

Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-22	12:37	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>We oppose the proposed construction of two high-rise buildings in our quiet, low-rise neighbourhood because the scale and density of the project are incompatible with the existing character and infrastructure of the area.</p> <p>The proposal would significantly impact the immediate surroundings by increasing noise, traffic congestion, and overall population density in a neighbourhood that was not designed to accommodate such intensive development. The surrounding streets are narrow residential roads, including a one-way street designated as a bike route, which already experiences limitations for vehicle access, parking, and pedestrian safety. Additional traffic from residents, deliveries, service vehicles, and construction activity would create ongoing congestion and safety concerns.</p> <p>The proposed height and mass of the buildings would also negatively affect nearby homes and existing low-rise buildings by blocking sunlight and casting long shadows over neighbouring properties. Reduced natural light would diminish residents' quality of life and enjoyment of their homes and outdoor spaces.</p> <p>The lack of sufficient green space and mature trees in the proposal is another major concern. Increased density without meaningful landscaping or tree preservation will further reduce the neighbourhood's livability and environmental quality.</p> <p>Garbage collection and servicing plans are particularly troubling. Locating garbage pickup directly in front of the existing building opposite the proposed towers will result in increased noise, traffic disruption, unpleasant odours, and congestion from collection trucks and service vehicles on an already constrained street.</p> <p>While we recognize the City's goals of increasing housing density, this proposal does not adequately address the infrastructure required to support such growth. The area already lacks essential community amenities and services, including sufficient daycare spaces, community centres, senior services, wider streets, and transportation capacity. Approving large-scale development without corresponding infrastructure improvements will place additional strain on residents and reduce overall quality of life.</p> <p>We believe that lower-rise buildings, designed to fit the existing neighbourhood character, would be a more appropriate and balanced approach. Thoughtful, moderate development could support housing goals while preserving sunlight, reducing traffic impacts, maintaining safety, and protecting the lifestyle and quality of life of current and future residents.</p>	Mirela Djokic	Fairview	
2026-05-22	13:18	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>We're all for more housing, but some of these proposals are absurd and will have negative impacts on our property values and enjoyment of life.</p>	Ana Chi	Fairview	
2026-05-22	13:36	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>This is the single (in effect, double) worst development proposal in my neighbourhood ever. Under the guise of the much maligned Broadway Plan, these two towers will together utterly obliterate the horizon and sunset views of all residents to the east, while stifling the neighbourhood. The development epitomizes the scam that's been perpetrated on us that high rises will ease Vancouver's housing unaffordability. They haven't for 40 years and won't now either. Vancouver's character, unique setting and beauty is being quickly eroded.</p>	Gareth S Sirotnik	Fairview	

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2026-05-22	13:54	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>Dear Mayor Sim and Members of Council,</p> <p>I am writing as a nearby resident and homeowner to formally object to the proposed development at [address], West 8th Avenue near Pine Street, currently before Council under the Broadway Plan.</p> <p>I urge Council to refuse or substantially condition this application for the following reasons:</p> <p>Scale and Height Out of Character with the Neighborhood</p> <p>The proposed development is significantly out of scale with the existing built form along this section of West 8th Avenue. The immediate area is characterized by low- to mid-rise residential buildings that have defined the neighborhood's character for decades. Approving a development of this height and massing would set a damaging precedent and irreversibly alter the human-scale street environment that residents value. The Broadway Plan's own guiding principles speak to creating neighborhoods with "distinctive places" — a tower that overwhelms its surroundings achieves the opposite.</p> <p>Traffic, Parking, and Infrastructure Capacity</p> <p>West 8th Avenue near Pine is already under significant traffic pressure. The proposed development would generate a substantial increase in vehicle trips, loading activity, and pedestrian congestion in an area where the existing street network and infrastructure have not been demonstrated to have adequate capacity. I am concerned that the traffic and parking analysis provided by the applicant has not adequately addressed cumulative impacts from the many projects now proceeding simultaneously under the Broadway Plan in this vicinity. With respect to infrastructure, might we know where families will send their children to school in this area, as capacity is not unlimited. Please comment on resourcing education and playgrounds. I ask that Council require an independent traffic review before any approval is granted.</p> <p>I respectfully request that Council either refuse this application or refer it back to staff with a requirement for further study on built-form compatibility and infrastructure capacity, including meaningful engagement with residents of the immediately surrounding blocks.</p> <p>Thank you for considering my submission.</p>	Elaine Orr	Fairview	
2026-05-22	15:58	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I am concerned about the ever-increasing density, which is making living in the city unbearable. The noise; traffic; and number of bike, vehicle and pedestrian collisions has become a big concern. Pine Street is a bike route and the uncontrolled intersections, no designated bike lane and light at Broadway is very dangerous.</p>	Hilla Aharon	Kitsilano	
2026-05-22	21:53	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I oppose the rezoning of the West 8th block Between Pine and Burrard. These 2 buildings are too large to fit in this neighborhood. Keep buildings within reasonable height. Too much congestion already. Do not want this structure in this neighborhood.</p>	Aida Caetano	Fairview	

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2026-05-22	22:10	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I am a nearby resident and strongly oppose the proposed rezoning for the OPD CD-1 development on West 8th Avenue.</p> <p>This proposal would have a significant negative impact on the immediate surrounding neighbourhood. The scale and height of the proposed building are clearly out of character with the existing streetscape. Approving a much larger tower in this location would set a concerning precedent.</p> <p>As a resident living very close to the site, I am also concerned about the direct impact on surrounding homes and, including substantial view loss, increased shadowing, reduced privacy, and an overall decline in quality of life, especially during construction periods. These impacts should not be minimized. Many residents chose to live in this neighbourhood based on the existing scale of developments.</p> <p>The proposal also raises serious concerns regarding traffic, congestion, and infrastructure capacity. This area already experiences heavy vehicle traffic, parking pressure, and pedestrian congestion. Adding a significantly larger development without corresponding infrastructure improvements is not sustainable.</p> <p>In addition, I believe this project could negatively affect nearby property values by reducing livability and overburdening the neighbourhood. The City should carefully consider the cumulative impacts on existing residents rather than prioritizing excessive density at any cost.</p> <p>While I support thoughtful and appropriately scaled housing growth, this proposal does not appear to fit with the surrounding community, and it does not feel balanced. The proposal should be substantially revised to reduce the height and density to better match the existing context of W 8th ave to ensure all residents, current and future, are able to maintain a high quality of life in their homes.</p>	Marcelina Radecka	Kitsilano	
2026-05-22	23:03	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I am the owner of a property ant the next block and I am submitting a formal objection to the proposed rezoning and development planned for the neighbouring block.</p> <p>This project poses significant and unacceptable impacts on the surrounding community:</p> <ul style="list-style-type: none"> It will substantially increase traffic congestion in an area that is already overburdened. It will overload local amenities and public services, which have not been expanded to support additional density. It will negatively affect the value of my property and others in the vicinity. <p>I urge Council to reject this proposal or require major revisions to ensure it does not harm the existing community.</p>	Robin Zhu	Fairview	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-22	23:14	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>Dear Council Members,</p> <p>I am writing as the owner of a property at this neighborhood to formally express my opposition to the proposed high-rise tower in the adjacent block.</p> <p>While I support thoughtful and sustainable development in Vancouver, this particular proposal raises several significant concerns:</p> <ul style="list-style-type: none"> • Traffic and Congestion — The surrounding streets already experience heavy traffic volumes. A high-density tower would further strain the transportation network and negatively impact mobility and safety in the neighbourhood. • Pressure on Local Amenities — Existing community amenities, including parks, schools, and public services, are already operating near capacity. The proposed density would place additional pressure on infrastructure that has not been planned or upgraded to accommodate such growth. • Loss of Privacy and View Impacts — The height and massing of the tower would directly block existing views and sunlight for neighbouring properties, including mine, resulting in a material loss of livability. • Negative Impact on Property Value — The cumulative effects of increased congestion, reduced privacy, and diminished views will likely reduce the value of surrounding properties. <p>I respectfully request that Council reconsider this proposal and require a development plan that better aligns with the scale, character, and infrastructure capacity of the neighbourhood.</p> <p>Thank you for your attention to this matter.</p>	Lei Huang	Fairview	
2026-05-22	23:22	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>As a teen living right next to the rezoning zone, I find the concept very appealing. Who wouldn't want more housing in Vancouver? However, that area is busy, traffic is crazy, and my partner has had a hard enough time parking. It's a cozy little corner and a 33 story tall apartment seems excessive. I was diagnosed with bipolar recently, and have been living with depression for many years. The view from my balcony is something I've enjoyed and kept me going every morning. The sun is up, I can see the sky, and I'm alive and here. The corner is already so densely populated, and it would completely obstruct any remaining view I have left. I'd like to see the sky everyday.</p>	Raph Zhou	Kitsilano	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-24	08:41	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I am a resident at 8th Avenue and Pine Street, writing in opposition to this application as currently proposed.</p> <p>Towers of this height will permanently eliminate sunlight and sky exposure for neighbouring residents and directly reduce property values. I intend to commission an independent appraisal to document my baseline, and I ask this Committee to state on the record what recourse exists for adjacent owners who suffer a demonstrable loss of value as a result of this approval.</p> <p>Pine Street is already a de facto cut-through parallel to Burrard and is experiencing measurably increased traffic as construction under the Broadway Plan activates across the neighbourhood. Two towers of this scale - with the vehicle trips, construction traffic, and parkade access they bring - will worsen a problem already visible to every resident on this street. Has a cumulative traffic study been conducted that accounts for all nearby approvals? If not, approving this in isolation is analytically incomplete.</p> <p>I accept the Broadway Plan and support density here. What I cannot support is 28- and 31-storey buildings at this location. The Plan sets permissions - it does not obligate the City to approve the maximum every time. I am asking for a more moderate height that honours the spirit of the Broadway Plan without imposing disproportionate and permanent harm on the people already living here.</p> <p>I request that this submission be entered in full into the public record.</p>	Julien Dion	Fairview	
2026-05-24	15:12	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	Far too high for 2 buildings next to each other. I chose not to live downtown too avoid being surrounded by massively high condos. This does not fit our neighbour hood at all. Traffic will be a nightmare, and so will noise levels.	Fiona Rigby	Fairview	
2026-05-24	15:20	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	Please see my comments opposing this application in the attached pdf.	Kathy Hochachka	Fairview	Attachment 1
2026-05-24	21:22	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>---</p> <p>I reside in what is currently referred to as the [REDACTED] I have lived in The Fairview building for the past 13 years. We live adjacent to the buildings now under proposal. During this time, I have witnessed our street evolve from a quiet, tree-lined neighborhood into a significantly busier area. Notably, there are no buildings within our immediate vicinity exceeding 11 storeys.</p> <p>Upon reviewing the publicly available proposal materials, it is immediately apparent that the requested heights of 31 and 29 storeys are markedly out of scale with the existing character of the neighborhood. These proposed structures would represent a substantial and incongruous departure from the established built environment.</p> <p>In addition to concerns about building height and neighborhood fit, there are practical infrastructure considerations. Parking on our street is already extremely limited, and increased density will further exacerbate this issue. I am also concerned about the capacity of local utilities, neighborhood amenities, and traffic flow. While some upgrades—such as water main improvements—have been undertaken, it is unclear whether these measures are sufficient to accommodate the additional strain that such significant densification would bring. I am strongly opposed to this rezoning application. As council members I hope you think about what is best for the existing community and our future.</p> <p>Thank you for your attention to this extremely important matter. I sure hope you listen to the residents and not the developers in this instance.</p> <p>Stacey Basist</p>	Stacey Dennis - Basist	Fairview	

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2026-05-24	21:43	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	I have been a home owner at [REDACTED] for the past 22 years. We now have Seńákw blocking our view of the mountains and this application will deny us our sunlight. Great cities are not built by ignoring quality of life for the existing residents. I have been here long enough to know these comments won't change anything.	Mark Dennis	Fairview	
2026-05-25	10:59	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	I feel the plan is too large/ high. It will become an impediment to a positive quality of life for the neighborhood.	Rizwan Mian	Fairview	
2026-05-26	09:54	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	Do not support this application	Anisa mottahed	Fairview	
2026-05-26	11:55	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>Hello Councillors. I oppose this application in its current form. As a resident of the same block, I am submitting a detailed written brief (attached) covering three core concerns.</p> <p>First, the proposed 31-storey towers are nearly three times the height of the surrounding neighbourhood and represent an abrupt departure from the established character of West 8th Avenue.</p> <p>Second, the shadow analysis is inadequate. Vancouver's standard only examines shadows from 10am onward - but on the spring equinox, the sun rises at 7:16am. Nearly 3 hours of morning shadow go entirely unexamined. On summer days, that gap grows to almost 5 hours. More critically, Burrard Slopes Park - a one-hectare public park approved by the Park Board just six weeks ago, with construction starting in 2027 - falls outside the current protection window entirely. This park could be in permanent shadow before it even opens.</p> <p>Third, the community benefits (98 social housing units, a 37-space childcare) do not require 31-storey towers to be delivered. The same amenities are viable at 10-14 storeys, with a fraction of the impact on light, green canopy, and the mental health of residents already living in one of Canada's least sunny cities.</p> <p>I am asking Council to require a reduced height in the range of 10-14 storeys, and to extend the shadow analysis window to 8am before any approval is granted.</p> <p>Full submission attached. Please let me know if you received the pdf.</p>	Gabriel Chiang	Fairview	Appendix A
2026-05-26	12:21	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	The opposed height and mass of this building will affect nearby homes by blocking sun light and casting long shadows which diminish our quality of life , it will also affect noise traffic and overall population in this neighborhood which is not designed to accommodate such intensive development .this street is a bike route which already experience limitation for vehicle access, parking and pedestrian safety . Not to mention the lack of green space and trees which will fade in this area , this location is not appropriate for such building at all .	Yalda Dastournikoo	Fairview	
2026-05-27	06:58	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	In a predominantly residential nook of the city with buildings up to 12 stories high, this dual-tower 31 story proposal is much too tall and too dense. It will block all light to the 1675 w 8th building north side, which presently only gets light in late afternoon. This will affect the trees there and property value. I vote NO.	N Slingerland	Fairview	

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2026-05-27	12:26	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>To Mayor Ken Sim, Andrew Misiak</p> <p>With regard to 1668 West Broadway and 1745 West 8th Ave Rezoning Proposal for Towers. NO NO NO and NO!!! What is this council trying to do to our city? Destroy any sense of community in every pocket of the city that feels or once felt like it had any character. ENOUGH with the massive towers that as far as I can tell sit half empty. Stop already and leave our city with some semblance of community and beauty. This council is slowly destroying all areas of the city by tearing down 3 and 4 story buildings and replacing them with ugly huge towers, smack in the middle of blocks of smaller lower buildings. Does nobody there have any sense of beauty, character or history? These towers are destroying shade and views that any smaller building may have. Not to mention they are monstrous eyesores. England has far more people in that small country than we have in the whole of Canada. They seem to do just fine without towers on every block!!! STOP with the TOWERS!!</p> <p>A concerned Citizen</p> <p>Katharine Hoogewerf</p> <p>██████████</p>	Katharine Hoogewerf	Fairview	
2026-05-27	15:17	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>What does a Planning Process count for?</p> <p>The city undertook a very lengthy and comprehensive planning process for the Broadway corridor. The result of this process was to DOUBLE the allowable height on this site, from 10 storeys to 20 storeys.</p> <p>No sooner is the ink dry on that plan, but the applicant comes in looking for 31 storeys!</p> <p>Please, hold the line on this application. The extra height and density will overwhelm this neighbourhood, and cast the adjoining buildings into near-permanent shadow.</p> <p>The Broadway Plan was a thorough and comprehensive process, and this applicant should be held to its provisions. To approve this application would make a mockery of the City's planning process.</p>	Ian Adam	Fairview	
2026-05-27	18:19	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	My comments are stated in the attached PDF letter.	Yumi Yamagami	Fairview	Appendix B

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2026-05-27	22:18	Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue	Oppose	<p>I am writing to oppose the proposed rezoning at 1745 West 8th Avenue in its current form.</p> <p>My primary concern is that the proposed 29- and 31-storey towers are far out of scale with the existing neighbourhood. The surrounding area is predominantly made up of mid-rise buildings, mature trees, and lower-scale residential spaces. Towers of this height would create an abrupt and incompatible change to the character of the community, with no meaningful transition to the surrounding buildings.</p> <p>I am also concerned about the significant shadow impacts these towers would create. Buildings of this height will reduce access to natural light for nearby homes, streets, and green spaces, particularly during morning hours when sunlight is already limited in Vancouver. This will negatively affect the livability, comfort, and overall character of the neighbourhood.</p> <p>I support thoughtful growth and additional housing, but this proposal exceeds what is appropriate for this location. I respectfully ask Council to require a reduced building height that better reflects the scale and character of the surrounding community.</p>	Claudia Popa	Fairview	

To: Mayor and Council, City of Vancouver

Re: Rezoning Application — 1745 West 8th Avenue

Public Hearing: June 2, 2026

From: Gabriel Chiang Gonzalez, 808-1777 W 7th Ave, Vancouver BC V6J0E5

Dear Mayor and Councillors,

I am a resident of the same block as 1745 West 8th Avenue and am writing to respectfully oppose this rezoning application in its current form. My concern is not with development on this site in principle, but with **the proposed scale, its incompatibility with the surrounding neighbourhood, and the adequacy of the shadow analysis** submitted in support of it.

I note that I raised concerns in April 2026 and received a written response from the Rezoning Planner confirming that the Broadway Plan does not limit shadowing on private properties, and that the 10am–4pm shadow analysis window is Council-adopted policy. I appreciate that clarification, and it is precisely **the adequacy of that policy** — and the discretion Council retains even within it — that I wish to address here.

1. The Proposed Height Is Out of Character with the Neighbourhood

The revised application proposes two towers of **31 and 29 storeys, reaching 104 metres (342 ft.), with a floor space ratio (FSR) of 8.56**. The surrounding built fabric along this stretch of West 8th Avenue consists predominantly of 8–12 storey buildings. A 31-storey tower at this location is not an intensification of the neighbourhood — it is an abrupt departure from it.

- No meaningful height transition is proposed between towers of 104 m and the adjacent mid-rise buildings of approximately 30–40 m.
- The ODP amendment from Mixed-Use High-Rise 1 to High-Rise 2 unlocks the maximum permissible height category on a site where the immediate context does not support it.
- The current C-3A zoning carries a base FSR of approximately 3.0. An FSR of 8.56 is nearly three times the current entitlement — the land value uplift accrues primarily to the developer.

I respectfully request that Council require a reduction in building height to a scale more proportionate to the neighbourhood — **in the range of 10–14 storeys** — while retaining the social housing and childcare components, which do not require towers of this height to be delivered.

2. The Shadow Standard Fails to Capture the Real Impact on Residents

2a. The 10am start time excludes the most impactful shadow hours

I understand that the 10am–4pm shadow analysis window is Council-adopted policy. I am not disputing that the application complies with the current standard. I am asking Council to consider whether the

standard itself is fit for purpose in a city at Vancouver’s latitude.

On the spring equinox (March 20, 2026), the sun rises in Vancouver at **7:16 am PDT** — nearly **2 hours and 45 minutes** before the shadow analysis window opens. On the longest days of summer, sunrise occurs as early as **5:07 am PDT**, leaving nearly **5 hours** of morning light completely unexamined. At 49°N, those early morning hours produce the longest, lowest-angle shadows of the day.

(Sunrise data: timeanddate.com/sun/canada/vancouver)

Time	Covered by analysis?	Reality at 49°N
7:16 am (equinox sunrise)	No — excluded	Sun is up; shadows longest; residents awake, commuting, at home
9:00–9:59 am	No — excluded	Sun still low; significant shadow already cast northward
10:00 am	Yes (window opens)	Sun ~30° elevation; shadows still very long for a 104 m building
Noon – 2:00 pm	Yes	Highest sun angle; shortest shadows; least representative of daily impact
After 4:00 pm	Rarely included	Afternoon light loss on affected properties goes unexamined
Winter months	Not included	Only 8h 14min of daylight at winter solstice — not analyzed at all

A 104 m tower at this location will cast a shadow extending several hundred metres to the north and northwest during these unanalyzed morning hours. Residents whose homes face north of this building will lose morning light entirely during a window the current standard does not examine.

Independent analyses of multiple Broadway Plan rezonings have found that submitted shadow studies have understated shadow extent even within the 10am–4pm window. If the standard cannot be accurately applied within its own scope, extending that scope is all the more important.

2b. The analysis ignores a formally approved public park that has not yet been built

The Rezoning Planner confirmed the towers do not shadow any public parks between 10am and 4pm. I would ask Council to consider a significant omission in that framing: **Burrard Slopes Park**, a one-hectare neighbourhood park whose concept plan was approved by the Vancouver Park Board on **April 13, 2026** — just six weeks ago — with construction scheduled to begin in 2027 and complete in 2028–2029.

The Burrard Slopes Park project area encompasses three spaces already referenced in this submission as separate amenities — they are in fact a single unified public park:

- The **5th and Pine Pop-up Park**

- The **6th and Fir Park**
- A portion of the **Arbutus Greenway**, including its community garden corridor

This park was formally approved by the Park Board, shaped through multiple rounds of public consultation, and is now in detailed design ahead of a 2027 construction start. It will serve as the primary green space for a neighbourhood that the Broadway Plan is simultaneously densifying at an accelerated pace.

The shadow analysis submitted with this application does not examine the impact on Burrard Slopes Park before 10am — the hours when a 104 m tower to the north will cast its longest shadows directly across this site. The City’s own watchdog publication CityHallWatch has already raised the question of whether solar access to Burrard Slopes Park will be compromised by Broadway Plan developments. That concern applies directly to this application.

Council is being asked to approve a 31-storey tower that will permanently compromise the solar access of a one-hectare public park — approved six weeks ago, not yet built, and already committed to by the Park Board and the community. The shadow analysis standard does not require this impact to be examined. Council’s discretion does.

2c. Shadow impact on green infrastructure and urban canopy

This concern carries particular weight given the character of this specific neighbourhood. Unlike the concrete and glass of the downtown core, the immediate area around 1745 West 8th Avenue is characterised by low-rise residential buildings interspersed with mature street trees, private patio gardens with established plantings, and green pathways between buildings — features I observe directly as a resident of this block. Persistent shadow on this kind of environment compounds the moisture load from Vancouver’s rainfall in ways that have no equivalent in a high-density commercial district.

Beyond the buildings themselves, mature trees deprived of adequate sunlight decline over time. This is a direct concern given that Vancouver’s updated **Urban Forest Strategy**, approved by Park Board in May 2025, describes trees as “Vancouver’s hardest-working infrastructure” and sets a target of 30% canopy coverage by 2050. At the Council meeting where the strategy was approved, an academic adviser specifically urged councillors to minimise the loss of existing urban trees when approving rezoning proposals. Approving a 31-storey tower that permanently shades the street trees, garden terraces, and green corridors of this block works directly against that commitment.

(Vancouver Urban Forest Strategy, approved May 2025:
vancouver.ca/parks-recreation-culture/urban-forest-strategy.aspx)

2d. Prolonged shadow increases moisture and habitability risks

Buildings that lose direct sunlight for extended periods — particularly in Vancouver’s wet climate — are at greater risk of elevated moisture in lower floors and at-grade spaces. Persistent shade contributes to damp conditions that affect indoor air quality, building fabric, and attract pests. Lower-floor residents in

neighbouring buildings, who bear the greatest shadow impact, are also the most exposed to these secondary effects.

2e. Natural light and mental health in an already overcast city

Access to natural light is not a luxury in Vancouver — it is a public health necessity. According to the **Canadian Mental Health Association, BC Division**, approximately 2–3% of Canadians experience Seasonal Affective Disorder (SAD) in their lifetime, with a further 15% experiencing a clinically meaningful milder form. SAD is caused by reduced exposure to sunlight, disrupts circadian rhythms and serotonin levels, and disproportionately affects residents at northern latitudes and in overcast climates — precisely the conditions that define Vancouver.

Vancouver already averages fewer sunshine hours than most major Canadian cities. Morning light — the hours before 10am that the shadow standard ignores — is often the only direct sunlight residential units on the north side of a development receive during fall and winter. Permanently removing that light from occupied homes is not a neutral planning outcome. It is a measurable and lasting degradation of the mental health environment for the people who live here.

(Canadian Mental Health Association BC Division: bc.cmha.ca/documents/seasonal-affective-disorder-2/)

3. Community Benefits Do Not Justify the Scale Requested

The stated community benefits of this application are 98 social housing units (~18.5% of 530 total), a 37-space childcare, and commercial retail at grade.

Stated benefit	Scale of benefit	Whether height is required
98 social housing units	~18.5% of total units	No — deliverable at 10–14 storeys
37-space childcare	Serves ~37 families	No — deliverable at podium level regardless of tower height
Commercial retail	Exists under current C-3A zoning	No — not a new benefit
432 strata units	Market-rate; accrues to developer	Height directly drives this profit

The social housing and childcare are welcome. But they do not require 31-storey towers to be viable. The same amenities could be delivered at 10–14 storeys — a genuine compromise above the neighbourhood norm — with a fraction of the shadow impact. The residents immediately adjacent receive no benefit from the additional height. Only the developer does.

Conclusion and Requests

I am not opposed to development at 1745 West 8th Avenue. I am asking Council to require a project proportionate to its surroundings, supported by a shadow analysis that honestly reflects its full impact on the people who already live here.

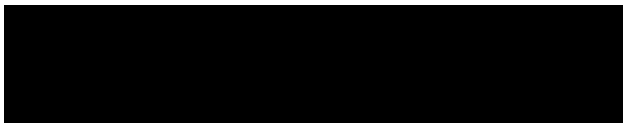
Specifically, I respectfully ask Council to:

- Decline the application in its current form and direct the applicant to return with a building height **in the range of 10–14 storeys**, consistent with a proportionate compromise above the established neighbourhood character.
- Require shadow analysis beginning at **8:00 am** on both equinoxes, with independent third-party verification before any revised application is approved.
- Initiate a broader policy conversation about whether the 10am shadow analysis start time remains an appropriate standard for a city at 49°N latitude.
- Require a shadow analysis of the impact on **Burrard Slopes Park** — a formally Park Board-approved one-hectare public park, approved April 13, 2026, with construction starting 2027 — covering morning hours from 8:00 am before any approval is granted.
- Recognise that approving towers that permanently shade the mature street trees, garden terraces, and green pathways of this block is inconsistent with the commitments made in Vancouver's **Urban Forest Strategy (May 2025)**.
- Treat morning light access in residential units as a material planning consideration, in recognition of its documented role in mental health outcomes in a city with Vancouver's climate and latitude.

Thank you for your consideration and for taking the time to read this submission.

Sincerely,

Gabriel Chiang Gonzalez



Date: May 26, 2026

Public Hearing Statement – 1745 West 8th Avenue / Broadway Plan

Mayor and Council,

I support adding more housing and rental housing in Vancouver. However, I am concerned that the current tower-heavy approach proposed for Kitsilano and Fairview under the Broadway Plan is not balanced, family-friendly, or compatible with the long-term livability of the neighbourhood.

Kitsilano already contains substantial density through apartments, co-ops, duplexes, and low-rise rental housing. The issue is not whether Vancouver should grow, but whether growth is being planned in a thoughtful, sustainable, and community-oriented way. The choice should not be between single-family homes and 30-storey towers. There is a reasonable middle ground.

The proposed development at 1745 West 8th Avenue would introduce very large towers and approximately 500 parking and loading stalls into an area that was never designed for this level of intensification. Expanding high-rise development deeper into residential streets beyond Broadway risks permanently changing the human-scale character of Kitsilano/Fairview through increased shadowing, wind impacts, traffic, tree loss, privacy concerns, and pressure on parks, Arbutus walkways, schools, childcare, and public infrastructure.

Population growth must be synchronized with infrastructure investment, not approved first and addressed later.

I am also concerned about the loss of existing rental housing and the displacement of long-term tenants, seniors, and families. Demolishing older, relatively affordable rental buildings to construct expensive high-rise developments may increase unit counts, but it does not necessarily improve affordability for the people already living in the neighbourhood. Replacing existing affordable rental stock with luxury housing is not genuine affordability policy.

Urban design also directly affects family life and community well-being. Human-scale neighbourhoods encourage children to play outdoors, interact with neighbours, and develop social connections. In high-rise environments, families can become more isolated indoors because outdoor activity often requires elevators, closer supervision, and navigating denser traffic conditions. Vancouver should carefully consider whether tower-heavy planning creates the kind of child-friendly communities we want long term.

I am also concerned about the practical livability of these towers. The current proposal appears to include only two elevators per tower for buildings of approximately 29 and 31 storeys. Limited elevator capacity in very tall buildings can reduce day-to-day livability and

discourage spontaneous outdoor activity, particularly for families, seniors, and people with mobility challenges. Morning and evening congestion may become a serious issue. This raises concerns that maximizing development yield may be taking priority over long-term resident experience and building functionality.

Vancouver should pursue more balanced growth through mid-rise apartments, multiplexes, courtyard housing, and other family-friendly forms of missing-middle housing that add density while preserving livability and neighbourhood character.

The city once recognized that preserving neighbourhood scale was important to urban livability. We should not abandon those lessons.

Growth should enhance communities — not erase the qualities that make them successful, livable, and attractive in the first place.

Thank you for your consideration.

With regards,

Yumi Yamagami

