

CD-1 Rezoning: 2267-2275 West 7th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-02	12:45	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>Absolute Opposition to Rezoning Proposal of 2267-2275 W 7th Ave</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 2267-2275 W 7th Ave.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This proposal is in a residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.</p> <p>It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre.</p> <p>It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.</p> <p>There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.</p> <p>If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.</p> <p>And these towers are not going to be affordable housing any way.</p> <p>Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.</p> <p>So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.</p>	Fiona OConnell	Fairview	Appendix A

			<p>Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>The video on The City website of this tower does not actually show INSIDE the building.</p> <p>If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.</p> <p>A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.</p> <p>The “small scale units” in these towers will be HALF the size, if not even smaller. That is not a livable space. That is not a home.</p> <p>AND WHY CAN’T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.5 GOBBEDLDYGOOK? WHY CAN’T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?</p> <p>The proposal states that 20% of the apartments in this tower will be at below-market value.</p> <p>BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.</p> <p>My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.</p> <p>These apartments this luxury tower will offer are significantly smaller than this.</p> <p>So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more.</p> <p>THIS IS NOT LIKE-FOR-LIKE.</p> <p>THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.</p> <p>And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.</p> <p>Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.</p> <p>And this towers is UTTELRY HIDEOUS. DISGUSTING.</p> <p>These towers will not be for residents of the community. They will be for the wealthy.</p> <p>They will block the natural light that is so important to all aspects of health and wellbeing.</p> <p>You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.</p> <p>The City claims there are excellent Tenant Relocation and Protection Policies.</p> <p>This is pure fantasy, and an insult.</p>			
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More floors in a tower =/+ more people in the tower = the more extreme risk to get everyone out safety in the event of a fire; and the more the chance of safety and survival goes down – more deaths.

There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers.

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it’s a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOUGHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents’ LIVES.
- STOP destroying our beautiful Vancouver.

* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned and very proud Fairview resident,

				<div>Fiona O’Connell</div> <div><div><div>B: 22(1) Personal and Confidential</div></div><div></div></div>			
2025-06-02	14:27	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	Another monstrosity that will help destroy the fabric of the neighbourhood.	Marc Bossart	Kitsilano	
2025-06-02	21:05	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	Once again, yet another tower to be built and hundreds of more people in the neighbourhood, while we have no family doctors, extensive waitlists for child care and schools that are completely full. The Broadway line is a failed city plan. You are planning for density, but density with no amenities or services. I have been living in Kitsilano for over 20 years. My family and I do not have a family doctor, I put my career aside because I could not find child care, and put my career aside yet again when there were no spaces available at after-school care. What city are you imagining? It will be full of single transient people who, once they decide to have a family, will realize they cannot make a go in the city as there is nothing to support families and will be forced to leave, just like everyone else. If the services have not supported people up until now BEFORE the Broadway plan, I cannot imagine the dire state of things once all the towers do go up.	kate Pattison	Kitsilano	
2025-06-03	16:24	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	TOO: tall, dense, expensive. Won't be middle income rental prices.	Janine Bond	Kitsilano	

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2025-06-03	16:44	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>Dear Members of City Council and the Planning Department,</p> <p>I am writing as a long-time resident and tenant of 2267 West 7th Avenue, which is the subject of a proposed redevelopment into a high-rise tower. I strongly oppose this redevelopment, and I urge you to consider the profound and irreversible impact it will have — not only on those of us directly displaced, but also on the character and livability of the entire neighbourhood.</p> <p>This area is cherished for its low-rise residential charm, mature trees, green spaces, and strong sense of community. Replacing it with a high-rise would fundamentally alter the fabric of the neighbourhood, transforming it into something that feels more like the commercial density of downtown. The distinctive character of Kitsilano — including heritage trees, open yards, and the presence of local wildlife — would be lost to towering glass and concrete.</p> <p>I regularly see hummingbirds, squirrels, skunks, coyotes, and other beautiful wildlife in the area — creatures that will inevitably be driven away by this redevelopment. These animals are another part of what makes Kitsilano special, and you simply don't see this kind of natural presence in the concrete jungle of downtown.</p> <p>In my case, this redevelopment means the destruction of my yard, displacement from my home, and the likely loss of affordable, family-friendly rental housing. As a single mother of two young children, the prospect of relocating is deeply stressful and time-consuming — a burden I simply cannot afford to take on.</p> <p>The emotional, financial, and logistical disruption to individuals and families forced to relocate cannot be overstated. While I understand that the Residential Tenancy Act offers some compensation for increased rent, it does not account for the full cost of moving, furnishing a new space, or the significant time and energy required to re-establish a home.</p> <p>This is not an isolated development — it is one of many in the area — and together, they threaten to displace a significant segment of the population, including seniors, low-income renters, and families with children. Where are we all expected to go during the redevelopment?</p> <p>Furthermore, the environmental cost is high. The mature trees that have shaded this neighbourhood for generations will be cut down. The loss of green space and biodiversity — combined with increased traffic, noise, and strain on local infrastructure like schools, transit, and parks — will all contribute to the erosion of community well-being. Currently all of the schools in the area are at maximum capacity, so where are all the new kids going to school?</p> <p>I understand the need for urban growth, but it must be balanced, thoughtful, and respectful of those who already live here. Upzoning and densification should not come at the expense of affordable housing, stable communities, or environmental integrity. There are more responsible ways to accommodate growth — through gentle density, the preservation of existing housing, and meaningful engagement with the community.</p> <p>I respectfully urge you to reject this redevelopment application and to protect the people, the history, and the unique identity of this neighbourhood. Please consider those of us who already call this place home — not just the future tenants of a building yet to be built.</p> <p>Sincerely, Emily</p>	Emily Schmid	Kitsilano	

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2025-06-04	11:50	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>I am writing as a long-time resident of Kitsilano to express my firm opposition to the proposed construction of a 21-story residential tower on our quiet, low-rise street. This proposal is deeply concerning and, in its current form, entirely incompatible with the character, scale, and infrastructure of our neighborhood.</p> <p>Our community is defined by its human-scale design, with predominantly 2–4 story homes and low-rise apartments that foster a strong sense of community, safety, and walkability. Introducing a 21-story high-rise in the midst of this environment would create an abrupt and jarring disruption to the area’s visual harmony, livability, and identity.</p> <p>Kitsilano is jewel to Vancouver. Once destroyed in this inorganic fashion, it will be gone forever.</p> <p>Below are specific concerns I urge you to consider:</p> <p>1. Incompatible Urban Form and Context The proposed tower completely disregards the established height, density, and architectural rhythm of the surrounding blocks. Urban planning best practices emphasize context-sensitive development, which this proposal ignores. The resulting structure would dominate the skyline, overshadow homes, and irreversibly alter the area’s village-like charm.</p> <p>2. Traffic Congestion and Safety A high-rise of this magnitude will drastically increase car traffic on streets not designed to accommodate such volume. Narrow roads, limited on-street parking, and school zones nearby pose serious safety risks, particularly for pedestrians, cyclists, and children. Emergency access could also be compromised during peak hours.</p> <p>3. Strain on Local Infrastructure Our neighborhood infrastructure was not built to support the population density associated with a high-rise. Adding hundreds of new residents without concurrent upgrades risks overburdening essential services and diminishing quality of life for current residents.</p> <p>4. Precedent and Long-Term Consequences Approving a tower of this scale would set a dangerous precedent for future development. It signals that zoning guidelines and neighborhood input are secondary to private development interests. Residents deserve a transparent, inclusive planning process that honors the long-term vision of the community — not one driven by short-term gains.</p> <p>I urge the city to reject this proposal or, at minimum, require substantial revisions that reduce its height, and integrate meaningfully with the existing streetscape.</p> <p>Thank you for your attention to this matter and for your commitment to thoughtful, responsible city-building.</p>	Chris Sjöholm	Kitsilano	

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2025-06-04	12:50	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>I am alarmed by the rapidly increasing number of redevelopment proposals on existing rental apartment buildings in the Broadway Corridor. As such, I cannot support the proposed rezoning at this time – not without specific protections for existing rental buildings.</p> <p>Until very recently, I was strongly supportive of the new Broadway Plan. However, things are fast going off the rails, with a high number of apartment buildings slated for rezoning at a rapid pace. As a low-income renter with disabilities who lives in the area, I am extremely concerned.</p> <p>My original understanding of the Broadway Plan was that it was supposed to preserve existing rental apartment buildings until an adequate supply of new housing is built. This would entail directing new tower construction to areas with less displacement impact, focusing on low-density properties such as single family homes, parking lots, or under-utilized commercial lots along Broadway. Only then, years later, would existing apartment buildings start getting replaced in a gradual and orderly process.</p> <p>Instead, it appears that our existing rental apartment stock is at imminent risk. I am deeply troubled by reports of rampant property value speculation in the corridor, and concerns raised by urban planning experts over the realistic implementation of protections for displaced tenants. Even developers and construction companies are sharing concerns over the economics of it all.</p> <p>Vancouver desperately needs new affordable housing, and I support high density construction within the Broadway Corridor. Cities change; I would love to see my area eventually grow to become a new downtown with plentiful housing.</p> <p>Yet demolishing our existing apartment buildings will create a mass displacement crisis. The existing apartment buildings are precisely the type of housing we need to preserve right now. We cannot afford to lose our existing rental supply, which is the exact opposite of what I had hoped the new Broadway Plan would promise – new housing, not mass displacement. It’s time to reassess.</p> <p>Sincerely, Jeffrey Wynne § 22(1) Personal and Confidential</p>	Jeffrey Wynne	Fairview	
2025-06-04	14:06	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>This building is way too big and towers over all of the other homes and lowrises in the area. This new build would be such an eyesore in a neighborhood moving towards updating/restoring beautiful heritage homes. In addition, the 190 rental units will create an incredible amount of traffic and congestion already in a trafficky area where parking is high demand, roads are one-way, and children play frequently. Extremely opposed. I live 2 blocks away and struggle to find parking (street parking only) for my 2.8M heritage home!</p>	Jessica Timberlake	Kitsilano	

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2025-06-07	15:20	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>The residents of Kits overwhelmingly oppose these large buildings on quiet residential streets. Why? Because it seems that the way the building permits are being issued makes no sense at all. Prime spots like the SW corner of 10th and Alma are permitted to buildings of only about four floors even though the buildings nearby are either commercial or already mixed use. Even on Arbutus street between 33rd Ave and Broadway, the majority of buildings currently being built are either low rise (approximately 6 floors or so) or town houses.</p> <p>Meanwhile on quiet residential side streets of Kitsilano where there are currently mostly single family homes or low-rise duplexes in former single family homes.... the city is permitting 20+ story buildings with retail on the ground floor. This is absolutely out of step with the vibe of the streets and frankly seems backward.</p> <p>How on earth can the best plan for affordability and densification be to put the larger buildings in the middle of the quieter streets, thereby ruining their charm and character, while putting low and midrise buildings on the larger streets that are already zoned for bigger structures?</p> <p>I oppose this project. My neighbors oppose this project. And the city is developing green areas into urban settings instead of revitalizing already-built urban areas is a huge mistake.</p>	Audrey Sjoholm	Kitsilano	

APPENDIX A

Absolute Opposition to Rezoning Proposal of 2267-2275 W 7th Ave

I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 2267-2275 W 7th Ave.

I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.

But I AM 100% against negative change, and change done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

This proposal is in a residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.

DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home. Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.

It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.

This neighbourhood is NOT a Downtown. It is NOT a City Centre.

It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.

There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% below market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

Do not Scorch-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building.

If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.

A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.

The “small scale units” in these towers will be HALF the size, if not even smaller. **That is not a livable space. That is not a home.**

AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.5 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

The proposal states that 20% of the apartments in this tower will be at below-market value.

BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.

My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.

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THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.

And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

And this towers is **UTTERLY HIDEOUS. DISGUSTING.**

These towers will not be for residents of the community. They will be for the wealthy.

They will block the natural light that is so important to all aspects of health and wellbeing.

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And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city); so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety.

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But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

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THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a **3-STOREY LOW-RISE APARTMENT.** We had a **FIRE** alarm just before Christmas. Everyone was **OUT OF THE BUILDING WITHIN JUST 30 SECONDS.** Think about this...

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There is a formula used in building risk assessment mathematics that says **if you go above 6 floors, each story adds another 5 % risk** (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so **each added floor adds 5% further increased risk of death in case of a fire in these towers.**

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We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

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Yours sincerely,

Very concerned and very proud Fairview resident,

Fiona O'Connell

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