to guide growth around the Broadway Subway, came up short on amenities such as parks and community centres, emphasizing redevelopment and a one-size-fits-all approach to density.• the city is planning by transit, which is deeply misguided, and in this case reckless, because the subway as currently being built is incomplete, ending at Arbutus, such that a plan that claims to be comprehensive is in fact incomplete• Developer and planner Michael Geller has publicly criticized the Broadway Plan as upsetting the livability of Kitsilano and Mount Pleasant neighbourhoods, displacing renters and offering them poorly designed, tiny new rental units in return.• Planner Sandy James also pointed out that the Broadway Plan and the province's Transit Oriented Development Areas program, which call for towers around transit hubs, fail to emphasize neighbourhoods.• Mr. Hein said policy-makers can avoid greater future dissatisfaction by returning to the neighbourhood as the starting point.• I urge city council to make the Broadway plan more relevant to neighbourhood coherence and I urge them to begin by rethinking putting a tower in a neighbourhood where it does not fit.</div>	Richard Cavell	Mount Pleasant	
2025-11-23	09:33	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<div>stop the broadway plan, you are ruining the city. Burnaby already exists, stop trying to turn Vancouver into the same ugliness.</div> <div>NO ONE WANTS THIS TOWER. LISTEN TO THE PEOPLE OF THE CITY YOU SUPPOSEDLY REPRESENT.</div>	greg williams	Mount Pleasant	

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
2025-12-02	15:44	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	What makes our neighbourhood beautiful are the low rise houses. It is peaceful and green to walk around. The proposal completely breaks the atmosphere, look, and feel to our streets. It is too high, will cast too much shadow, and devour all the smaller houses. It will block the view of the mountains and give way for more high rises to do so. Please stop destroying this neighbourhood with huge towers. People chose to live here because it is low rise and peaceful. Those who want to live in a tower have downtown for that. Stop destroying this family oriented area with a busy and cramped building that is unfitting to the neighbourhood.	Sarah Ostrick	Mount Pleasant	
2025-12-03	19:13	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	The Filipino man behind the Filipino hotel and community centre proposal is a bad financial risk. He's had many financial problems and others carry the burden. Concord Pacific got the Expo Lands as a gift from the city. Both Concord Pacific and Aquilini's stand to benefit immensely as they own the property under the Viaduct. Make those two parties pay the 100% cost of dismantling the viaduct!	Max Courtnall		
2026-01-08	21:53	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	We live at 14th and Yukon is a beautiful Heritage area which already densified with at least 3 units per home, yet still maintaining the feel a of a classic Vancouver community. To build a massive tower in the middle of this tranquil space makes no sense. There is limited parking already, the schools are full, the existing community centre is overwhelmed and the streets are narrow, crowded with very busy bike routes and an intersection that connects people to work and schools. This proposal is outrageous given the vibe and this neighbourhood. To approve this will destroy this area. I urge the council to vote against this and approve something that suites the existing neighbourhood environment and provides space for proper parking, schools and community spaces.	Kim Blake	Mount Pleasant	

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
2026-01-09	12:44	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear Mayor and Members of Vancouver City Council,</p> <p>I am writing to express my strong opposition to the proposed rezoning that would permit the construction of a 19-storey high-rise in our quiet residential neighbourhood.</p> <p>My family and I have lived in this community for over 30 years. This area has always been characterized by low-rise homes, limited traffic, and a stable, livable environment. The proposed development is completely out of scale with the neighbourhood and represents an extreme and irreversible change to its character.</p> <p>A 19-storey high-rise does not belong in this location. It would be visually intrusive, dominate surrounding homes, and permanently alter the streetscape. Such a structure would be unsightly in an area never intended to accommodate high-density towers and would significantly diminish the livability of the community.</p> <p>Equally concerning is the strain this development would place on already limited local infrastructure. Roads, parking, schools, public transit, green space, and community services in this area are not equipped to handle the sudden and dramatic increase in density. Approving this rezoning would knowingly create congestion, access issues, and a decline in quality of life for existing residents.</p> <p>While the need for housing in Vancouver is well known, forcing high-rise development into established low-density neighbourhoods is not responsible planning. Growth must be appropriate, measured, and aligned with the capacity and character of the surrounding area. This proposal fails on all of these counts.</p> <p>I strongly urge City Council to reject this rezoning application and to protect the integrity of long-standing residential communities such as ours. Once approved, the damage caused by this development cannot be undone.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely, Zeljka Walker Resident of Over 30 Years</p>	Zeljka Walker	Mount Pleasant	
2026-01-09	12:50	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Adding high rise condo without underground parking will add more pressure on the already constrained street parking in this neighbour.</p> <p>On top of that, an high rise condo will totally destroyed the landscape of this beautiful neighbour.</p> <p>Right now it seems we are having more supplies than demand on the condo and housing market. I really don't see the point of this proposed project being proceed is going to benefit to the neighbour as well as the city.</p>	Kevin Lo	Mount Pleasant	

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
2026-01-09	15:46	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear mayor and councillors,</p> <p>I live in Vancouver and have comments about the rezoning of 426-428 W. 14th Ave and 3015-3027 Yukon St.</p> <p>I strongly the rezoning of this area. There is a huge glut of empty condos in Vancouver and we don't need more of this type of housing.</p> <p>i would like to see something that is human scale rather than a tower that creates a soulless feeling in our already increasingly soulless city of Vancouver. How about 4 stories high, surrounded by about 6 meters of landscaping on all sides. It would be great if it had 50 percent or more housing for those on disability income or financial assistance rate as those people are currently living on our freezing wet streets or in SRO's. I would love to see the lovely neighbourhood keep its character to a degree with retain its human scale. it is not too late to vote against the rezoning of these properties to benefit citizens of Vancouver instead of only the developers.</p> <p>Thanks for considering my comments and please vote against the rezoning</p> <p>Rosanne Wozny</p>	Rosanne Wozny	Riley Park	
2026-01-10	11:31	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>There is no developer behind this application.</p> <p>The landowner is, in my opinion, a speculator.</p> <p>His background is not in land development, this is well known.</p> <p>A development of 4-6 stories would be acceptable to the neighborhood, providing more housing yet maintaining the integrity of the area. As a thirty year resident I ask that this applicant be directed to a more sensible path.</p>	wendy lemont	Mount Pleasant	
2026-01-10	14:19	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>It has been made abundantly clear that we - the residents and tax payers who live in Mount Pleasant - do not want multi story buildings in our neighborhood. Each time we are asked to comment our response is clear and I have to ask why you are asking for our comments yet again. You already know the answer.</p> <p>Where are the schools to take in the additional children?</p> <p>Where is the extra street parking?</p> <p>Where are the green spaces for recreation?</p> <p>Our traffic is currently hideous thanks to the construction on Broadway and this will only add to the disruption.</p> <p>Mr Pleasant is one of the most desirable neighborhoods in Vancouver and you are going to destroy it with this proposal.</p> <p>Please consider the impact on our quiet tree lined streets and the people who live here.</p> <p>Thank you</p> <p>Barbara</p>	Barbara Dunn	Mount Pleasant	
2026-01-11	09:15	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I live in the neighborhood. A building this size would absolutely destroy the character of the neighbourhood. We don't need more housing. We do need more commercial businesses, particularly restaurants along Cambie Street, which simply do not seem to be coming.</p>	Brian Westerberg	Mount Pleasant	

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
2026-01-11	09:54	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	I generally support the building of more housing throughout the City, even high-rise towers such as this. I oppose this particular project however, because of its specific location on a residential street with only single-family homes surrounding it. One block west on Cambie St. would be a much more sensible location for a tower such as this.	Chris Preston	Fairview	
2026-01-11	11:23	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	I would like to know how building these vertical behemoths enhances/benefits our neighbourhoods.	Cathy Sutton	Mount Pleasant	
2026-01-11	16:49	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Dear Council</p> <p>We are opposed to this project</p> <p>Normally we support reasonable densification but this is ridiculous</p> <p>This area already has high density and adding more residences also requires more recreation space, green space, daycare, parking, and most importantly school space</p> <p>The Mt Pleasant area has densified more than most of Vancouver over the past 25 years but we never got more school spaces</p> <p>Our child was number 120 on the waiting list to get into Simon Fraser Elementary for kindergarten even though we lived across the street</p> <p>The Olympic Villlage school should have been built by 2010 but now we are told maybe by 2030 but still construction has not begun</p> <p>Meanwhile close by at transit hubs at Cambie and Broadway and Cambie and king Edward the City only allowed five storeybuildings, but wants to allow an 18 storey building at 14 and Yukon? That’s just nuts</p> <p>Sorry guys please figure out some school spaces and green space and transit and parking and so forth before any more talk of building huge towers on quiet streets in Mt Pleasant</p> <p>Sincerely</p> <p>Matthew Breexh Vancouver</p>	Matthew Breech	Mount Pleasant	

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
2026-01-12	10:39	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Rezoning this area to one with high rises will quickly erode any semblance of community my neighbourhood has. The area between Main and Cambie, from 12th up to 16th has already done a beautiful job of densifying the area with multi family homes. Because such a large number of the houses here have between 6-8 units in them, we DO take advantage of the land use, however we still have space get to know each other, have block parties, and park our cars.</p> <p>Adding a 18 story building with 133 units of rentals also doesn't take into account that there will not be any space to park all the cars that come with the new renters. 14th is a bike route, and a well used one at that. Increase the traffic will put cyclists lives at risk.</p> <p>I do think that there's space for building growth in my community - but a 18 story building smack in the middle of bunch of character houses on a bike route ain't it.</p> <p>Please take re-look a this rezoning suggestion to something more fitting in size for our neighbourhood.</p>	Emily Spence	Mount Pleasant	
2026-01-12	11:02	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>When I moved into the area in 1986, it was a mix of single family homes with basement suites, multi-tenant rooming houses in the larger older homes and functional three story apartments closer to Main. Since then it has been densified while keeping the feeling of a beautifully treed and friendly neighbourhood. Almost all the single homes have been replaced by 4-plexes (3 + lane unit). These seem to be very popular with young families. As a result the local school (Simon Fraser) is bursting at the seams. The neighbourhood has a good range of demographics. It would be a profound error to insert an 18 story monstrosity into this successful and working mix. From all perspectives the proposed building is completely out of character for the neighbourhood.</p> <p>Of critical importance to note:</p> <ul style="list-style-type: none">• Traffic:<ul style="list-style-type: none">o The area is "traffic calmed" with very limited entry and exits.o 14th is a popular and busy bike lane with elementary schools at Columbia (Simon Fraser) and Spruce (École Bilingue). As a result there is a constant stream of parents on cargo bikes, older children on their own and commuters on all manner of wheeled devices.o At the present density, our polite "waiting for the vehicle first in" still works but would fail with the increased number of cars from the new high rise. The city also has to acknowledge the constant presence of large delivery trucks from Amazon, UPS, etc. and the impact of the substantive increase in deliveries which all these new apartments will incur.• Parking:<ul style="list-style-type: none">o Due to our current density and some streets not having lanes, there is very little free parking despite resident only parking areas. Street width in the area only permits one-way travel. Removing parking from one side of these streets is a non-starter as it will mean many existing residents would have nowhere to park. (Note that parking on 16th is filled early on work days as it used by commuters so will not serve as an alternative.)• Finally, although all of my neighbours are horrified by the prospect of an 18 story high rise on this corner, they generally agree that a more appropriate 3 to 5 story apartment block would be in keeping with existing density and nature of the area.	Martin Gotfrit	Mount Pleasant	
2026-01-12	12:15	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	Bad idea	Murray Johnson	Mount Pleasant	

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
2026-01-12	12:39	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I love Mt. Pleasant and living in this historic, quiet & beautiful neighborhood of unique houses. Houses that individual owners are renovating to accommodate the need for more housing while keeping the integrity of the neighborhood.</p> <p>If this re-zoning is allowed to pass, well... "there goes the neighborhood" as they say. What a shame! Even that photo of the proposed building, should be enough to put anyone off approving such a plan, and it's only the beginning!</p> <p>And why start so far away from the "Broadway Expansion Project" center? Is the City staking the 'outer limit' of it's territory, so once approved it's downhill all the way throughout Mt. Pleasant? Then truly, there goes the neighborhood! That is a sad and exploitive blow by a greedy local government to all current residents of this area!</p> <p>We will be allowed to "voice a concern", but be totally ineffective in doing anything about a decision that has most likely been pre-determined. But I still feel so frustrated with a sense of hopelessness about the effect of "local input", that I at least can still make the attempt to pull at some members heart strings!</p> <p>If you MUST approve something, make it a lower rise building like the ones along Cambie that already exist! Why 18 STORIES!</p> <p>Thank you for the meaningless opportunity anyway.</p>	Linda Darlow	Mount Pleasant	
2026-01-12	12:41	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I am writing to provide comment on the rezoning application for 426-428 West 14th Avenue and 3015-3027 Yukon Street and to outline concerns for Council's consideration as part of the public hearing process.</p> <p>One concern I wish to raise relates to the development context of the application. The applicant is a numbered company, and no development partner or delivery entity has been identified as part of the rezoning submission.</p> <p>Rezoning decisions confer significant land value uplift. Where there is limited visibility into how that uplift would be translated into concrete housing outcomes, there is a risk that the public benefits intended by the rezoning may not be fully realized.</p> <p>In light of this uncertainty, I do not support the rezoning as currently proposed, as Council does not have sufficient assurance that the land value uplift created through rezoning will translate into the delivery of affordable purpose-built rental housing.</p>	Louise Pick	Mount Pleasant	

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
2026-01-12	16:38	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>First off, I oppose rezoning, that is, if it's more than four stories. I know Ken's Sims agenda is to put towers everywhere without parking, which is insanity. I know council thinks that transit can do the job well. Transit can't do the job now and 10 years from now? When there's all these towers with no parking transit won't be able to handle the amount of people. And not just transit, but all the shopping stores there's just too many people in to small of soace to be able to cover their needs. It's total insanity.</p> <p>I was born and raised in vancouver 18th & cambie, Lived in the same house for 60 years.I still live in the area. Im 70 years old.</p> <p>Vancouver is a very incredibly pretty city.</p> <p>But unfortunately, with all the rezoning and putting tens of thousands of people in such small areas is going to destroy the city. The infrastructure grocery stores and such will not be able to handle the influx of so many people. I agree we need to go up.</p> <p>But we could have ten times as many people in the city, with just 4 stories.</p> <p>When was the last time city council decided to make a park, Instead of a 12 story tower. Never!!</p> <p>Regards Ruck Tait</p>	Richard Tait	Fairview	
2026-01-12	21:12	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I do not live in the immediate vicinity to this site but having sent both my kids to Simon Fraser elementary I oppose this development for several reasons.</p> <p>First, an 18th storey building at that location will destroy the character and community vibe of this neighbourhood, one of the loveliest in the whole city.</p> <p>Second, the elementary public school in this catchment is constantly operating over capacity.</p> <p>Such large/tall developments belong on main arteries (e.g. Cambie St.) not on Yukon and 14th, what are you doing to this city?!</p>	Adi Kabazo	Mount Pleasant	
2026-01-13	06:25	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>We are residents of the Mount Pleasant neighbourhood and are vehemently opposed to the proposed development at 14th and Yukon. Mount Pleasant is a well established neighbourhood boasting some of the most beautiful heritage style homes in the city. To add an 18 story tower with units barely large enough to house a single person, never mind a family is completely irresponsible of the City. It doesn't fit with its surroundings, it's on a "city designated" quiet street, the design is an eyesore and the infrastructure doesn't support that kind of density. We travel often in Europe and find that even the major cities such as Amsterdam, Paris, Rome, Barcelona do not support these type of towers in neighbourhoods. In the majority of these destinations 5 stories is the most they will allow in order to maintain the atmosphere for its residents. Vancouver has decided that large towers (often unoccupied) somehow add to the city's ambience. I beg to differ and, in fact, believe, they have the opposite effect. Put the towers in the downtown core and keep them out of our neighbourhoods.</p>	Carmen Grant	Mount Pleasant	
2026-01-13	10:23	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I deeply oppose the rezoning application for 426-428 W 14th Ave and 3015-3027 Yukon St. An 18th story tower is absolutely inappropriate for this location. The negative impact of a tower of that size would be extreme including impact on bird life, traffic (especially Yukon and 14th Ave), the amount of shade thrown over existing buildings as well as increased noise, plus the loss of trees. Please do NOT approve this application.</p>	Heidi Nucklaus	Mount Pleasant	

2026-01-13	12:30	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>This tower is extremely insensitive to this location. I don't live in this neighborhood but I frequently bike 14th. It is a lovely street with nice trees, and one of the nicest cycling routes in the city. As politicians you are elected you represent all residents who have many different concerns and values. Housing is important but it isn't our only concern, and it shouldn't trump all other values: persevering heritage, neighborhoods, beauty and careful city planning. The Broadway and Vancouver plans are over zealous and too much too fast. Strongly oppose. Let's slow down a little and consider what is being lost.</p>	Greg Barker	Mount Pleasant	
2026-01-13	12:35	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I have lived in a 1911 Craftsman house on West 14th, two blocks from the proposed development, for forty years. Over the years we have done our best to maintain the original style, while excavating the basement for more living space and rebuilding after a major fire. At every point, the development office reminded us of our obligation to respect the special heritage designation of the neighbourhood with respect to slight changes we wanted to make to the front porch, addition of an outdoor staircase on the side (which was denied) and raising the height by two feet when rebuilding the roof.</p> <p>Is this the same development office that is seriously considering the tear-down of two heritage houses on the same street, to be replaced by a generic 18 storey condo tower which our son will not be able to live in?</p> <p>In our four decades here we have welcomed what feels like a tripling in densification, including many families with small children, without fundamentally changing the character of the neighbourhood. These high-rises with tiny units that nobody wants to live in, plopped down by developers with no concern for heritage or any other human values, are turning our historic city into a space colony. This is a betrayal of the beautiful language on your website about "livable communities," "neighbourhood character" and the specific heritage protection allocated to our neighbourhood.</p> <p>I am focusing on the heritage issue because of our unique privilege of living in one of the original houses; but I also endorse the concerns of my neighbours about traffic, accessibility, schools and yet more tearing up of our local streets.</p>	Patricia Gruben	Mount Pleasant	
2026-01-13	16:29	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>This building proposal goes against the heart of the neighbourhood. Our Mount Pleasant neighbourhood needs to remain a place for quiet enjoyment. The proposed residential building includes density that is too much and will disrupt the characteristic of our neighbourhood.</p>	Ben Lee	Fairview	
2026-01-13	18:30	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Absolute Opposition to Rezoning Proposal of 426-428 W 14th Ave and 3015-3027 Yukon St</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 426-428 W 14th Ave and 3015-3027 Yukon St.</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 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.</p> <p>This proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. 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</p>	Fiona OConnell	Fairview	Appendix B

			<p>wealthy.</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>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> <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 5.5 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> <p>This is pure fantasy, and an insult.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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?</p> <p>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.</p>		
--	--	--	--	--	--

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.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas. Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...

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 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

			<p>them.</p> <p>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.</p> <p>AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.</p> <p>Thus, I am voicing my absolute opposition.</p> <ul style="list-style-type: none">• STOP destroying Vancouver neighbourhoods.• STOP destroying Vancouver communities.• STOP destroying Vancouver residents’ LIVES.• STOP destroying our beautiful Vancouver. <p>* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.</p> <p>Yours sincerely,</p> <p>Very concerned and very proud Fairview resident,</p> <p> </p> <p>Fiona O’Connell</p> <p>██████████</p> <p>████████████████████</p>			
--	--	--	--	--	--	--

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
2026-01-14	14:46	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>Hello. I generally support development and the expansion of the 'downtown' more dense living (such as the development across burrard st bridge, and along cambie and broadway) But at this point, putting such a large building off of Cambie (when neither Cambie nor broadway are fully developed) is a plan that does not seem cohesive. It is a neighbourhood block and there have been many multi-unti buildings going up but that suit the character of the neighbourhood, such as 6-plexes. Large apartment buildings like this should be along Cambie and Broadway first, before migrating into a neighbourhood that is mainly old houses, also houses with unit that have some of the most reasonable rents in the city. I live in a house that has been converted into 4 units, with a total of 10 people living here, and this is a house that has not been redeveloped in recent years. Some lots seem to be holding up to 8 units. This is a more appropriate way to develop and densify this area (off of Broadway and Cambie). Currently, these types of units (large houses split into many units) create community as you know others in the building and depend on eachother, and share resources; also have units of larger sizes so families can make a home. I know apartment living, and there is no sense of community in buildings that large. In a city where people discuss how un-friendly and stand off-ish it can be, this is a neighbourhood that holds on to community and connection, and large apartment buildings like this will be the beginning of the end of people sticking together.</p> <p>The 20% "below-market" rent is likely to be much higher than the rents currently paid at that location. If a larger building is going to be built, it should benefit the community by offering a substantial amount of the building being a co-op. The city needs more non-market housing, such as co-ops, as the market has gotten out of hand for current wages. This development proposal is going to raise the average rents of the area, not contributing to a more affordable city.</p> <p>I strongly urge the city to decline this re-zoning, or turn the building proposal into co-op housing.</p>	Shawn Kangro	Mount Pleasant	
2026-01-14	21:47	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I am totally dismayed and in opposition to this rezoning application.</p> <p>I fail to understand why anyone would completely destroy an established neighbourhood in the false pretense of reducing costs and increasing housing availability. As soon as any objection to a project like this is raised those doing so are labelled as being NIMBY.This proposed development will cause significant congestion on roads,parking,schools and community facilities.The extremely small square footage of the units in the proposed development will not provide a stable & community involved population. Most of the houses in the area are already "multi family" with 4-6 units and infill buidings.</p> <p>It is possible to design a development that would "fit the area". A development with 4 stories and larger units would give stability to the area.</p> <p>High rise developments are appropriate for the main roads like Cambie St & West 12th Ave.</p>	Lenore Nicholson	Mount Pleasant	
2026-01-15	11:20	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>This proposed rezoning and build would alter the character of the neighbourhood radically. I love the older character homes and the beauty of the trees and boulevards. It would be a shame to lose this quiet, well-established neighbourhood to characterless towers.</p>	Shelley Torok	Mount Pleasant	

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
2026-01-15	13:36	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>The citizen opposes the proposed development at 426–428 W 14th Avenue and states it is the “wrong time to be doing this.” They say the neighbourhood is already “less and less accessible,” and adding more construction will make daily life unsafe for seniors and people with disabilities.</p> <p>The citizen who uses a walker reports serious access and safety issues around 14th, 13th, Cambie, Broadway, and 10th. They say “13th is closed,” “Broadway is closed,” and there are “very few ways to get to the grocery store.” They state “we can’t get thru to get to No Frills or the dollar store” and feel that “closing off the access routes” leaves residents without basic services. They add, “You don’t want us to eat. We have no way to get to the stores.”</p> <p>They describe dangerous conditions for pedestrians and mobility aids, especially with bikes. They say “bikes are racing thru,” “running the stop sign,” and that they were “hit by a bike” and had their “walker hit.” They report injuries including “two fractures on [the] leg” and a “fall/concussion” during nearby construction. They say people have been “told to walk in the middle of the road to avoid being hit in the crosswalk.”</p> <p>The citizen raises concerns about bus stop removals, saying “two bus stops removed on Cambie,” “taken out bus stops from 7th–11th,” and uncertainty about where stops will be. They note “Cambie is a steep hill” and “seniors [are] finding it hard to get to the shops.” They state “we need bus stops” before any new development proceeds.</p> <p>They argue that too much construction is happening at the same time, calling it “too much construction zone stuff and a bad bike path—this can’t all go on at the same time.” They say “Broadway needs to be done first” and “until you replace infrastructure you shouldn’t be able to build.” They also call for safety measures, saying “before you do this you need to put metal grillwork” and “barriers should be put up like in Europe.”</p> <p>The citizen also expresses concern about heritage impacts, calling the area a “beautiful heritage neighborhood” and saying “this should be a neighborhood of people, not construction.” They believe more construction “will destroy the heritage of the neighborhood.”</p> <p>Overall, the citizen states the project at 426–428 W 14th will make an already “very unsafe” area worse, reduce access to food, transit, and services, and harm seniors, people with disabilities, and the character of the neighbourhood.</p>	Judith Watt		

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
2026-01-15	16:17	CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street	Oppose	<p>I have submitted my response through Shape Your City Vancouver in October 2024, both from a design professional and a homeowner's point of view to demonstrate how inappropriate and irresponsible this development is to this particular neighbourhood with diversified population and unique characteristics that needs preservation. Unfortunately from what I can see not much has changed since then.</p> <p>So now I just want to share my thoughts as a parent, after viewing one of the reports available through this public hearing - about school. My son was very lucky to step into a brand new Eric Hamber Secondary in fall 2024 as a Grade 8 student. Well, only a year later in fall 2025 when he entered Grade 9 he found out suddenly he could not get into his selected course as the school enrolment jumped from 1500 to 1700. VSB's report in 2020 is totally outdated. I have not even mentioned that as catchment resident my son was also very lucky to get into Simon Fraser through lottery in 2016.</p> <p>Not just that school is already at capacity but now navigating around Eric Hamber during morning drop off and afternoon pick up becomes a safety hazard thanks to all the developments around it - I was honestly surprised how this can ever happen under the review of the traffic engineer which is a typical procedure during development permit application. I don't need to elaborate on how crowded our Hillcrest community centre is now.</p> <p>Speaking of density the west mount pleasant area is already naturally densified with multiplex in a single home format - and along Cambie some higher developments (such as the one on southeast corner of Cambie & 12) are still coexisting fine - but an18-story tower on a quiet street is totally out of scale. I understood there is some underlying stress from financial point on the developer side however do we have to pursue this type of development that already proves unsuccessful around the world - high cost of building and high cost of maintenance over the long run.</p> <p>Again I just want to be clear that we as residents of the city, fully support the densification within the city to address housing needs, but it has to be done in a conscientious way and reflect each neighbourhood's unique characters and the real needs of local people who live and work here. Thank you.</p>	Qing Lin	Mount Pleasant	

Absolute Opposition to Rezoning Proposal of 426-428 W 14th Ave and 3015-3027 Yukon St

I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 426-428 W 14th Ave and 3015-3027 Yukon St.

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 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.

This proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. 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.

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.

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% below market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

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.

Do not Scorch-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

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.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

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.**

AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 5.5 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.

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.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a **24-storey tower**. **72 people died, 2 later in hospital, 73 more injured**. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a **3-STOREY LOW-RISE APARTMENT**. We had a **FIRE** alarm just before Christmas. Everyone was **OUT OF THE BUILDING WITHIN JUST 30 SECONDS**. Think about this...

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 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 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.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

Fiona O'Connell

[REDACTED]

[REDACTED]

Absolute Opposition to Rezoning Proposal of 426-428 W 14th Ave and 3015-3027 Yukon St

I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 426-428 W 14th Ave and 3015-3027 Yukon St.

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 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.

This proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. 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.

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.

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% below market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

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.

Do not Scorch-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

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.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

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.**

AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 5.5 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.

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.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a **24-storey tower**. **72 people died, 2 later in hospital, 73 more injured**. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a **3-STOREY LOW-RISE APARTMENT**. We had a **FIRE** alarm just before Christmas. Everyone was **OUT OF THE BUILDING WITHIN JUST 30 SECONDS**. Think about this...

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 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 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.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

Fiona O'Connell

[REDACTED]

[REDACTED]