

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-----------------|----------------|------------|
| 2025-03-21 | 14:42 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I'm a local home owner and we need density in this city so I support this development. I love the small shops that are going in on the ground floor, they'll really bring life to the neighbourhood. I do wish that we could create more 5-6 story buildings instead of high rises though, more like the density style of Montreal instead of Hong Kong. These buildings should be in the SFH zoning not just on arterial streets. | robin kort | Riley Park | |
| 2025-03-25 | 16:21 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | We need more housing, particularly more market and below market rentals. This development provides that, in a great location, and is consistent with the Broadway Plan and the urgency of the housing crisis. I urge council to approve it. | Taylor Curran | Fairview | |
| 2025-04-02 | 15:24 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this | Alex Myers | Mount Pleasant | |
| 2025-04-02 | 11:41 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this rezoning. We need more rental housing. | Alexandra Piros | Mount Pleasant | |
| 2025-04-04 | 16:02 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | <p>This project provides much-needed housing near the hospital and aligns with the vision and priorities of the Broadway Plan.</p> <p>The scale and design are appropriate for a core location such as this, with convenient access via the nearby Kingsway, Main Street, and Fraser Street thoroughfares.</p> <p>As a resident of the area, I appreciate the developer's thoughtful rezoning approach and respect their work in the community as builders and contributors.</p> <p>Thank you,</p> | Jake Luft | Mount Pleasant | |
| 2025-04-07 | 13:18 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this rezoning application, which proposes to add 200+ units of new rental housing to Mount Pleasant, near Mt St Joseph's Hospital. Housing is in short supply in Vancouver and home ownership is prohibitively expensive for most, which is why more rental is needed urgently. This particular location is a job hub, next to the hospital, but there not enough homes to accommodate everyone wants to live in this area. The area will only become more attractive as the subway is completed, and the City should allow more housing to be clustered around it. | Andraya A | Strathcona | |

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| 2025-04-07 | 13:23 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I hope to see the application for 461-479 East 16th Avenue approved for construction. The housing situation in Vancouver is dire—there's simply not enough housing to go around, and what is available is far too expensive, or an insecure form of housing. While the job market is strong, the housing shortage is forcing rents and property prices to skyrocket, making it increasingly difficult for people to stay or even move to the area. This location is ideal for new rental and below market rental housing, just around the corner from the hospital. I'm sure there will be lots of demand for these homes from hospital staff, which would also have positive implications for traffic and the environment. | Gillian Russell | | |
| 2025-04-07 | 15:36 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Very desirable area. Will be nice to see better access opened up to housing in this neighbourhood. I support the plan. | Dustin L | | |
| 2025-04-10 | 13:58 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Our city needs secure rental housing that's truly livable for families. I was so pleased to see that 35% of the homes at 461–475 East 16th Avenue will be 2 and 3 bed units. That's 60 homes where kids can grow up in a lively neighbourhood close to schools, parks, playgrounds, splash pads, and community centres offering sports and kid-friendly programs. The inclusion of 34 below-market homes is another huge win for families and affordability in general. This proposal is not just another tower, it delivers much-needed housing, quality amenity spaces for residents, and meaningful community benefits, including a new neighbourhood café and a sunny patio for everyone to enjoy. I fully support this development, its housing mix, its focus on families, and its contributions to the community. I encourage the Members of the Vancouver City Council to approve this proposal. | Deanna Lai | Fairview | |
| 2025-04-10 | 16:41 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I think that this development will significantly benefit the neighbourhood by providing additional rental housing stock. I also really like that 20% of the residential units will be provided at below-market rates. Having commercial units on 16th avenue will also be really nice. I also appreciate the approval condition requiring the developer to install a new traffic signal at 16th Avenue & Prince Edward. The current conditions on the existing bikeway are a safety concern to me due to low visibility and this provision will provide a massive benefit to the neighbourhood. I think a large development like this is the right choice for building on a bog since it will have the economy of scale to afford the additional geotechnical requirements on such a site. In my experience, small to medium sized development might struggle to finance development, especially if they're big enough to require underground parking. | Nyan Saik Krat | Riley Park | |

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| 2025-04-10 | 09:49 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this development as it will provide additional rental housing for nurses and hospital staff who often commute long distances to get to work every day, which takes time away from their families. | E P | Fairview | |
| 2025-04-11 | 08:42 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | As a director of a business on Main and 18th, it would be nice to create more housing available in Mt Pleasant neighbourhood. This would allow business' to continue to thrive with customers living in the region. | Stephen Jamison | Mount Pleasant | |
| 2025-04-11 | 10:39 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | This project is thoughtfully laid out and will be a wonderful addition to the area. I have lived in this neighborhood for 25 years and I highly support the addition of more rental stock so my children will be able to places to live nearby. | Adi Bunim | Mount Pleasant | |
| 2025-04-11 | 12:30 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | <p>I'm writing as a resident of the neighbourhood to express my strong support for the proposed development on East 16th Avenue between Main Street and Fraser Street, being brought forward by Fabric Living as part of the Broadway Plan.</p> <p>As someone who lives in the area, I see firsthand the need for more rental housing options. This project will deliver 200 secured rental homes, including 20% dedicated to moderate income households — a meaningful step toward addressing affordability in our community. It will also provide housing options for hospital staff and others who work nearby, helping people live closer to where they work.</p> <p>Beyond housing, the addition of a commercial space at street level with outdoor seating will bring energy to the area and support local businesses along Fraser and Main. It also might help improve the road condition along 16th ave.</p> <p>Crucially, this project adds a significant amount of rental housing without displacing much existing stock, which is exactly the kind of smart, sustainable growth we need in our neighbourhood.</p> <p>I encourage Council to support this application. It's a positive addition to the community and aligns with the goals of the Broadway Plan.</p> <p>Sincerely, Dillon Sobell</p> | Dillon Sobell | Kensington-Cedar Cottage | |

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| 2025-04-11 | 12:35 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Fabric Living's plan to redevelop 461-475 East 16th Avenue sounds like a fantastic chance to bring more affordable housing to Vancouver. Including both market and below-market rentals, plus some retail space, this would be perfect for the neighborhood . With its convenient access to transit, shops, and restaurants, this location makes it easy to get around for day to day needs without a vehicle. As someone living in East Vancouver, I'm all for this well-thought-out rental building in my neighborhood. | T P | Kensington-Cedar Cottage | |
| 2025-04-11 | 14:05 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Looks like a good plan. | Ben Elliott | | |
| 2025-04-11 | 10:18 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Fully supportive of adding much needed rental housing in this area. This area is in close proximity to busy Fraser and Kingsway neighbourhoods and is a sensible place to add height and density in exchange for new rental homes. Particularly like the Bodega - we need more neighbourhood focused small retailers like this! | Benn Duffell | Riley Park | |
| 2025-04-11 | 18:19 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | As a Vancouver renter, any new housing creation is a good thing especially when it's near a hospital. Mount Saint Joseph staff will have more choice and reason to stay in the neighbourhood. The bodega will bring the locals out and the patio will keep them enjoying the neighbourhood. | Zhi San Wu | Arbutus Ridge | |
| 2025-04-12 | 11:31 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Dear Council, I strongly support the 461–479 East 16th Avenue rezoning. This project checks so many boxes: it's transit-oriented and includes EV-ready parking, 275 bike stalls, rooftop urban agriculture, and rain gardens which are all important steps toward a more sustainable city. It also brings 171 rental homes with 20% below-market and 35% family units. We need more housing like this that's built for people and the planet. Kind Regards, Len Wong | Len Wong | | |
| 2025-04-12 | 14:30 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | As a Vancouver renter, I support the creation of additional rental housing in our growing city, especially within walking distance to a future subway station which will provide convenient transit options. It makes sense to provide more homes close to Mount St Joseph for hospital workers, and the bodega retail shop and patio will add life to the sidewalk and act as a neighbourhood gathering space. | Claire Yang | South Cambie | |

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| 2025-04-13 | 21:44 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | <p>I support this development. It seems well thought out and helps to fulfil the stated need for the mixed-use rental housing in the area.</p> <p>It proposes to replace several multi-family buildings along an already busy East 16th Avenue which should mean a limited impact on the neighbourhood.</p> <p>I have been a patient at Mount Saint Joseph Hospital near the site and the development's proximity to the Kingsway and Main St. arteries (in addition to the hospital) will provide tenants access to health, transportation and retail services already in place.</p> <p>I visited a couple of projects completed by this developer in east Vancouver several months ago and was impressed by the quality of their projects and their innovative approach to providing thoughtful amenities to the tenants.</p> | John McLean | Mount Pleasant | |
| 2025-04-13 | 20:52 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I have seen Fabric's work and they care about the community and it shows. They incorporate local artists' work and add little nuances and extras to make a community rather than just condos to live in. This is in addition to quality construction. | ELIZABETH Watson | Mount Pleasant | |
| 2025-04-13 | 08:58 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | As a staff member at Mount Saint Joseph Hospital, located directly behind the proposed rental housing project at East 16th and St. George, I am writing to express my full support for this development. This project presents a much-needed opportunity for the City to add purpose-built rental housing, including below-market units for moderate-income households. For hospital staff like myself, affordable and nearby housing is incredibly important—many of us face long, exhausting commutes after 12-hour shifts, which takes a toll on our well-being. Having access to housing just steps from the hospital would significantly improve our quality of life and help reduce burnout. In addition, the proposed bodega would be a welcome addition for both hospital staff and visitors. A nearby retail option within easy walking distance would be perfect for short breaks and quick errands, something that is currently lacking in the area. Overall, this project offers practical, meaningful benefits to the local community—especially to those of us working tirelessly in healthcare. I strongly support this project and hope to see it move forward to construction soon. Thank you. | Tanya Gavieres | I do not live in Vancouver | |
| 2025-04-14 | 13:19 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | This is a very desirable area, and I think the building design is quite attractive as well. I think it makes sense to build new (rental) housing here, right around the corner from Mt Saint Joseph Hospital, creating the opportunity for their staff to live within close walking distance to work, which could translate to fewer vehicles on the road. | Fraser Blanchflower | | |

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| 2025-04-13 | 19:14 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I live on the block of this development. I'm for the rental housing and the neighborhood amenity on the ground floor. My kids are getting older and are going to need places to live. How could anyone be opposed to more housing?? | Andrew Rutherford | Mount Pleasant | |
| 2025-04-14 | 14:36 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I am writing in support of this development project and generally in support of increasing residential density in all forms for our neighborhood. Main and 16th has great connectivity to major employment hubs and the City needs more housing options to support growth throughout. | Sveto Zvijerac | Mount Pleasant | |
| 2025-04-14 | 11:13 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | My name is Cameron and I support this project. I am currently living downtown and planning to start a family. I am seeking a community with a safe and friendly feel. This housing option is something I'd be very interested to move into especially in the Mt Pleasant neighborhood. It has options for families given the 2-3 bedrooms options and play/exercise areas. I also like the close proximity to the hospital. | Cameron Fleming | Downtown | |
| 2025-04-14 | 16:57 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I do like how the neighbour is more busy with people. This is like a little town now and local businesses are thriving. I do want to see the homes on the south side go to 6 storeys to have a gradual transition from this high-rise. Feel free to contact me any time for further feedback. Thanks Dino | Dino Chand | Mount Pleasant | |
| 2025-04-14 | 16:58 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I am a renter living in Vancouver, and I would like to express my support for the project on East 16th Avenue by Fabric Living. This development aligns with the goals of the Broadway Plan, especially when it comes to creating new secured rental housing and offering below-market homes for moderate-income households. Thank you. | Sarah Mann | Kitsilano | |
| 2025-04-14 | 16:58 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I am writing to express my support for the rezoning application at 461–479 East 16th Avenue. The proposal for a 20-storey building with 171 secured rental homes including 34 homes at 20% below CMHC average rents will provide housing solutions that align with the city's affordability needs. The breakdown of 92 studios, 19 one-bedrooms, 44 two-bedrooms, and 16 three-bedrooms will create diverse housing options and attract people of all ages and stages. The commercial retail space, a south-facing public courtyard, rooftop gardens, and multi-generational amenity areas reflect a complete and community-forward design. This project is a strong response to the Broadway Plan's goals. | Robert Kuchtovas | Kitsilano | |

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| 2025-04-14 | 16:49 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this project that fits with the objectives set out by the Broadway Plan. Vancouver needs more homes, especially rental units, along key transit corridors, and this proposal achieves that. It will provide nearly 200 households within walking distance of existing and future transit networks like the new Mount Pleasant station as well as right along the Main Street commercial corridor. I hope that the Council support this project by Fabric Living and continues advocating for more housing opportunities that benefit the people of Vancouver. Thank you. | Laila Dunn | Kitsilano | |
| 2025-04-14 | 16:48 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I support this new rental housing project and I may consider renting here in the future because the rooftop space, with areas for cooking, lounging, and stunning views of the city, it ticks many of my boxes. Even if I don't end up renting, I'll definitely check out the Bodega and courtyard when I'm shopping along Main Street on the weekends. Looking forward to seeing this progress. | Robert Shiels | West Point Grey | |
| 2025-04-14 | 16:40 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I fully support the 461–479 East 16th Avenue project in Mount Pleasant. I'm a young renter in Vancouver, and the fact that it's 100% rental is incredible, especially with 34 homes available at below-market rates. It's already challenging to find housing that feels stable and affordable. I also appreciate the variety of unit sizes and the residential amenities offered in this project. Thank you for considering my comments. | Sophie Breen | West Point Grey | |
| 2025-04-14 | 16:41 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | This is a great development plan for a neighbourhood that needs revitalizing. Not to mention more rental housing is needed. I also think the houses across the street should be 6-storey | Derek Townsend | Kitsilano | |
| 2025-04-14 | 16:41 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Dear Council Members, I would like to offer some supportive comments on this project. I used to live in the area and this neighbourhood is a gem. It has great cafes, schools, bike routes, and an amazing community feel. Adding this project with more secure rental housing, below-market homes, and new retail will only make it better. It's respectful of the Broadway Plan and adds housing without pushing people out. I hope this project receives your approval. | Leah Reddington | West Point Grey | |
| 2025-04-14 | 16:35 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Dear Vancouver City Council, The 461–479 East 16th Avenue proposal delivers real numbers: 171 rental homes, 34 below-market units, and 60 family-oriented suites. That's what we need right now. The Bodega, public courtyard, and rooftop spaces make it even better. This project is thoughtful and practical, and it deserves your full support. Thank you | Lucas Peat | Kitsilano | |

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| 2025-04-14 | 16:24 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I am writing to say I'm really excited about the new project at East 16th Ave. As a young renter trying to stay in Vancouver, this new building sounds great with secured rentals, a mix of apartment sizes, a street-level cafe and patio, bike-friendly, and even a rooftop space for residents to chill and socialize. We need more projects like this. Thanks! | Dylan Elliott | Kitsilano | |
| 2025-04-14 | 14:50 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I've been a long-term renter living and working in Vancouver for over a decade and am fully supportive of the Broadway Plan. This site is just one block away from Mount St. Joseph's (so convenient for all the hospital workers) and it's close to buses on both Kingsway and Main Street which is so important for renters like me without a vehicle. The developer is going to build 171 homes – and I'm so happy they're all for renters like me. My friends keep having to move farther and farther away from Vancouver to find decent places to live, so more rental homes in Vancouver proper are very welcome and desperately needed. Please allow this to happen. Thank you. | J F | | |
| 2025-04-14 | 12:59 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | We live a few blocks south of here with two young boys. we are on our bikes all spring/ summer long and welcome the new small-scale retail along E. 16th where we can stop for a coffee and muffin on the weekends. Our neighbourhood is full of young families, and young professionals -- many who either rent currently, or just left the rental market and now own. we need all the housing diversity in this area to keep it vibrant and attractive. We are in support | Adrienne Thom | Mount Pleasant | |
| 2025-04-14 | 13:11 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | keen to support new rental housing with modernized amenities and features. this location is ideal given it's close proximity to the Hospital but also walking to Main Street with all it has to offer (including well connected transit to our employment areas.) Looks good. | Paris Lavan | Downtown | |
| 2025-04-14 | 09:35 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | support proposal | Rashid Aziz | Kitsilano | |
| 2025-04-14 | 17:09 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | One of the things that drew me to the Mount Pleasant area was the creativity seen in our murals, shared spaces, small businesses, and people from all walks of life. This project keeps that energy alive. New Public art and a corner Bodega with a sun-soaked courtyard? There shouldn't be any opposition. With the 171 new homes with 34 below-market and places for families to stay and grow, we have something worth celebrating. I support this development fully. | Eric Cachola | | |

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| 2025-04-14 | 16:59 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | I would like to comment on this project at 461–479 East 16th Avenue. What stands out to me is the neighbourhood Bodega and public art which will make this a place to connect. Whether it's bumping into a neighbour, grabbing a coffee, or saying hi to someone's dog, these everyday moments make a community feel like home. With nearly 200 homes over 20 storeys, I think the project balances much-needed housing with meaningful amenities like rooftop spaces for residents and outdoor café patios for the wider neighbourhood. | Aine O'Connor | West End | |
| 2025-04-14 | 17:00 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Yes, I support this project adding more housing and affordability to our city. The building design looks fantastic, and I'll be a frequent visitor to whatever store opens (hopefully a small café run by a local business owner). I'm already looking forward to lounging on the patio in the sunshine when it is completed. | Aaron Costigan | West End | |
| 2025-04-14 | 17:13 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Would be nice to see more density in this area on both sides of the street redeveloped with a gradual transition . As this area is the core of the city & needs major revitalization. Thank you Adrian | Adrian Gomes | Kerrisdale | |
| 2025-04-14 | 16:06 | CD-1 Rezoning: 461-479 East 16th Avenue | Support | Dear Vancouver City Council, I work close to the proposed development at 461–479 East 16th Avenue and I am excited to see more housing options come to the area. As a young couple renting in the city, it's important to support these developments that provide affordable rentals options in a central neighbourhood like this. With 171 homes, this building fills a big gap in our housing market. The Bodega will bring vibrancy to the street and be a great spot to meet neighbours. Plus, it's all close to transit which is a win-win. Thanks, Jack | Jack Rowden | Kitsilano | |