

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	10:37	CD-1 Rezoning: 461-479 East 16th Avenue	Support	This project and others like it are needed in the area. More rental housing!	Mike Saba	Mount Pleasant	
2025-04-17	08:24	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>I support this rezoning. It's clear that we desperately need more housing, especially purpose-built rental housing, which provides secure housing without having to be rich enough to own. Vacancy rates are near zero across Metro Vancouver - people move where the jobs are, and we have lots of jobs and not enough housing.</p> <p>A high-rise at this location makes sense. As Alain Bertaud observes, you're going to have more people who want to live in a geographically central area (like the city of Vancouver) with easy access to lots of jobs. This particular site is close to both the Broadway Corridor and the Mount Pleasant SkyTrain station. By bike, you can get downtown in 20 minutes (taking Prince Edward or Ontario north). So it makes sense to allow more height and density. Land in Vancouver is limited by ocean and mountains, so it'll always be scarce and expensive, but we can reduce the cost of land *per square foot of floor space* by allowing more density where lots of people want to live.</p>	Russil Wvong	Riley Park	
2025-04-17	15:46	CD-1 Rezoning: 461-479 East 16th Avenue	Support	in favour of increased density in this project as part of the Broadway Plan.	Dan McCracken	Kensington-Cedar Cottage	
2025-04-17	16:17	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>This is a great project - architecturally and visually it will be very nice for the neighbourhood. Positive that it will provide below market housing, as well as 3 bed units to accommodate families, clearly provides unit for many different demographics.</p> <p>I especially like the public art proposal, and think this will greatly improve the streetscape.</p> <p>Looking forward to seeing this project come to Life!</p>	Paulna Cole		

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	16:20	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>Dear Council Members,</p> <p>I am writing to express my support for the proposed rezoning of 461-479 East 16th Avenue from RM-4 to CD-1, which would permit the development of a 20-storey mixed-use building, including 211 rental units—20% of which will be below-market—as well as ground-floor commercial space.</p> <p>This proposal aligns with the goals of the Broadway Plan and represents a thoughtful and much-needed addition to the Mount Pleasant community. Its proximity to Mount Saint Joseph’s Hospital and the major Kingsway corridor makes it a well-placed development that supports both housing and local economic vitality.</p> <p>With the pressing need for rental and below-market housing in our city, I believe this project offers a meaningful contribution to the city’s housing stock while enhancing livability in a central and accessible neighborhood.</p> <p>Thank you for your consideration.</p> <p>Sincerely,</p> <p>Wai Lui</p>	Wai Lui	Fairview	
2025-04-17	16:37	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>My name is Derek Sawkins, and I own and live in a detached home in the Grandview-Woodland area with my wife and kids. I wanted to share my strong support for the proposed development by Fabric Living at 461–479 East 16th Avenue.</p> <p>This project brings nearly 200 new rental homes to one of my favourite neighbourhoods in the city—Mount Pleasant—with excellent access to transit and services. It’s exactly the kind of housing we need right now, especially for families and people looking for more affordable options. It’ll also support local businesses and help make the area even more walkable and vibrant.</p> <p>I really appreciate the thoughtful design elements, like the rooftop space, which contribute to a more livable and community-focused environment. As a dad to young twin girls, I care deeply about how our city grows—and this feels like a meaningful step in the right direction, toward a more inclusive and accessible Vancouver for the next generation.</p> <p>I’m fully behind this proposal and excited about what it could bring to the neighbourhood.</p>	Derek Sawkins	Grandview-Woodland	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	10:13	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support this application	Chris F		
2025-04-17	15:01	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support this project	Gabriel Shamash	Fairview	
2025-04-17	14:18	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>I am writing to express my strong support for the proposed rental project at 461–479 East 16th Avenue. As a real estate professional in Vancouver, I believe this project is a positive and necessary step toward addressing the city's ongoing housing shortage.</p> <p>Importantly, this proposal is based on the thoughtful assembly of multiple single-family homes, rather than the demolition of an existing rental apartment building. As such, it creates new secured rental housing without displacing current renters—something that should be strongly encouraged as we work to add much-needed supply while minimizing disruption to existing tenants.</p> <p>This site is ideally located in the Mount Pleasant neighbourhood, with access to transit, bike routes, and local amenities. It's a walkable, connected community that's well suited for increased residential density. The addition of new secured rental housing in this area will enhance housing choice and accessibility for a wide range of Vancouver residents.</p> <p>Projects like this—especially those that create rental supply without displacing existing renters—are essential if we want to achieve our city's housing goals in a fair and balanced way. I urge Council and City staff to support this application and help move it forward.</p>	Morgan Iannone	I do not live in Vancouver	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	14:30	CD-1 Rezoning: 461-479 East 16th Avenue	Support	<p>Hello,</p> <p>I've lived in this neighbourhood for almost 6 years and I believe that new rental supply is needed to address very low vacancy rates and high rental rates in this submarket. I am in favour of this project and believe the developer will add value to the area by their deliberate care and consideration toward quality, design, placemaking and dedication to positive outcomes. I have known this developer for over a decade and they bring an impressive track record of community engagement, positive amenities, art, and creative design that enhance neighbourhoods, streetscapes, alleys, retail space and homes. They are detail oriented and believe in community building, as evidenced by their recent Strathcona (Assembly) and East Broadway (Habitat) completed projects.</p> <p>I like that 35% of the units will be family oriented homes, there will be a small retail cafe and public art.</p> <p>I am in favour of this density, design and project).</p>	Steve Commons	Kensington-Cedar Cottage	
2025-04-17	13:08	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support this project	Jonathan Wynn	Kensington-Cedar Cottage	
2025-04-17	13:11	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support the rezoning application by Fabric. The company always considers the community and sustainability in its projects.	Haitham El Khatib	Mount Pleasant	
2025-04-17	12:45	CD-1 Rezoning: 461-479 East 16th Avenue	Support	Fully support plans to bring more rental housing to market in Vancouver.	Pia Montes		
2025-04-17	11:53	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support.	Liam Carrier	Mount Pleasant	
2025-04-17	11:29	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support this project. This will be good for the city and the neighborhood.	vincent proseilo	Mount Pleasant	
2025-04-17	11:31	CD-1 Rezoning: 461-479 East 16th Avenue	Support	I support this project as it provides some much needed rental housing and below market housing for moderate income households in an amazing neighborhood of our city. It also makes sense to provide rental options so close to Mount Saint Joseph for hospital staff.	Adam Stewart	Mount Pleasant	