

CD-1 Rezoning: 254 East 12th Avenue - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-26	09:10	CD-1 Rezoning: 254 East 12th Avenue	Other	<p>I'm writing to voice my concern regarding the proposed 18-story mixed-use development in the Mount Pleasant South Apartment Area. I support the city's goal of expanding rental housing, but the scale of this project is inconsistent with the Broadway Plan and the values of our community.</p> <p>The proposed height contradicts the Broadway Plan's Vision for Mount Pleasant South.</p> <p>The plan clearly aims to:</p> <ul style="list-style-type: none"><li>-Encourage walkable, mid-rise apartment forms</li><li>-Limit additional density to preserve affordability and livability</li><li>-Focus on strategic, small-scale additions, not high-rise towers</li><li>-Support the renewal (not the replacement) of aging rental buildings</li></ul> <p>"...preserving existing affordability by limiting additional density to below-market and market rental uses with enhanced tenant protections..." (Mount Pleasant South Apartment Area)</p> <p>(1) Out of Context with Existing Built Form The area is predominantly 3–4 storey walk-ups and low-rise apartment buildings. An 18-storey tower would dramatically alter the streetscape, set a damaging precedent, and erode the neighborhood's character.</p> <p>(2) Loss of Sunlight &amp; Community Well-Being The proposed height would cast significant shadows on adjacent properties, particularly a neighboring retirement home. This impacts the physical and emotional well-being of a vulnerable population the city should protect.</p> <p>(3) Better Alternatives Exist A 6- to 8-storey mid-rise building could still deliver much-needed rental units, while respecting the area's character, minimizing shadow impacts, and aligning with the community-led vision outlined in the Broadway Plan.</p> <p>I urge the City to:</p> <ul style="list-style-type: none"><li>-Require the developer to revise the proposal to conform to the Mount Pleasant South Apartment Area vision and scale</li><li>-Limit the height to a mid-rise alternative that balances new rental supply with livability and sunlight access</li><li>-Continue prioritizing context-sensitive growth, tenant protections, and community character</li></ul>	Heather Murray	Mount Pleasant	
2025-06-26	15:56	CD-1 Rezoning: 254 East 12th Avenue	Other	<p>I support the development of housing HOWEVER THE CITY NEEDS TO ENSURE THERE IS INFRASTRUCTURE.</p> <p>ENSURE THERE IS PLENTY OF PARKING FOR RESIDENTS AND VISITORS IN THE BUILDING!!!</p> <p>Ensure those displaced by this building are compensated.</p> <p>Why are these all being clustered in Mount Pleasant as opposed to West of Cambie/Oak?.</p>	Kelli Smith	Mount Pleasant	