

CD-1 Rezoning: 2158-2170 West 1st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-29	14:37	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	why would you build a 20 story building down the hill. save that for broadway or 4th ave.	kenneth dadson	Kitsilano	
2025-05-29	14:54	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Based on the Parks Board recent decision to deny aquatic access to the area by building a 25m pool at the Vancouver Aquatic Centre, I cannot support further densification in the area. If the municipal government wants to increase density and population, this MUST come with increased budgets for recreational services and we must not deprive current and future residents. Please see below for my (as yet unanswered) note to city councillors.</p> <p>Hello, I am writing about the Parks Board’s decision to replace the Vancouver Aquatic Centre (VAC) with a 25m pool. Please please please reconsider this decision. I swim at VAC 2-3 times a week and it is a busy facility as is. The 2022 plebiscite confirmed the electorate’s willingness to pay for a 50m replacement. If it is a cost issue, I would like to point out that my property taxes keep rising and for the city to contemplate DRASTIC SERVICE REDUCTION when there’s a population increase coming is shocking.</p> <p>Please reconsider, we need pools and athletic recreation opportunities to be expanded, not reduced.</p> <p>Hello Vancouver City Council!</p> <p>I am writing about the Parks Board’s decision to replace the Vancouver Aquatic Centre (VAC) with a 25m pool. Please please please reconsider this decision. I swim at VAC 2-3 times a week and it is a busy facility that barely accommodates the current population and demand.</p> <p>The 2022 plebiscite confirmed the electorate’s willingness to pay for a 50m replacement. I would like to point out that my property taxes keep rising. Where is this money going if not to provide necessary services to the people who live here?</p> <p>For your council to contemplate such a DRASTIC SERVICE REDUCTION when there’s a population increase coming is concerning. I often hear you refer to Vancouver as a world class city but our public recreation infrastructure is totally lacking compared to actual world class cities like London, Paris or Berlin.</p> <p>To Ken Sim directly: You were recently in the news for trying to create a private exercise space for yourself. And I understand you have access to a private pool at the Arbutus Club. Please try and understand the challenge faced by those of us who cannot afford these luxuries and must rely on the services you, as head of the municipal government, provide. You seem like someone who understands how important exercise is, and I hope you take this into consideration.</p> <p>Please reverse this decision. We need pools and athletic recreation opportunities to be expanded, not reduced.</p> <p>I appreciate your attention to this matter. Thank you,</p> <p>Jessica Davies s. 22(1) Personal and Confidential</p>	Jessica Davies	Kitsilano	

2025-05-29	20:27	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I oppose this development because this neighborhood cannot handle such a density increase, especially after the huge development project on each side of the Burrard Bridge. Amenities are inadequate, there is no healthcare facility nearby, it is far from the projected Skytrain route, and more importantly, it is an earthquake-prone area. This is a profitoriented development project because Kitsilano is a very attractive neighborhood. Therefore, there are so many zoning applications. If those applications are approved, Kitsilano will become downtown and lose its essence and beauty. There is plenty of space south of Broadway near the Skytrain route; please encourage developers to consider areas where density can be reasonably increased.</p>	Bekircan Tahberer	Kitsilano	
2025-05-30	10:34	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Forget about it or has the Mayor been paid off . Corruption rules at city hall</p>	Roy Harris	Kitsilano	
2025-06-01	21:38	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am writing to oppose the proposed rezoning and development at 2158–2170 West 1st Avenue. While I support the need for more housing, this proposal is not appropriate for this particular site due to its extreme height, topography, and limited transit access.</p> <p>This site sits just blocks from one of Vancouver’s most treasured public amenities — Kits Beach. At over 200 feet tall, the proposed tower would sit atop the natural elevation of the hill, creating a highly visible and disproportionate structure looming over the waterfront. The massing at this location is not just out of character — it’s physically dominant in a way that permanently alters the experience of one of the city’s most iconic public spaces.</p> <p>This section of West 1st is not near any rapid transit infrastructure. It is a long walk or bus ride from the nearest SkyTrain station, and the area was not identified as a high-density transit-oriented development zone. Without the infrastructure to support this level of density, adding a tower of this size will increase pressure on already stretched services, roads, and parking.</p> <p>The proposed building is also significantly taller than anything in the immediate area. Rather than stepping up density gradually or aligning with mid-rise housing, this proposal jumps straight to a 20-storey form, disrupting the existing built environment in a way that feels out of scale and disconnected from the neighbourhood fabric.</p> <p>I urge you to reject this rezoning application and instead prioritize development that fits more appropriately with the scale of the area, the nearby public beach and park space, and the current transportation network. This site deserves a design that enhances the neighbourhood without overwhelming it.</p>	organization Casca Footwear Design	Kitsilano	
2025-06-02	01:24	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Kitslano is known for its sense of community and traditional housing. Many cities around the world have not kept the historic and community feel in districts similar to Kitslano. Building high rises will change the local community, have a detrimental effect on the environment, reduce property prices and increase traffic. The city council should instead look to preserve the uniqueness of Kitsalano, increase tree planting and look to keep developments that are complimentary to the area. This particular development will ruin and negatively change the surrounding area, block sunlight and ensure a considerable increase in traffic and therefore an increase in pollution.</p>	Raynette Roberts	Kitsilano	
2025-06-02	12:47	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Absolute Opposition to Rezoning Proposal of 2158-2170 W 1st Ave</p> <p>I am a very proud, long-term Vancouver resident and I am in absolute OPPOSITION of the rezoning proposal of 2158-2170 W 1st 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>	Fiona OConnell	Fairview	

			<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 SIGNIFICANTLY 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> <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>		
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AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.8 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.

These apartments this luxury tower will offer are significantly smaller than this.

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.

THIS IS NOT LIKE-FOR-LIKE.

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 UTTELRY 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.

You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies.

This is pure fantasy, and an insult.

Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods.

It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value.

As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent they are paying in their already affordable homes, and the space will be much, much smaller too.

People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential

			<p>healthcare needs.</p> <p>Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing or be homeless?</p> <p>Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED.</p> <p>Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.</p> <p>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.</p> <p>Something else that needs to be considered is Fire Safety.</p> <p>I refer you to the Grenfell Tower Fire in London in 2017.</p> <p>This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.</p> <p>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.</p> <p>TOWERS ARE A SIGNIFICANT FIRE RISK.</p> <p>This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.</p> <p>THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.</p> <p>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...</p> <p>The City wants towers that height and even higher; up to 50 story's, 50, now 60.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>If we keep with the low rise buildings, this would not have to be even a remote concern. As I</p>		
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CD-1 Rezoning: 2158-2170 West 1st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-02	18:20	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>The Broadway Plan is commendable for its density but the proposed buildings north of 3rd avenue will be very far removed from the Broadway Subway Line and would not connect well with existing transit.</p> <p>Further, the Cornwall area has poor infrastructure for more tenants and cars as it's already a tight neighbourhood with too much traffic flowing from 4th Avenue down to Cornwall.</p> <p>For all these reasons, it would be best to keep the tall buildings at the crest of the hill from 3rd Ave going south towards Broadway.</p> <p>Alternatively, if the council proceeds, please stagger construction of all these buildings as having 2-3 buildings erected at a time will make the area unliveable. Similar to downtown at the moment where construction on Seymour, Burrard and Richards streets have made travelling north and south very difficult.</p> <p>Finally and most importantly, consider making the area akin to the West End with parks, trees, and traffic controlled streets that are quiet and walkable. Thanks.</p>	Taylor Topliss	Kitsilano	
2025-06-03	01:42	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am very much against this rezoning.</p> <p>I am very much against the building of a 20 story building. Kits, North of Fourth, is a cozy, low-rise neighbourhood. Allowing huge apartment buildings in this area would totally destroy the unique character of this neighbourhood. It would be an eyesore in a otherwise quaint and low-rise neighbourhood. I am very much against it and I thought I would let you know. Building along Broadway is one thing, but reaching down into Kits is just wrong-headed. Thank you for listening.</p>	Michelle Porter	Kitsilano	
2025-06-04	08:34	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I absolutely oppose this development. It is in my back alley in Kits and will do nothing but bring more vehicles/people/congestion to this neighbourhood... the traffic is already bad and there is NO PARKING. With all the development by the Burrard Street bridge, this will just add to the downfall of Kits.</p>	Connie Hardie	Kitsilano	

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2025-06-04	16:40	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am concerned about this proposal, as well as the Broadway Plan as a whole. I understand we need housing in Vancouver, but this building (and similar highrises that are proposed for this neighbourhood) as well as the Broadway Plan as a whole will destroy the unique character of Kitsilano, both in aesthetics and livability. Kits already has a moderate density, and new development should be limited to 3-5 stories to match the local building height. Buildings like the proposed tower 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. The developers also haven't included any infrastructure or amenities to the proposal that would benefit the community.</p> <p>Please reject the 2158-2170 W 1st Avenue rezoning application, reconsider the Broadway Plan, and make sure the revision respects and 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>The amount of rezoning applications the city is getting in response to the Broadway plan that will destroy Kitsilano's character is ridiculous. The city hasn't received a single application that respects the character of our community. Please stop the Broadway plan!</p>	Iris Torchalla	Kitsilano	
2025-06-11	11:50	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Not enough community amenities in the area including: schools, doctors, churches, playgrounds, green space, community centres, etc.</p> <p>No accommodation for under-housed, or unhoused citizens of Vancouver.</p> <p>No need for commercial space in this quiet neighbourhood.</p> <p>No set back for green space and ease of movement.</p> <p>No inclusion of sustainable and healthy practices in building methods, materials, or design.</p>	L Ford	Kitsilano	
2025-06-13	09:34	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>What, other than profits and appeasing your developer donors, could you possibly be thinking when you look at this and think it's a good idea?</p> <p>Have you been listening to the experts?</p> <p>Have you been to Brentwood?</p> <p>Do you even care about the neighbourhood?</p> <p>This is why I became activated to campaign against ABC in the last by-election.</p>	Danielle Doucette	Kitsilano	
2025-06-14	09:49	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am totally opposed to the rezoning of 2158-2170 West 1st Avenue. The proposed 20-storey building will not fit with the current Kitsilano atmosphere, it will destroy many property values by blocking views, and it will add excessive density into an area already about to be impacted by the nearby new towers at Snekaw. Too many people!!! It will also not help with housing since the units will be too expensive for the people who need housing. We should restrict these tall towers to being along Broadway or 4th Avenue, but not in the middle of low-rise 1-4 storey residential areas such as West 1st Avenue at Yew. It will destroy Kits Beach. It will cause so many traffic problem on Burrard Street and the Burrard Bridge. Already people here refuse to try to go downtown, so it will damage the downtown. The area is already too dense. This is an historic area and should not be destroyed by ugly tall towers that only help developers. Do not do this.</p>	Barbara Cadario	Kitsilano	



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2025-06-15	11:55	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>This building is too tall for the neighborhood. It will block views and cut out sunlight.</p> <p>First Avenue and Yew Street are too narrow for long-term construction. Traffic patterns in the neighborhood will be seriously disrupted.</p> <p>Street parking in the area is already maximized. Where are a potential 180 vehicles going to park?</p> <p>This projected building is another upended shoebox. Perhaps the city should follow the lead of Melbourne, Australia and require some architecturally interesting buildings that are SHORTER.</p>	Elizabeth Abel	Kitsilano	