

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-17	18:45	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>The proposed 17-story mixed-use building with 145 rental units is audacious at best if the neighbourhood and community is to be considered. Currently there are no buildings along the East 16th corridor in Mount Pleasant that is over 6 stories high. This proposed building site currently sits between buildings that are only 3 stories high. The infrastructure to support the amount of people who would live in the building is simply not available. East 16th is a 2 lane street (one in each direction) that is already clogged up during rush hour/weekends from Oak to Fraser, so how will the city support traffic when 145+ people move in? The neighbourhood school is Simon Fraser Elementary which is only one block away from the proposed building and is operating at nearly 200% over capacity. The proposed Olympic Village Elementary School that is supposed to alleviate some of the over-capacity issues at Simon Fraser Elementary, is already facing backlash and isn't even supposed to open for another 4 years. The neighbourhood and community's infrastructure is simply not set up to support this proposed building.</p>	J. Chu	Mount Pleasant	
2025-09-18	13:04	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>his city is reknown for its beauty, and these towers are destroying neighbourhoods and the ambiance, in this case Mount Pleasant. There is the factor of liveability. Neighbourhoods in which buildings are 6 stories or less, have participation with their fellow residents and community. This results in a happier group of people, impacting mental health. Tall towers are impersonal and serve the function of warehousing people, but give little back to the community.</p> <p>One selling point is that 20% of the residential floor area is for below-market rental units. What exactly does that mean. Market prices right now are unsustainable for most people and it will only worsen by the time this tower is built, should it be approved. And, what is the square footage of these supposedly below market suites? And, considering the number of empty suites in Vancouver and surrounding suburbs, why are there towers being built. Studies have shown that co-ops and other imaginative and people-centred homes are far better for people than concrete towers which are built with the bare minimum of imagination.</p> <p>Who is benefitting from this tower, and others being proposed not only in this neighbourhood but in additional ones around the city? Certainly not the residents in the area whose current rental buildings of less than 6 stories that are subsequently being torn down. Who can afford to live in these towers? Are we thus once again opening up the doors even wider to foreign investment? And of course, there is the general feeling that the contractors and investors are the ones benefitting the most from the Broadway Plan. They are interested solely in making a profit, a sizeable in this case, and I don't see why they should have jurisdiction over the interests of the human beings who call Vancouver their home.</p>	Ruth Cherry	Mount Pleasant	

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2025-09-18	13:37	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>Thank you, council, to provide this opportunity to hear my concerns</p> <p>My name is Isabella Li, and [REDACTED] to this zoning and development application.</p> <p>I am strongly opposed to this rezoning application as a concerned resident of Mount Pleasant neighbourhood. The amendment to change zoning from RM – 4 (residential district) to CD-1 (comprehensive Development district) is a terrible and irresponsible proposal. It is a pure money greed proposal from the development company.</p> <p>This proposal will have significant negative impact on our Mount Pleasant community and nearby Simon Fraser elementary school and out of school Day care center; It will destroy this beautiful historic neighbourhood.</p> <p>My concerns are as follows:</p> <p>1. Increased Population Density</p> <p>This rezoning development will substantially increase the population density in this area. This will put pressure on existing infrastructure and public services, including traffic flow, utilities, and emergency response etc.</p> <p>2. Lack of Sufficient Parking</p> <p>This rezoning development plan does not include any parking space for residents, visitors, and service vehicles. This will inevitably result in overflow into surrounding streets, creating congestion and safety issues for pedestrians, bikers and drivers.</p> <p>3. Negative Impact on the Simon Fraser elementary school and out of school Daycare Center</p> <p>This rezoning development with influx of new residents will likely lead to overcrowding at the Simon Fraser elementary school and out of school Daycare Center which are already have long waiting list. Additionally, increased traffic during drop-off and pick-up hours will create hazardous conditions for students and children.</p> <p>4. Inconsistent with the character of the Neighborhood</p> <p>The CD-1, 17 storey tall building is inconsistent with the low to mid rise, family-oriented character of our community. It threatens the peaceful and safe environment in our community, especially families with young children day to day life deeply.</p> <p>In my conclusion, I urge council to reconsider this amendment. I think RM- 3, or RM-4, the 6 -8 storey tall residential building is more suitable for the community.</p> <p>I will ask council to take necessary steps to consult with the community, and to conduct detail impact assessments on infrastructure and public services, such as parking capacity, traffic flow, emergency response and park environment. Also to assess detail impacts on health and safety of students and children from the Simon Fraser elementary school and out of school Daycare center.</p> <p>I want to ensure any potential developments will protect and improve welling beings of our children and our community, as well as to enhance character of the Mount pleasant neighbourhood.</p> <p>Thank you for your consideration.</p>	Isabella Li	Mount Pleasant	APPENDIX A
2025-09-18	14:53	CD-1 Rezoning: 45 East 16th Avenue	Oppose	<p>I oppose this project because the proposed tower would shade Mount Pleasant Park, which would destroy vegetation and public enjoyment of limited green space in the area. The project also contravenes the Broadway Plan, and existing tenants would be displaced / demovicted).</p> <p>If this rezoning goes through in contravention of the Broadway Plan's Sun Protection Policy, the two low rise buildings to the west of 45 East 16th could also build towers casting major shadows on Mount Pleasant Park.</p>	Christine O’Fallon	Mount Pleasant	

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2025-09-18	16:42	CD-1 Rezoning: 45 East 16th Avenue	Oppose	Do not ruin 16th Ave. We all know this one building begins the removal of all apartment buildings in order to throw up glass and steel towers to obliterate everything good about this neighbourhood. Now the street is dominated by trees and sky. You want to replace that with soulless steel? ask yourselves if you want to see this outside your window, Adding 1000s of cars onto narrow streets laid out for horse and buggies will create pollution and daily traffic nightmares. Kind Edward has already been ruined, turned from a walking neighbourhood to a place you just drive through. Ugly, soulless, cold and forbidding. Don't ruin 16th Ave. Please!	Andrew Salmon	Mount Pleasant	

Thank you, council, to provide this opportunity to hear our concerns

My name is Isabella, and I live at [REDACTED] to this zoning and development application.

I am **strongly opposed** to this rezoning application as a concerned resident of Mount Pleasant neighbourhood. The amendment to change zoning from RM – 4 (residential district) to CD-1 (comprehensive Development district) is a terrible and irresponsible proposal. It is a pure money greed proposal from the development company.

This proposal will have significant negative impact on our Mount Pleasant community and nearby Simon Fraser elementary school and out of school Day care center; It will destroy this beautiful historic neighbourhood.

**My concerns are as follows:**

1. **Increased Population Density**  
This rezoning development will substantially increase the population density in this area. This will put pressure on existing infrastructure and public services, including traffic flow, utilities, and emergency response etc.
2. **Lack of Sufficient Parking**  
This rezoning development plan does not include any parking space for residents, visitors, and service vehicles. This will inevitably result in overflow into surrounding streets, creating congestion and safety issues for pedestrians, bikers and drivers.
3. **Negative Impact on the Simon Fraser elementary school and out of school Daycare Center**  
This rezoning development with influx of new residents will likely lead to overcrowding at the Simon Fraser elementary school and out of school Daycare Center which are already have long waiting list. Additionally, increased traffic during drop-off and pick-up hours will create hazardous conditions for students and children.
4. **Inconsistent with the character of the Neighborhood**  
The CD-1, 17 storey tall building is inconsistent with the low to mid rise, family-oriented character of our community. It threatens the peaceful and safe environment in our community, especially families with young children day to day life deeply.

**In my conclusion, I urge council to reconsider this amendment. I think RM- 3, or RM-4, the 6 -8 storey tall residential building is more suitable for the community.**

I will ask council to take necessary steps to consult with the community, and to conduct detail impact assessments on infrastructure and public services, such as parking capacity, traffic flow, emergency response and park environment. Also to assess detail impacts on health and safety of students and children from the Simon Fraser elementary school and out of school Daycare center.

I want to ensure any potential developments will protect and improve welling beings of our children and our community, as well as to enhance character of the Mount pleasant neighbourhood.

Thank you for your consideration.