

CD-1 Rezoning: 2225 West 8th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-29	10:07	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	<p>Dear Council,</p> <p>While the housing supply is clearly a key issue, the current approach related to the Kitsilano area is either poorly thought through or poorly communicated. Each individual building and associated exemptions or changes appears to be considered separately without regard to the potential overall impact should the majority or all of the development proposals be accepted.</p> <p>Specifically: (1) what is the prioritization for accepting or approving specific developments proposals? Proceeding with proposals that dislocate dozens if not hundreds of existing residents rather than developments that are on empty lots or unused commercial space seems counter to both common sense and treating residents with respect (2) the merits of each proposal may meet the guidelines of the Broadway plan and densification but if the many proposals are approved and proceed the neighbourhood will cease to be a mixed use, diverse and connected community and (3) the theoretical creation of spaces for retail on podiums of towers on current quiet residential streets is unrealistic - the approach can work fine along major corridors of transportation and retail such as Broadway itself but the approach is inconsistent with quieter residential streets.</p> <p>Of greatest concern is that the public consultation process acknowledges these concerns but there does not appear to be any practical responses or changes. Further, there is no feedback on the proportion of positive or critical comments. Many of us living in the neighbourhood, often for decades, are supportive of increased density and improved access to affordable housing. Achieving this however should not risk destroying a vibrant community, displacing people from their homes unnecessarily and losing sight of the long term impact individual decisions being made now will have decades from now.</p> <p>I urge the council to insist on incorporating an integrated plan that considers ALL current proposed buildings and their impact with a clear prioritization framework for approving individual proposals before deciding on this specific development. Is the vision for the area to become a forest of towers casting shadows, creating congestion, disassociating neighbours and straining infrastructure? I truly hope not.</p> <p>Respectfully,</p> <p>Jason Winkler</p>	Jason Winkler	Kitsilano	

Report date range from: 2/4/2025 12:00:01 AM to: 4/15/2025 11:00:00 AM

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2025-03-28	12:27	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	The project, as rendered and mapped, would require the destruction of at least 10 old trees standing up to 100-foot tall. These trees serve as habitat to dozens of bird nests each spring, ensuring natural pest control to the block. Furthermore, these trees bring crucial shade and heat mitigation to the strata buildings on 7th Ave, between Vine and Yew. A project on this site should not be approved without explicit guarantees that all trees will be preserved in their current state.	Vincent Gelinas	Kitsilano	
2025-04-05	13:20	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	Having such an out of character monstrosity in this neighbourhood is ridiculous. This isn't Georgia Street or the West End. Four to six stories should be the height limit in this area, where there are apartments, Get a grip on reality! Bill Sims	Bill Sims	Kitsilano	

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2025-04-04	15:26	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	<p>I am writing to express my concerns regarding the rezoning application for the proposed tower development on 8th Street. I live just on the other side of the proposed building on Yew street. While I appreciate the city's commitment to growth and development, I believe this particular proposal raises significant issues that need to be addressed before proceeding.</p> <p>**1. Insufficient Planning for Schools and Green Spaces:** The city is already facing a shortage of schools to accommodate the increasing number of families in the area. Approving additional high-density developments without a comprehensive plan for new schools will only exacerbate this issue. Similarly, green spaces—critical for the well-being of residents—are limited and should be prioritized in urban planning to maintain a livable environment.</p> <p>**2. Inadequate Infrastructure on 8th Street:** The proposed development is located on 8th Street, a narrow roadway where only one car can pass at a time. This already creates challenges for pedestrians, cyclists, and drivers. Adding a high-density tower in this location will likely worsen traffic congestion and safety issues.</p> <p>**3. Lack of Integrated Planning for Adjacent Developments:** There are multiple new developments planned in close proximity to this proposal. I strongly recommend that the rezoning and planning for these projects be undertaken collectively, rather than individually. Renderings and analyses should include all proposed developments in the area to provide a realistic understanding of the cumulative impact on infrastructure, traffic, and community resources.</p> <p>In conclusion, while I understand the need for urban growth, I urge the council to consider the broader implications of this rezoning application. A holistic approach to planning, with integrated assessments of infrastructure, schools, and green spaces, is essential for ensuring sustainable and equitable development.</p> <p>Thank you for your time and consideration.</p>	Arash Khodadadi	Kitsilano	
2025-04-06	16:10	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	<p>These applications for massive high rises seem to be purely driven by greed and not at all by functionality. We do not have the space for such massive monstrosities nor do those who grew up here want to see this massive expansion that blocks out the sky. I say no to all of this. I am a young person who loves this city I do not want to see it ruined by foreign investment and mismanagement.</p>	Aslan Campbell	Kitsilano	

2025-04-09	09:01	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	<p>To the Vancouver City Council,</p> <p>As a long-time resident of Kitsilano, I am very concerned about the Broadway Plan. I understand we need housing in Vancouver, but the Broadway Plan will destroy the unique character of Kitsilano, both in aesthetics and livability. Our neighbourhood already has a moderate density, and any new development should be limited to 3-5 stories to match the local building height.</p> <p>The Broadway plan is a total contradiction to your promises to prioritize development around transit hubs and respect neighborhood character. Some of the current development applications for 20-story towers are not about their closeness to the future train station but only about their closeness to the beach, and they do not fit at all into the neighbourhood. They will transform Kitsilano into a second anonymous downtown Vancouver, that doesn't see much sunlight. In addition, the rapid demolition of older rental buildings (which might need renovation but are otherwise totally fine), is displacing countless residents. And from what I have read, the projected rents are not affordable at all. If building more highrises would make housing more affordable, Vancouver should by now be one of the most affordable cities in North America, but it is not. Allowing developers to build 20-story towers with no or very few amenities in established neighbourhood mostly benefits landowners, developers, and speculators but does nothing for the communities and Vancouver residents who have elected you and in whose interest you should make decisions. I am quite unhappy that you didn't make much efforts to consult with the people who will be most affected by the plan, the residents who live along the Broadway Corridor.</p> <p>There are many cities in the world that have well thought out urban development plans without thousands of highrises. However, if City Hall truly believes that highrises are urgently needed in Vancouver, they should develop the neighbourhoods with extremely low density, such as Shaughnessy and Kerrisdale. Both neighbourhoods have only very few mansions per block, and very few people live in these mansions. As such, both neighbourhoods lend themselves very well to densification using 20-story towers.</p> <p>Please reconsider the Broadway Plan, and make sure the revision preserves the unique character of each neighbourhood, protects existing view corridors, creates REAL affordable housing, prioritizes the preservation rather than demolition of existing units, ensures investment in infrastructure, prevents resident displacement, preserves existing green spaces, and ensures community engagement.</p> <p>Thank you for your consideration. Sincerely, Iris Torchalla</p>	Iris Torchalla	Kitsilano	
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2025-04-13	21:58	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	We do not support the height and density of this project. We recognize the need for greater density near the ski train station but this is an inappropriate form of development for this neighbourhood.	Anne-Marie Lapointe	Kitsilano	
2025-04-14	22:40	CD-1 Rezoning: 2225 West 8th Avenue	Oppose	High rises in this area will ruin the residential beach community Kitsilano has become loved for by tourists and locals and take away any charm this area has left. Rezoning will displace current residents and raise rent prices causing even more homelessness due to unaffordable housing.	Christine Diedenbach	Kitsilano	