

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	21:12	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	The foundation of this area cannot sustain a structure of the proposed size.it would be detrimental to neighboring places	Amanda Santiago	Mount Pleasant	
2025-04-17	17:19	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	This area (Tea Swamp) is known for unstable soil condition... I am very concerned about building such a tall structure in this site!	Roxy Liao	Mount Pleasant	
2025-04-17	17:21	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I oppose this development as a resident of the neighbouring home.</p> <p>Structure of this application will not be suitable for the soil/ground conditions. The geotechnical and hydrogeological research presented by the developer is inadequate and needs to be peer reviewed by additional geoscientists before the approval stage. The independent geotechnical expert hired by the area residents found that the current report poses significant risks. Despite the community sharing this information, it is being ignored.</p> <p>Historically, developers and city will not be accountable for any future risks and damages.</p> <p>I would be confident in a low rise building being built here, subject to structural design. I believe the community would be receptive to that. Increasing density irresponsibly, industrializing our community, increasing problems with sewage, making smaller temporary homes, decreasing individual and family's health outcomes is not innovation and irresponsible urban development.</p> <p>The overall goal is sustainable development, not deficient laser focused development. We all have the ability to think of better design and support the population in a healthy way. This is not it, and I strongly oppose this development.</p> <p>Lastly, this will significantly impact surrounding structures, and reduce day light. The character of the neighboured will be depleted by such a high rise, commercialized structure.</p>	Pradeep Sharma	Mount Pleasant	
2025-04-17	17:35	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	16th Avenue is the edge of Broadway Plan so why are we building such a tall structure? It does not make sense.	Chiu Chun Liao Luo	Mount Pleasant	

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2025-04-17	17:37	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>While housing density is important, this is not the right site for such a project. So many good reasons have already been expressed, and while I agree with most of them, the most critical point is the soil quality. Let me reiterate that this area was recently a swamp, and is labelled as a "Ground Water Area of Concern" where plenty of buildings along this stretch of 16th Ave. suffer. With a tower of this height, it could become a danger to neighbours and city infrastructure. Don't let this become an embarrassment to the city like the Millennium Tower in San Francisco!</p> <p>Be smart and consider a different project for this site.</p>	Thaddeus Parkinson	Mount Pleasant	
2025-04-17	17:39	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>I am writing with deep concern and strong opposition to the proposed rezoning. This development threatens to overwhelm the character, rhythm, and livability of the neighborhood.</p> <p>The sheer scale, both in height and density, bears no resemblance to what currently exists here. It risks casting long shadows over homes, erasing privacy, and altering the face of a community that generations have worked hard to build and preserve. The charm and integrity of the streets are not something that can simply be replaced by concrete and steel.</p> <p>Beyond aesthetics, the infrastructure is already under pressure. More units mean more cars, more congestion, more demand on schools, parks, and utilities, resources that are already stretched thin. This isn't just about growth. It's about how we grow, and whether that growth respects the people who are already here.</p> <p>I'm not against progress. I'm against reckless change that disregards the very soul of a neighborhood. The communities deserve thoughtful planning, not developments that prioritize scale over sustainability and profit over people.</p> <p>Please hear our voices and protect what makes this area worth living in.</p>	James Mattagne	Mount Pleasant	
2025-04-17	18:15	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>Seismic concern on building a large structure on bog soil. The size of the pot is inappropriate for the development. A lower rise building is more suitable for the pot and area.</p>	Winnie Tsang	Mount Pleasant	
2025-04-17	18:20	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>20 stories seems an overreach in this area. The ground in this area is known to be 'peaty' (soft) so I'm sure the ground would not support this, AND the construction phase is likely to upset the foundation of the neighborhood as well as 16th Ave (already quite bumpy). Perhaps a much lower structure could work, but this seems ambitious and frankly, greedy.</p>	Donn Yan	Mount Pleasant	

2025-04-17	19:04	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	This is an obstruction to the peaceful, family-friendly environment that the community has been striving to create. Vancouver is already scarce on viable living areas -- why should we lose one more? The proposed building does not offer anything but an oversaturation of empty apartments, given that the appeal of moving to this area is not in its unit quantity, but its unit quality. Please -- be respectful to the homes and people already in this area, and understand that a massive, intrusive construction job will do nothing to mend the rampant housing crisis -- only add to the divide and displeasure of Vancouverites already struggling.	Michael Warnock	Shaughnessy	
2025-04-17	19:44	CD-1 Rezoning: 461-479 East 16th Avenue	Oppose	<p>My name is Bianca Knop and I live at 17th Ave East and Carolina which is one block away from the proposed development. I am opposed to this application.</p> <p>I'm writing to provide a point of view from a resident that has lived in this neighbourhood for over 15 years. I believe in the importance of providing more rental housing in Vancouver and do not come from the stance of change is bad. We need to move forward to progress the city and continue to adapt with the times.</p> <p>My concern is that this proposal does not account for some key considerations that are unique to not only the neighbourhood but the hyperlocal nature of the immediate blocks surrounding the site and 16th Avenue. Below are my three concerns that I wanted to voice being a local and truly understanding the culture and streetscape of the place that I live.</p> <p>1) Mount Pleasant Peat Bog and Groundwater area of Concern: It's no secret that our neighbourhood has major settlement and drainage issues. The preliminary hydrogeological report listed is very superficial and needs further discovery and research before any application should be approved. When we built our house over five years ago and dug our site our neighbours property pretty much fell into or property line leading us to building 20 foot deep retaining walls. Our other neighbour on the east still has a 25% lean into our property line due to the peat bog. As our build continued we were unpleasantly surprise by our work in progress basement being flooded with a foot of water. No fault of our own, after some research we discovered that a construction site two blocks away that dug subterranean had funnelled underground water streams into our backyard which caused the flooding. We currently have three sump pumps on our property to help with drainage during the rainy falls and winters. Three! In addition, five years after building the one area of our backyard that we did not pile has dropped two feet.</p> <p>If you walk around the neighbourhood you can see the impact of the bog issue. Houses slanted, pretty much sinking, the road of 16th Avenue is in shambles with bumps, cracks, and patchwork repairs everywhere. This is a known problem and one that should not be taken lightly. It's not only the soil composition of the site itself, it's the potential damage and distress it can cause to all of the houses, roads and sidewalks in the neighbourhood. What are the next steps to ensure if this application is approved that it's done in a</p>	Bianca Knop	Kensington-Cedar Cottage	

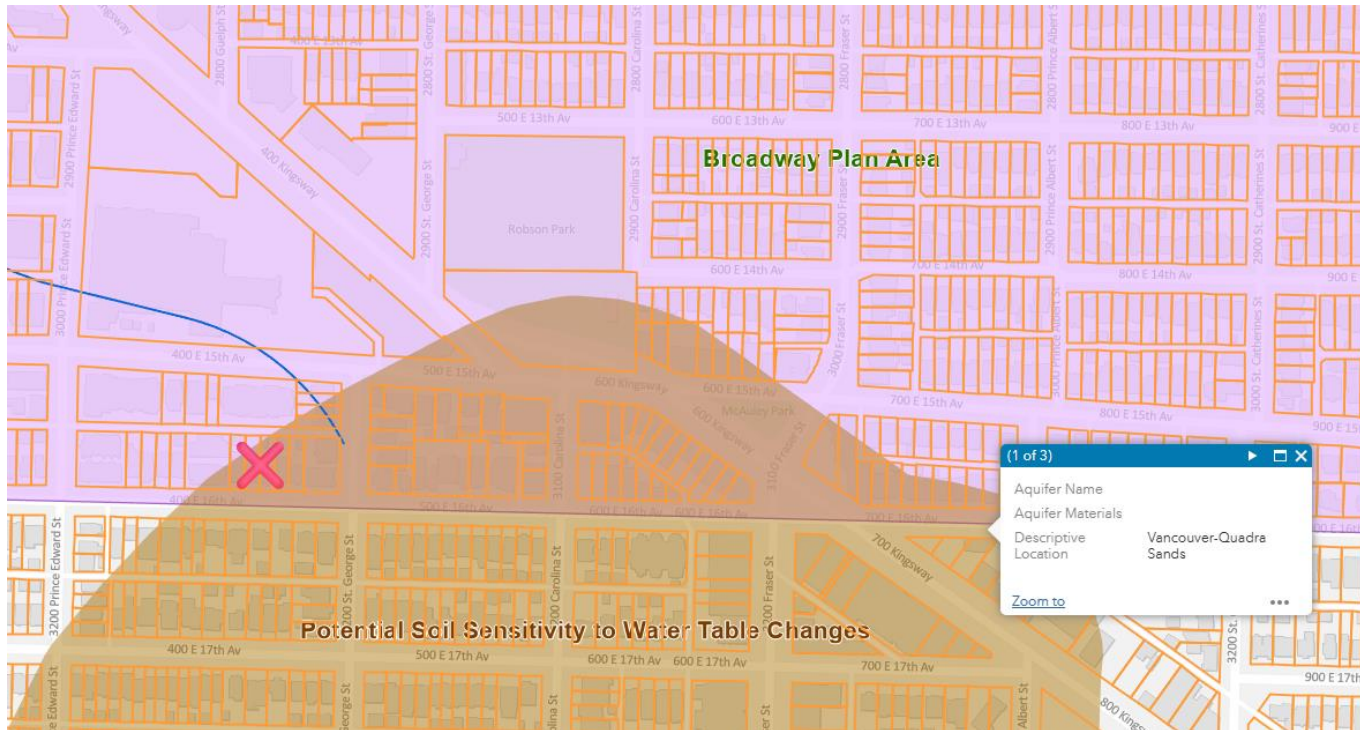
			<p>safe and responsible way?</p> <p>2) Traffic and Safety: 16th Avenue is a major thoroughfare in Vancouver but in reality it's a very small street. I drive this street probably 5 - 10 times a day, it's narrow, has bad sight lines, has so many bumps and cracks, and is the site of several accidents - particularly at 16th and Carolina.</p> <p>Adding further car volume to this street is unsafe and solutions like turnabouts aren't feasible in the space 16th provides. What are the plans to ensure traffic and pedestrian safety if vehicle traffic increases? Another point is a disruption in the flow of traffic down 16th if construction would happen. Living on 17th we have a never ending run of cars using 17th as a bypass from 16th. 17th is even more narrow and smaller than 16th -with cars parked on both sides of the street it only allows one direction of traffic through. What is the traffic plan to deter and mitigate vehicles that start to use nearby residential streets as their workaround? 17th Ave, 15th Ave, all of the smaller streets are unfit to be used for mainstream traffic overflow routes.</p> <p>3) Aesthetic and Fit: I appreciate the developers efforts to try and respect and retain the existing streetscape and culture of our neighbourhood - but they didn't. Sure the design and elements look nice and fit the look of neighbouring houses, but how does a 20 story tower fit in the middle of a residential block? Again, I support creating additional housing - but in a strategic way. Look at page 31 of the application booklet through the filter of a neighbourhood resident. The height of the proposed building is way too high and doesn't fit at all with the look and feel of the neighbourhood. Not to mention the shadow studies and how many neighbours this structure will impact.</p> <p>Towers like these have been popping up in our neighbourhood and have been supported - the difference is that these are located on busy streets, on corners or at intersections, in carefully selected areas that make sense and are a good fit. This proposed construction is too high, will stick out like a sore thumb, be disruptive and doesn't take into consideration the actual challenges and realities of the immediate neighbourhood.</p>			
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CD-1 Rezoning: 461–479 East 16th Avenue
Opposed: Unresolved Risk in a Mapped Peat Zone

Louise Pick

April 17, 2024 – City of Vancouver Public Hearing

This Application Risks Dewatering Peat — And Doesn't Meet City Policy



- Site is in a mapped peat bog
- Excavation: 12+ metres for 4 underground levels.
- Preliminary hydrogeological study is not compliant.

City Policy: *The Groundwater Management Bulletin*

The City's own policy requires that off-site risk be fully ruled out before approval.

2.2 Conditions

Per the regulatory framework found in Appendix B of this bulletin, applicants for rezoning and development permits may be required to produce a hydrogeological study (or series of successive studies) that meets the following two conditions:

2. No Significant Risks or Negative Impacts from Groundwater Extraction/Diversion

If any groundwater extraction/diversion is required, it must be demonstrated that there will be no significant risks or negative impacts either on site or off site, including with respect to human health, property, infrastructure, the environment, or groundwater resources.

City of Vancouver. (2024). *Groundwater Management Bulletin* (Amended November 1, 2024). Planning, Urban Design and Sustainability Department. <https://guidelines.vancouver.ca/G019.pdf>

Independent Review by Senior Geotechnical Engineer

Richard C. Butler, P. Eng., FEC
2784 Panorama Drive
North Vancouver, BC, V7G 1V6
butler2784@shaw.ca

April 14, 2025

City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Attention: City Clerk and City Planning Department

**ENGINEERING REVIEW AND ASSESSMENT
PRELIMINARY HYDROGEOLOGICAL INVESTIGATION REPORT
PROPOSED 461-479 EAST 16TH AVENUE DEVELOPMENT
VANCOUVER, BC**

As authorized by several neighbouring property owners, Richard Butler, P. Eng., FEC has conducted a senior level engineering review of available information and an assessment of the

The Applicant's Preliminary Hydrogeological Assessment Fails to Meet the Groundwater Management Bulletin

*Preliminary Hydrogeological Investigation Report:
Proposed Residential Development 461-475 E 16th
Avenue (GeoPacific Consultants, January 2024)*

*Engineering Review and Assessment Preliminary
Hydrogeological Investigation Report Proposed 461-465
E 16th Avenue (Richard Butler, P. Eng., FEC, April 2025)*

6.0 PRELIMINARY IMPACT ASSESSMENT

To satisfy the City of Vancouver's Groundwater Bulletin, GeoPacific conducted an impact assessment to demonstrate that there will be no significant impacts resulting from groundwater at the site:

I. Ground Subsidence

In some cases, dewatering can cause ground subsidence. This can have associated negative impacts on adjacent properties and city infrastructure. Peat was noted at the site, at both drilling locations, to depths of up to 1.5 m. Groundwater was not observed within the peat during drilling, though geotechnical lab testing results indicate that the moisture content of the peat ranges between 40.9% and 395.2%. This suggests that the peat is moderately to highly compressible under loading, though as discussed previously, the on-site peat will be removed as part of the proposed excavation.

The risk of subsidence is therefore from off-site peat deposits that may be impacted by dewatering at the site. The proposed passive dewatering methods at the site are unlikely to have any noticeable impact on off-site peat soils, though we recommend that some additional shallow groundwater wells are installed to determine whether a groundwater table is present within the peat and to determine whether the water level in the peat dries out during the summer months. If a seasonal variation in the peat water level can be proven, then this would be evidence that subsidence would not occur from any preferential draining of groundwater perched in these soils to the proposed excavation face.

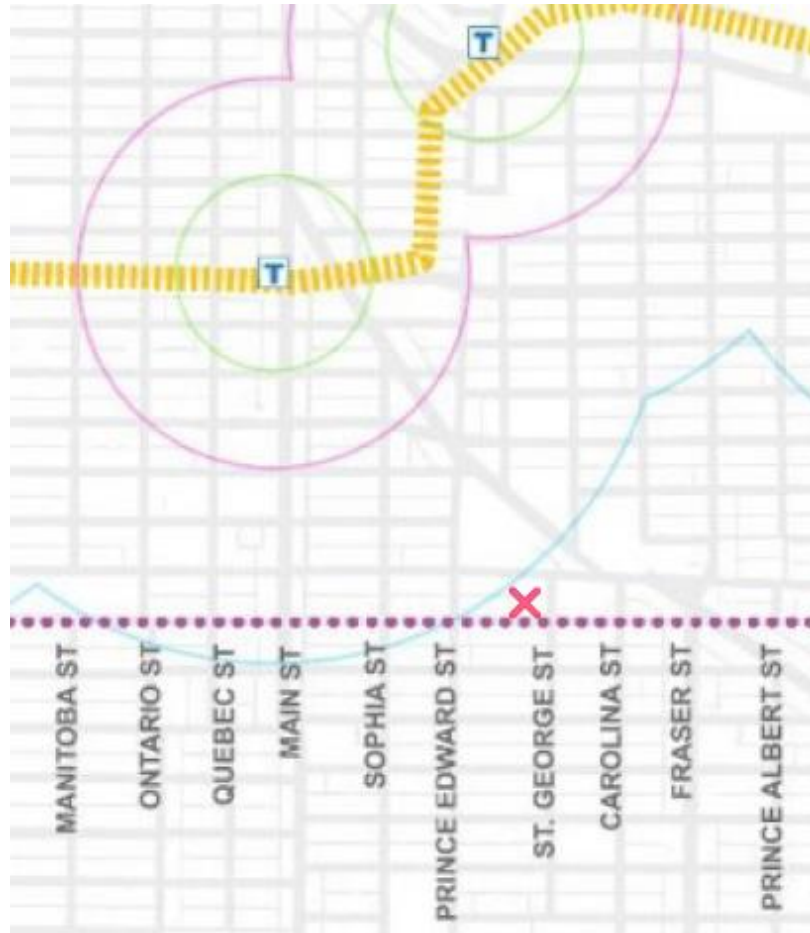
1.2 ENGINEERING ASSESSMENT AND OPINION

It is my opinion that the existing borehole and hydrogeological information in the GeoPacific report is not sufficient or adequate to meet the criteria of the City Bulletin for a Preliminary Hydrogeological Study, and that additional hydrogeological investigation and analyses should be carried out as part of a Revised Preliminary Hydrogeological Study, in accordance with Item 2.3.3 of the Groundwater Management Bulletin. In my opinion and experience, the groundwater levels and seasonal variations identified within the siltstone bedrock could vary, potentially significantly, from the groundwater levels within the peat, clayey silt, and glacial till soils overlying the siltstone bedrock. These potential or likely differences in groundwater levels and seasonal variations were not identified or addressed in the GeoPacific report. Specifically, it is my opinion that the GeoPacific assessment is not sufficient to exclude the risk and impact of damages to offsite structures and other facilities that could occur due to groundwater extraction or lowering within the moderately to highly compressible peat and soft clayey soils underlying the properties adjacent to and potentially significant distance beyond the P4 Parkade development site.

What the City Requires vs. What Was Submitted

City Requirement (Groundwater Management Bulletin)	Applicant Submission (GeoPacific, Jan 2024)	Expert Analysis (Butler, June 2024 & April 2025)
#1 Historic streams within 25m	Dismissed: claims no streams mapped nearby	City mapping shows Brewery Creek near site; ignored
#2 Soil conditions and stratigraphy	Describes general stratigraphy from 2 boreholes (north only)	Site characterization incomplete; key soil layers and variability not captured
#3 Proximity to aquifers (including perched)	Acknowledges Quadra Aquifer is mapped, but dismissed due to not encountering it	Dismissal inappropriate ; further drilling near south boundary required
#4 Assessment of groundwater-related risks (e.g. subsidence)	Claims off-site peat not likely impacted; recommends more monitoring	Risk of damage not excluded; report fails to assess off-site impacts
#5 Mitigation measures for identified risks	Proposes further study later; no actual mitigation plan presented	No real mitigation strategies ; City requirement not met
#6 Hydraulic testing to assess drainage properties	Only measured moisture content; no hydraulic or grain size tests conducted	Essential tests omitted ; can't assess drainage or risk of dewatering
#7 Section 2.2.2: No significant risks or negative impacts (on or off site)	States off-site impact 'unlikely' ; admits more wells needed to determine actual risk	Fails to meet City requirement; significant off-site risk not ruled out

This Rezoning Application is Incomplete — Defer the Decision



- Outside of 800m Tier of Transit-Oriented Development
- On the edge of the Broadway Plan boundary
- No urgency to approve a project that may not be feasible
- A Revised Hydrogeological Study is required under City policy before this rezoning can responsibly proceed

Public Hearing - April 17, 2025
CD-1 Rezoning: 461-479 East
16th Avenue
Presenter: Tim Ly

Why Did I Get This Letter?

The properties at 461 - 475 E. 16th Ave are being considered for redevelopment by the current owner, Fabric Living Developments.

The redevelopment plan that is being proposed will require existing rental units to eventually be vacated. **Please know that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.**

As per the City of Vancouver's Tenant Relocation and Protection Policy, amended June 11th 2019, the policy on the "secondary" rental stock does not apply to instances where tenancies with a length of two years or less as of the date of submission of the rezoning application where rezoning is required.

As your tenancy was less than 2 years at the date of the rezoning application you **are not** eligible for relocation benefits under the Tenant Relocation and Protection Policy or tenant protection policies contained in the Broadway Plan.

Excerpts from a letter addressed to tenants of 461–475 E 15th Avenue, from Fabric Living Developments, dated January 8, 2025.

Am I Being Misled?

- Fabric says they're the owner—but I don't think the sale has gone through
 - **Why would they tell me they're the owners if they're not?**
- They told me I'm not protected under tenant relocation rules
 - **I don't understand why they would say this if it's not true**