

CD-1 Rezoning: 75 East 8th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	09:39	CD-1 Rezoning: 75 East 8th Avenue	Oppose	It makes no sense to eliminate affordable housing in the middle of a housing affordability crisis. This is especially true when the displaced residents do not have the same protections and support as other displaced residents.	Robert Marsh	Arbutus Ridge	
2026-07-21	13:26	CD-1 Rezoning: 75 East 8th Avenue	Oppose	As a resident living in this neighbourhood, I understand that Vancouver is evolving and density is necessary. However, thoughtful planning requires balancing growth with the existing character, livability, and infrastructure of our communities. The current proposal fails to strike this balance for several reasons: Disregard for Historic Character & Step-Down Design: Mount Pleasant is Vancouver’s first official suburb and a historically significant neighbourhood. Previous developments in this area—including the building I reside in—were thoughtfully designed with step-downs (such as limiting heights to 8 storeys along key frontages) to respect the surrounding heritage. The proposed high-rise ignores these established design sensitivities, risking the unique urban character that makes Mount Pleasant special. Severe Parking & Economic Impacts: Providing zero parking spaces for a high-density residential tower is unrealistic and unfair to the community. Future residents will inevitably own vehicles, putting immense pressure on already limited street parking. This will directly harm our local small businesses and retail shops that rely heavily on accessible parking for customers to visit and support them. Impact on Protected View Cones: Vancouver has long committed to protecting public view corridors of the North Shore mountains. This proposal directly disrupts those mountain views, undermining the city’s established promises to preserve these visual connections for residents and the public. While density is inevitable, developments must be held to standards that protect local businesses, preserve our historic identity, and respect established public amenities like view cones. I urge the City to reject this proposal in its current form or require significant revisions—specifically regarding parking provision, view cone adherence, and a stepped-down massing that respects Mount Pleasant's heritage. Thank you for considering my feedback and for your commitment to responsible neighbourhood planning.	Karen So	Mount Pleasant	
2026-07-21	14:06	CD-1 Rezoning: 75 East 8th Avenue	Oppose	The proposal is another example of greedy developer-driven changes to the city that completely violates the rights of residents and goes counter to the council's own recognition of the need for affordable housing. Whether hotels are needed or not in this area is simply not the question. What is the question is why are you considering displacing tax-paying residents from affordable housing over would-be temporary visitors to the city? Who are going to work in the hotel or restaurants if folks who need affordable housing are not longer able to live here to do their jobs? The only reason is that the landlord isn't happy with their profits.	Agnes Lee	Arbutus Ridge	