

CD-1 Rezoning: 45 East 16th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-16	18:21	CD-1 Rezoning: 45 East 16th Avenue	Oppose	I am a homeowner 4 blocks from this proposed rezoning. A tower on this corner of 16th would be an absolute nightmare for the neighborhood, the businesses in the neighborhood and the strain on our current community infrastructure. This area is a quiet residential area, that people move to for the quiet cherry blossom streets and the small local restaurants and businesses. This is not a place for a tower or high rise apartments. Our local school Livingstone, already has to refuse students as it doesn't have capacity. Most restaurants are impossible to be frequent as there is no parking. Towers like this proposed development need to be major downtown or in the Olympic village. No one looking for affordable housing is renting or buying in towers. They look for older homes or apartments, as you get more space and they are more cost effective. Encouraging a large development here will kill what makes this neighborhood special. The people of Fraser and Main Street do not want it. Please vote no.	Mikaela Smith	Riley Park	
2025-09-16	19:36	CD-1 Rezoning: 45 East 16th Avenue	Oppose	This neighbourhood does not have the infrastructure to support the current population. Please do not continue to add density without also adding capacity for schools, libraries, pools, community centres etc.	Beverley Jones	Riley Park	
2025-09-16	19:51	CD-1 Rezoning: 45 East 16th Avenue	Oppose	You need to think about building more schools/ community centres if you keep desiring the area. Hillcrest is already at max capacity and the Holborn lands aren't even built yet, and now you want to build towers on 16th!!! No! Keep the old buildings that are affordable and don't add more density!	Joanna Varley	Riley Park	
2025-09-16	20:06	CD-1 Rezoning: 45 East 16th Avenue	Oppose	There is far too little infrastructure such as schools, community centres, consistent bus service, competitive (low priced) grocery stores, and green space for so much housing to be packed in with more large towers	Fiona Lee	Riley Park	
2025-09-16	20:09	CD-1 Rezoning: 45 East 16th Avenue	Oppose	This will hurt our neighborhood and destroy viewsxapes and sense of place.	Kyle Robertson	Mount Pleasant	
2025-09-16	20:36	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>I am writing to oppose the rezoning of 45 East 16th Avenue. This proposal is out of scale with the surrounding neighbourhood and would negatively impact community character, traffic, and livability.</p> <p>Increased density at this location will add pressure to already limited parking and traffic capacity on East 16th Avenue, creating safety concerns for pedestrians and cyclists. Local infrastructure such as schools, parks, and community services are already stretched and cannot adequately support additional demand without clear investment.</p> <p>Allowing this rezoning also sets a precedent for spot rezonings that undermine comprehensive city planning. Growth in Vancouver should be managed through coordinated strategies that balance housing needs with infrastructure, green space, and neighbourhood character—not piecemeal developments that benefit individual sites at the expense of the wider community.</p> <p>For these reasons, I respectfully urge Council to reject this rezoning application.</p>	Carla Nastari	Riley Park	

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2025-09-16	22:06	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>We are really disappointed by the proposed development plan at 45 East 16th Ave and feel that allowing developers to build a 17 story tower is not appropriate for this neighbourhood. That excessive size of tower would not fit in at all in a neighbourhood made up mostly single family or multi family homes/stratas and multiunit 2 or 3 story apartment buildings. In addition, we are really concerned about that kind of densification on an already extremely stretched elementary school capacity. The catchment school for elementary aged kids is Simon Fraser Elementary. Already so many families with young kids in the neighbourhood do not get a spot at the school because there is not enough space (as it currently is also the catchment school for kids from Olympic village until their local school is built). Having an 17 story tower would only make this issue worse.</p> <p>As a young family with 3 kids, we very much understand the housing crisis in Vancouver and do agree that more homes need to be built in order to increase access and affordability. That being said, we strongly feel that new developments should fit into neighborhoods, not destroy them. Why can't the proposed tower for this development (and other ones in the neighbourhood) be limited to a reasonable 3 or 4 stories?</p> <p>Thank you for considering our feedback.</p>	Kirsten Aikman	Mount Pleasant	