

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-07	23:53	CD-1 Rezoning: 254 East 12th Avenue	Support	<p>As a resident of the Mount Pleasant neighborhood, I am writing in strong support of this proposal at 254 East 12th Avenue and its contribution to meaningful rental housing in Vancouver.</p> <p>This project responds directly to the urgent need for secure, purpose-built rental housing in a city where affordability and housing supply remain critical challenges. The proposed unit mix reflects a thoughtful approach to inclusivity, helping accommodate a diverse population of singles, couples, and families who want to live in Mount Pleasant.</p> <p>Importantly, the building’s form and scale are appropriate for its location along East 12th Avenue, a key transitional corridor within the Broadway Plan area. This thoroughfare is already evolving to support more intensive housing options and mixed-use vitality, and this proposal fits well within that vision. It supports a walkable, transit-connected future while respecting the existing character of the neighborhood.</p> <p>In addition to housing, the project will enhance the streetscape by introducing much needed active retail or commercial frontages at grade. This will support the continued growth of Mount Pleasant’s independent businesses, studios, and neighborhood services which shape the unique character of the community. These ground-floor uses also create a stronger pedestrian experience along 12th, contributing to the area's evolution as a human-scaled, mixed-use district.</p> <p>The site’s proximity to existing and future transit options means that future residents will enjoy sustainable, car-light living. Projects such as this are essential for meeting Vancouver’s climate goals by encouraging higher-density housing near transit, reducing reliance on private vehicles, and fostering a complete community.</p> <p>Overall, the proposal is a strong example of gentle intensification that prioritizes livability while making a tangible contribution to housing stock.</p> <p>I urge the City to approve this project and others like it that support the Broadway Plan’s intent: building complete communities, expanding housing choices, and creating long-term rental stability for people who want to call Mount Pleasant home.</p> <p>Sincerely, Harrison Nesbitt</p>	Harrison Nesbitt	Mount Pleasant	