

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-16	17:00	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	It's my understanding that the intended purpose of the Broadway plan is to increase density near the Broadway line. This building is to be built on 1st Ave which seems to be more about the proximity to the beach and is in reality quite far from the subway extension. Many I've spoken with are shocked to hear that these height restrictions have been removed for the North of 4th area. Please preserve the unique character of this area, or at least implement sensible height restrictions that tear downward toward the beach to take into account the topography of the hill. For the sake of our beloved neighbourhood I sincerely hope you will not approve this application.	Roman Danylo	Kitsilano	
2025-06-16	17:03	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Absolutely against this proposal, in consideration of density, burdens on infrastructure, parking, aesthetics, and a negative change to the longstanding wonderful community culture of Kitsilano	Sandy Bojm		
2025-06-16	17:38	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I am adamantly opposed to this Development Proposal. You are on the path to ruin Kitsilano in every way that defines this iconic, beloved and unique neighbourhood.	organization Strata VAS 2366	Kitsilano	
2025-06-17	09:59	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I am totally opposed. This building is too large for the neighborhood. All my neighbors and residents I speak to are opposed. Nobody wants this. Big towers blocking the sun and light. It is too far from Broadway so does not fit into Broadway Plan under any circumstances. No one will walk to Broadway when there is a bus on Cornwall. There should be no towers north of 4th avenue. You are completely destroying the liveability of Kitsilano. With Senakwa and Molsons site and new towers, the density of people is too much. Are you building a new 4th avenue, a new Kits Beach, New secondary school ? People cannot move or shop or go to beach. It's sooo crowded already. Where is the liveability factor in your planning ?	Livio Susin	Kitsilano	

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2025-06-17	10:22	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I support the goals of the Broadway Plan. However, I feel strongly that the Plan is significantly flawed in its application of a “fixed” allowance of 20-storey height across the entire area of the Plan. I believe that heights in excess of 20 storeys should be allowed in a radius very close to new subway line stations, but that allowable heights should then taper down as one moves further from these stations, ending with perhaps a 6-storey limit at the outer edges of the Plan area, such as at 2158-2170 West 1st.</p> <p>Elaborating further, I have no concerns with heights such as that of the new building at the Broadway/Granville station, or even slightly higher than that, for sites very near to the new subway stations.</p> <p>I live near to the new rental building at 1807 Larch. I recall that there was some local opposition to rezoning to allow the scale of this building in their neighbourhood. However, when seen today I think most reasonable people would say that this building does not look out of place or scale with the neighbourhood. I believe that something of similar scale (perhaps 6 storeys) would be of appropriate scale for 2158-2170 West1st.</p> <p>Thank you for considering my input. Bradley Turner</p>	Brad Turner	Kitsilano	
2025-06-17	12:02	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I live in Kits, on Cornwall Ave. I generally support increased density, but believe the Broadway plan is far too aggressive, especially for including property well down the hill from Broadway that no-one is ever going to go up to catch a ride. That's a ludicrous notion. But worse, the density being considered for this property, and others that are down the slope from 4th Avenue, is extreme. The beneficiaries will be the developers and the sellers of the property in the area, and to a lesser extent, users of below-market housing. But the cost is not being shared equitably at all. Many owners of condos have paid very large premiums, from \$200,000 to \$500,000 and more, for the views they have from the top-floor units in an area that has had consistent-height zoning for decades. Developments higher than the 4 floor standard will now block those views, reducing the values by hundreds of thousands of dollars. This amounts to a very small number of owners being forced to subsidize the profits of the sellers and developers, and the beneficiaries of below-market rents, rather than the costs being shared by an entire neighborhood or the entire city. This is extremely unfair and I find it startling that Council is discriminating against this small group, many of whom have saved their entire lives to afford the extra costs of having a view of the water and mountains.</p>	David Alderdice	Kitsilano	
2025-06-17	16:33	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>1st ave. is a residential st. no commercial should be allowed there is no room for delivery trucks or parking for customers .</p> <p>1st is now being used a cut thru to avoid heavy traffic on Cornwall & 4th ave.</p> <p>Also 20 stories is much too high , would support 8 to 10 ,as long as full parking is supplied for all units .</p> <p>Thur traffic should be curtailed much like the west end . Thank You</p>	Barry Duff	Kitsilano	
2025-06-17	23:01	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>A tower of this height will permanently and irreversibly destroy the character of Kits.</p> <p>Do we really Believe that this replacement of a currently viable rental building will lead to a increase in affordability or will the top floors of this tower simply be luxury rentals completely out of touch with public transit and affordability?</p>	Shea Thorne	Kitsilano	

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2025-06-17	23:25	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	The area around from 4th Avenue toward Cornwall Avenue has narrow streets, heavy traffic, and large crowds due to visitors heading to Kits Beach. The streets often become congested, parking is extremely limited, and the beach itself is packed with people coming from everywhere during summer. The neighborhood is already at capacity, and the new towers being built near Burrard Beach will only increase the density and pressure on the area. How are you going to manage that?	Tatiana Alva	Kitsilano	