

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-30	10:21	CD-1 Rezoning: 2267-2275 West 7th Avenue	Other	I support densification and more housing in Kitsilano, and I believe that buildings in the 8-12 storey range make for a more livable neighbourhood with less shade and more sky. I understand that it is more cost effective for developers to build over 20 storeys, but it is absolutely possible to provide dense transit-oriented communities at lower heights. Just look at all the cities in Europe that rarely have building higher than 8 storeys.	Antje Wahl	Kitsilano	
2025-06-03	18:15	CD-1 Rezoning: 2267-2275 West 7th Avenue	Other	<p>I appreciate the opportunity to provide feedback on the proposed development plan. Growth and increased density are necessary to accommodate our evolving city, and I acknowledge the effort to plan for the future. However, the scale and approach of this development raise significant concerns regarding its long-term impact on community well-being, public spaces, and the character of the neighborhood. Once implemented, large-scale developments like this are nearly impossible to undo, making it critical to ensure they foster a sustainable and vibrant community.</p> <p>Key Concerns & Recommendations:</p> <p>1. Urban Form & Light Access The shift from predominantly 1-3 story buildings to 12-20 story structures represents a dramatic increase in density without the necessary urban design considerations. Large buildings that take up the entire footprint of the land and block natural light will fundamentally alter the area's character and livability. Sunlight access, varied building heights, and thoughtful setbacks must be incorporated to create a more inviting and human-scaled streetscape.</p> <p>2. Tree Canopy & Green Infrastructure The removal of mature trees is a major concern, as established urban forests provide significant ecological and social benefits, including cooling, air purification, and community identity. Current plans do not appear to leave sufficient space for replanting or the long-term growth of a robust tree canopy. A commitment to significant green infrastructure—including larger, diverse tree plantings and permeable surfaces—should be a core part of the development plan.</p> <p>3. Lack of Community-Serving Spaces & Third Places Higher-density living demands a proportional increase in community infrastructure. This area will require at least triple the current number of “third spaces” (gathering spaces outside of home and work), yet the plan does not adequately address this. Without sufficient investment in public amenities, the strain on existing facilities—such as community centers, Kitsilano Beach, Kits Pool, and the Seawall—will lead to overcrowding and a decline in quality of life.</p> <p>4. Outdoor & Versatile Public Spaces With smaller apartment units, high-quality outdoor spaces become essential for livability. The current plan lacks sufficient outdoor gathering areas, seating, covered spaces, and play areas. Future residents—particularly families and seniors—need well-designed, multi-functional spaces that accommodate a range of activities, from casual meetups to cultural and recreational events. The design should prioritize:</p> <ul style="list-style-type: none">- Community gardens- Shaded seating areas with picnic tables- Covered gathering spaces for year-round use- Play areas and open green spaces <p>5. Built Form & Aesthetic Diversity</p>	Jehanne Burns	Kitsilano	

				<p>Large, uniform buildings that take up every square meter of land risk creating a sterile, industrial feel, as seen in parts of Lower East Vancouver near Olympic Village. A more thoughtful approach would introduce varied facades, setbacks, and materials that reflect the unique identity of the area. Diversity in architectural style, color, and landscaping should be prioritized to ensure a vibrant and visually engaging streetscape.</p> <p>6. Natural Landscaping & Public Realm</p> <p>The proposed development appears to lack variation in natural elements, leading to an environment dominated by hard surfaces with little relief from greenery. Integrating naturalized landscaping, layered vegetation, and pedestrian-friendly corridors would help maintain a sense of place while promoting sustainability, biodiversity, and urban cooling.</p> <p>Final Thoughts</p> <p>Density alone does not create a healthy community—a holistic approach to urban planning does. Thoughtful design choices, integrated public spaces, and sustainable landscape planning are essential to ensuring this development enhances, rather than detracts from, the livability of the neighborhood. I urge the planning team to refine the proposal with these principles in mind to create a more resilient, welcoming, and well-balanced urban environment.</p> <p>I appreciate your time and consideration and look forward to seeing how this feedback is integrated into the revised plans.</p>			
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