

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-08-26	21:19	CD-1 Rezoning: 45 East 16th Avenue	Support	HOOPP (Healthcare of Ontario Pension Plan)	Tianyang Chang	Strathcona	
2025-09-05	09:35	CD-1 Rezoning: 45 East 16th Avenue	Support	I live a block away on 15th. The area is already a little dense, but there's no reason why we can't have additional density from a building like this.	Richard Martin	Mount Pleasant	
2025-09-05	11:38	CD-1 Rezoning: 45 East 16th Avenue	Support	This building will contribute to the fabric of the neighbourhood and allow more people to live near good jobs, especially those who serve our hospitals and those working in the mount pleasant industrial area, while allowing more people to enjoy this desirable neighbourhood.	Geoff Lister	Kensington-Cedar Cottage	
2025-09-07	06:52	CD-1 Rezoning: 45 East 16th Avenue	Support	We need more housing. This will provide more housing, including below market housing. This is exactly the kind of project envisioned under the Broadway Plan. I urge council to approve it swiftly.	Taylor Curran	Fairview	

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2025-09-08	13:45	CD-1 Rezoning: 45 East 16th Avenue	Support	<p>Dear Mayor and Councillors,</p> <p>I am writing in support of the proposed development at 45 East 16th Avenue, and in support of continued growth and renewal in our West Mount Pleasant community. As a homeowner at 234 West 15th Avenue, I want to see new housing delivered in a way that balances the needs of future generations with the character and history that make this neighbourhood special.</p> <p>At present, the economics of redevelopment on a standard lot 50 × 125 ft property do not work. Current zoning effectively leaves standard properties with only two choices: remain underbuilt, or be sold into a land assembly for a high-rise tower. This outcome concentrates redevelopment in the hands of a few large developers, while sidelining existing homeowners and smaller builders who could otherwise contribute to the neighbourhood’s renewal as part of the Broadway plan.</p> <p>There is another path, specifically for West Mount Pleasant and the proposed R3-2 zones. The three-storey walk-up is part of Vancouver’s history, and there is strong demand for new “character” rental options in this form. If the City were to allow higher FSR — in the 2.0 to 2.5 range — on standard lots, it would make many of these low-rise projects financially viable. The result would be more family-sized rental homes, designed at a human scale, and consistent with the vibrancy of neighborhoods like West Mount Pleasant. These could reflect the elegant walkable qualities of London townhouses or New York’s Brownstones, rather than anonymous glass towers.</p> <p>This approach is not just good for residents — it is good for the City. By enabling higher-density redevelopment on existing lots, Council would:</p> <ol style="list-style-type: none">1. Accelerate housing supply by unlocking thousands of small sites across the city, rather than depending solely on complex land assemblies.2. Diversify participation by giving existing homeowners and smaller-scale developers a role in delivering new housing density.3. Balance growth targets with neighbourhood character, ensuring new supply does not come at the expense of the community fabric. <p>I am pro-development and want to see our city grow. But to meet Vancouver’s housing goals, we need more than high-rise towers. We need policies that allow small lots to deliver meaningful density through low-rise, character-sensitive rental projects. That is how we will build a city that is both livable and sustainable.</p> <p>Thank you for considering this perspective as you review the 45 East 16th Avenue proposal.</p> <p>Respectfully, Scott Mackenzie <small>s. 22(1) Personal and Confidential</small></p>	Scott Mackenzie	Mount Pleasant	