

CD-1 Rezoning: 461-479 East 16th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-25	09:40	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Oppose due to significant impact on neighbourhood with minimal benefit to goals of the roadway plan given the distance to the new station. Lack of adequate parking in proposed structure will impact local street parking which will affect those accessing the hospital. The proposal has also widened the building's upper portions, further encroaching on properties next door. The lack of adequate testing of the soil conditions on the site are also concerning. Letters submitted to the city planner from additional geotechnical experts should be considered.	Rebecca De Souza	Mount Pleasant	
2025-03-25	09:47	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	It's already busy street	Amira Jawad		
2025-03-25	09:49	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	It is not safe to place towers in a low rise, boggy residential neighbourhood. Climate change and high winds will blow things from balconies onto people and lower houses. The homes beside proposed towers are not built on piles. A tower without a podium built on a bog is unsafe. What sorts of innovations and technology does the City demand that developers adopt to ensure towers are supplied with water when the reservoirs run out and people are unable to flush toilets or shower? The City suggests that towers will make sense in 2050. The reservoirs are predicted to run out of water in 2070. There is a trend that Urban Planners are relying on developers to supply housing rather than looking after its citizens. There is no accommodation being proposed to keep families of our teachers and first responders in Vancouver. The Law at the moment requires families with one female and one male child to have separate rooms. Where are the three bedroom homes? This is what happens when profit is the goal rather than people.	Adele Armstrong	Mount Pleasant	
2025-03-25	10:09	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	It is irresponsible and potentially dangerous to build such a large structure on such a small area of land where bog soil and ground conditions are a major factor. Further research and engineering studies by third party groups are needed.	Valerie Thai	Mount Pleasant	

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2025-03-25	10:54	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I oppose the application in its current form.</p> <p>From the Referral Report:</p> <p>"The Plan estimates a density of up to 6.5 FSR with a consideration for a MINOR increase of up to 0.3 FSR for ground-level local-serving retail or service uses, which the project provides."</p> <p>If a 0.3 FSR increase is considered minor, what is a 1.2 FSR increase (4x more) to 8.0 FSR considered?</p> <p>Why wasn't this a major point outlined in Referral Report, especially for a site on the border of the Broadway Plan and outside the Transit Oriented Area?</p> <p>The site was originally too small (less than 150' frontage) and now the City is offering MORE density?</p> <p>This doesn't make sense.</p> <p>Why weren't the soil conditions more thoroughly considered as this site is located in a "Ground Water Area of Concern"? The existing hydrogeological information and the GeoPacific assessment is not sufficient or adequate to meet the criteria of the City Bulletin for a Preliminary Hydrogeological Study.</p> <p>Has the City considered the negative consequences to the development if the existing adjacent properties DO NOT grant underpinning rights as, at this time, neither has agreed to?</p>	Chris Frederickson	Mount Pleasant	
2025-03-30	20:01	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>This project is too big, too tall, unsuitable for the neighborhood. It does not serve anyone but the developer. Above all, I dont trust the CoV willing to and capable of forcing developers honor the apromises to build affordable housing. Many of my landlords disregarded by-laws and regulations without any sanctions from CoV. How can CoV make the difference this time???</p>	Tim Ly	Mount Pleasant	
2025-03-26	20:34	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I'm opposed for many reasons, but my main concern is the peat bog area and seemingly inadequate engineering reviews in regards to building on it. This due process is important due to the heightened risks to the surrounding areas.</p>	Mark Siller	Mount Pleasant	

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2025-03-25	12:42	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I was born and raised in East Vancouver, I'm not against change. East Van has been changing my whole life, but throughout all that change has kept its family and community focused identity.</p> <p>This proposal is just so extreme! the tallest building in the area is four stories, and with a stroke of a pencil, and no concern for community, parking, resources, childcare, you bureaucrats with no skin in the game, increase the size by 5X, and 200 units. You should be ashamed of yourselves. You're going to shock and ruin this community, and the lives of the people that live here.</p> <p>If you're trying to build homes Try filling out the missing middle! Make it easier for single-family homes to build into 4-6 story multi family dwellings. Your current solution to increase density is just lazy.</p>	Connor Flynn	Mount Pleasant	
2025-03-25	13:23	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	The safety concerns about the and stability is highly concerning.	A N	Mount Pleasant	
2025-03-25	13:39	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>Concerns regarding:</p> <p>Peat Soil Risks</p> <p>Inadequate Hydrogeological Report</p> <p>Inadequate Development Conditions</p>	Bev Wilson	Mount Pleasant	
2025-03-25	13:52	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	I am a resident of Mount Pleasant and it has come to my attention that the above tower development, 461-479 E. 16th Ave, now at the rezoning phase of application, is to be placed on peat and that there are significant concerns after expert geotechnical review of the hydrogeological preliminary report, including insufficient data to truly assess the risk of offsite impacts, eg. soil subsidence, ground instability, ground water management affecting adjacent properties and below ground city infrastructure. These concerns need to be addressed prior to rezoning and not at the development permit phase when it becomes a fait accompli.	Doug Webber	Mount Pleasant	
2025-03-25	15:43	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>Technical</p> <p>461-479 east 16th is an area of peat and subsidence of buildings and 16th Ave itself is evident throughout the area. Construction of a tower that size will inevitably cause damage to other buildings during or after construction due to subsidence and changes to groundwater pressures.</p> <p>Other</p> <p>The insertion of a tower in the middle of the block is not in keeping with other structures and will result in shading and looming.</p>	Andrew Nichols	Mount Pleasant	
2025-03-25	17:00	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Strongly opposed. This proposal is grossly out of proportion to the existing vibrant community and would cause a lot of problems (grounds water, compromising foundations of local buildings, displacing tenants for years. I support something more in keeping with the area - a 3 to max 6 storey build.	Sarah McAlister	Mount Pleasant	

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2025-03-25	17:36	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Very opposed to the proposal!!	Tiffany Wu	Mount Pleasant	
2025-03-25	22:00	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	I oppose this re-zoning. Kritika Sharma	Kritika Sharma	Mount Pleasant	
2025-03-26	17:32	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Due to the distant to transit being 1.2 kms away which is more then 800m a required to build at this height as per Broadway plan, issues with soil instability on this location and possible off site impacts, height of structure contradicting current rezoning requirements, lact of appropriate frontage, I do not support the re-zoning of this site, 6-12 storeys is a more realistic rezoning	Dylann Coote	Mount Pleasant	
2025-04-03	12:23	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	While I'm in favor of transit oriented development, this particular project will negatively affect the neighborhood significantly. A 20 story tower on 16th will dwarf the existing single family and duplex homes on 16th and in the surrounding neighborhood. 16th Ave is not able to handle the increased traffic that this development would cause, even with its reduced parking requirements. There are already numerous accidents on 16th Avenue due to increased traffic from 4 storey developments on Main and Fraser Streets. 16th Ave is quite a distance from the proposed Broadway line station. My opinion is that the max height for any development along 16th should be 6 storeys, which is already twice the height of any existing buildings in the area.	Rod Yeoh	Mount Pleasant	
2025-04-02	16:38	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I strongly oppose this project for several reasons:</p> <p>1. The current application DOES NOT COMPLY with the MINIMUM SIZE FRONTAGE of 45.7m (150 ft) required for consideration as a tower development.</p> <p>Why has the City of Vancouver, in response to the Rezoning Enquiry (dated 2 May, 2023) determined this project to be a good candidate for a discretionary relaxation to the minimum site frontage requirement ?</p> <p>Why is the City of Vancouver always willing to bend the rules in favor of developers, while it repeatedly chooses to ignore residents' feedback and refuses to look at alternatives/modifications proposed by residents ?</p> <p>2. Peat Soil Risks: Excavating in peat poses a high risk of soil subsidence and instability, with a high risk of impacting neighboring properties, roads, sewage systems, and other city infrastructure. Such a project poses significant risks before, during and after construction. These risks are magnified by the fact that we live in a seismic zone.</p> <p>Has the City of Vancouver and/or the developer assessed the risks of building this type of tower in unstable peat soil in case of earthquake ?</p> <p>Who will be responsible/accountable and who will pay for damages if this tower cannot withstand an earthquake ?</p>	Annie Cassells	Mount Pleasant	

3. Inadequate Hydrogeological Report: The preliminary report commissioned by the developer is insufficient to meet the provisions of the CoV Groundwater Management Bulletin. The independent geotechnical expert hired by the area residents found that the current report poses significant risks.

4. Inadequate Development Conditions: The referral report does not fully address concerns regarding excavation and groundwater management, and the City's conditions fail to ensure adequate protection against subsidence or damage to neighboring properties.

5. As with all the other 20-storey + towers being proposed (or already approved) all over Mount Pleasant, in Kitsilano and other neighborhoods with low-rise buildings, duplexes and multiplexes, this project doesn't fit in family-oriented Mount Pleasant. A huge tower will destroy the overall character and community feel of the area.

How can a 20-storey tower in this neighborhood fulfill the developer's stated goal of "respecting and retaining the existing streetscape and culture, the landscape design draws inspirations from the neighbourhood and creates visual cues at eye-level, which enables the project to seamlessly fit into the surrounding community" ?

6. According to the application booklet, "CAREFULLY DESIGNED UNIT SIZES and MIX are tailored to effectively address and contribute to Vancouver's affordable housing supply. The proposal aims to meet, WHERE POSSIBLE, City of Vancouver net recommended minimums for unit areas (see project statistics, section 5.0). Some units are slightly BELOW THE RECOMMENDED MINIMUMS, however all units aim to maximize efficiency and have been DESIGNED FIRST AND FOREMOST IN THE INTEREST OF THE OCCUPANTS to encourage LONG-TERM TENANCY ".

REALLY ???

More than 50% of the units will be 360 sqf Studios (92 units out of total 171). Add 19 1BD units measuring 490 sqf, and you have MORE THAN 65% of the total number of units UNSUITABLE for family living or long-term tenancy. Who wants to spend their lifetime living in less than 500 sqf of space on their own with a partner ?

ONLY 25% of the units will be 2 BD and less than 10% will be 3 BD ... and the size of those units is ridiculously small ... Have you ever tried living in a 602 sqf-2 BD or a 723 sqf- 3 BD with with 2 children, while possibly working from home ?

According to the application booklet, "Residential units are designed for adequate daylight access in living spaces to promote healthy living environments". How is adequate daylight access provided when about 70% of the units will only have windows on one side? This is also an issue for Heat- Stress Mitigation and Air Quality Control. No cross ventilation will be

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				possible for more than 70%of the units. Of course none of these units will be affordable for couples or families either. Only 9 2BD and 3 3BD will be below-market units ... How is that providing affordable housing to families ?			
2025-04-04	19:13	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	The sewers in this area are always blocked if the density increases, the degree of sewer blockage will be heavier. What measures will the government take to prevent sewer blockage?	Bingyu Zheng	Mount Pleasant	
2025-04-05	08:58	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Acknowledging the need for densification of housing in Vancouver, the scale of the proposed development does not appear appropriate to its location, both in terms of limited street access (2 lanes on 16th, terminating at Fraser) and water/sewer infrastructure, which has been challenged with numerous backups etc in recent years. I do not support a 20 storey development in this location.	Jeff Tyson	Mount Pleasant	
2025-04-04	15:45	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	I strongly disagree with the proposal to build a 20 story building on 16th Ave. My concern is the size of the building on a street that is divided between smaller apartments and single dwellings housing. Aesthetically it doesn't belong in the area and will change the community feel of our neighbourhood which we are very proud of. I am also concerned with the densification of the neighbourhood with multiple towers being proposed within blocks of each other. This impacts traffic, and will have strains on public schools and transit within the area if not addressed.	Leah Chutskoff	Mount Pleasant	
2025-04-05	15:38	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	Approving the rezoning of this property is irresponsible of the city and putting the cart before the horse. The engineering assessment should be done first before deciding if this property is a suitable candidate for rezoning and for construction the scope of building proposed. The residents of this neighbourhood commissioned their own assessment because the negligence on the part of the city in attending to this and the report noted grave concerns about the possibility of development.	Karen Webber	Mount Pleasant	

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2025-04-11	12:31	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>For the past 30 years Mt Pleasant has operated under the program of increased density in exchange for heritage preservation. This program has been very successful in creating missing middle housing in a walkable, affordable family oriented neighbourhood. At the same time Mt Pleasant absorbed 12,000 people (the population of Pt Grey) and is the 4th highest density in the city with out the need for towers.</p> <p>To drop a 20+ story tower in the middle of a residential block with commercial space (especially with Main St close by) on the ground floor will create shadowing remove green space and crowd the sidewalk.</p> <p>Mt Pleasant has the second highest density of people per hectare of park in the city 2,700 per hectare even higher than downtown at 2,200 per hectare.</p> <p>To increase to the level of density that is created by towers without any increase in park space is against planning norms, especially since people in towers need access to green space.</p> <p>Finally the area in question is a former wetland (hence the name for nearby Tea Swamp park) and a tower of will inevitably result in subsidence for nearby houses.</p>	Andrew Nichols	Mount Pleasant	
2025-04-13	05:23	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>Could you please ensure that the traffic flow and parking stays north of 16th. This is the most important. Also no noisy traffic control on 16th.</p> <p>Also the building is too high and has too many units. Also more park space and community centres are needed. Also restrictions on dogs are needed and anti-loitering. Nearby private property and adjacent city boulevard is not a park.</p>	Alice Parsons	Riley Park	
2025-04-14	16:40	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>How safe is it to build a tall building on such unsettled land - which is well evident on all the streets and sidewalks in the Tea Swamp area. I see how many piling are being submerged at the new transit station on Kent Street and wonder if this building will require the same. Who has tested this or will the surrounding residents and renters in said new building be guinea pigs. Oops, so sad, the building and neighbours properties have all sunk.</p>	Jan Snow	Mount Pleasant	