

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

| Date Received | Time Created | Subject                                  | Position | Content  | Author Name      | Neighborhood    | Attachment |
|---------------|--------------|--|----------|--|------------------|-----------------|------------|
| 2025-06-23    | 18:51        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This tower or any other tower planned North of 4th Ave in Kitsilano must be stopped! I live at 2nd and Arbutus I've lived here for over 30years I bought here because it was all I could afford at the time and that I could see the sky the mountains and the ocean and that its not downtown full of towers. This tower will block my west view the planned tower at 1st and Arbutus will block my east so now I'm waiting for the total block I have no doubt one will go dead center in front of me! Many more towers are coming. This towers shadow will stretch all the way to Kits beach it will take years to build and who will be able to afford those rents it will will be the wealthy this is why developers badly want this tower for that reason they don't care about Kits! First of all you at city hall never really had a proper open public discussion between the City of Vancouver and the residents of Kits to explain what you were planning for our community Why was that! My friends and neighbour's if this tower goes ahead are moving my friend will move back to the UK and I will sell my place and move out of Vancouver. I should not be forced out of my home after 30years Shame on you! | Paul Morgan      | Kitsilano       |            |
| 2025-06-23    | 19:03        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I strongly oppose this project. Province does not require anything near this tall this far from Skytrain. Stick to eight storey low-rise here in this already car-choked neighbourhood without adequate amenities for all this proposed increased density.   | Roberta Olenick  | West Point Grey |            |
| 2025-06-23    | 19:56        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I am a 40 year resident of Kitsilano and I strongly oppose the rezoning of 2158-2170 West 1st for a 20 storey tower. I believe that there are ways to increase the density of affordable housing without completely sacrificing the character and assets of a beautiful neighbourhood in our city. This Council is going for the easiest, most expedient “solutions” that play into the hands of developers. I have not seen any thoughtful planning process for expanding and enhancing Broadway corridor neighbourhoods including the amenities needed to support larger communities. This whole process has repeatedly trampled on the rights of Vancouver residents. A 20 storey highrise near our highly valued beachfront will be an eyesore that will reflect on the poor judgement of this Council for decades to come. You will never again have my vote.   | Janice Sippel    | Kitsilano       |            |
| 2025-06-23    | 20:13        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This project will be the thin edge of the wedge altering forever the neighborhood and community of one of the most desirable portions of our city. The views of English Bay and the West End (not to mention Stanley Park) from the rise between Burrard St and MacDonald St are a bonus for visitors shopping and dining in Kits. I haven’t that view from my home of 32 years but, every time I head out on foot to shop I’m delighted to see it. If this project is pushed through I will never vote for any of this council’s members who support this.  | Michael Arnason  | Kitsilano       |            |
| 2025-06-23    | 20:20        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | Not so high  | Andrew Smyth     | Kitsilano       |            |
| 2025-06-23    | 20:48        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I strongly disagree with the proposed development of 20 stories and the pulling down of functional, if old, rental housing. It will displace existing tenants and provide small expensive appartments. Below market value and low rental housing are two totally different concepts. This is two blocks from kits beach and on the outer limits of the, in my opinion, disgusting, Broadway plan. I do not want Vancouver to be like Hong Kong or Singapore in skylines and development. There are enough high rises going up, Oakridge for example. Also driving in kits is chaotic to begin with.  | Katharine Crarer | Kitsilano       |            |
| 2025-06-23    | 21:07        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I am opposed to this rezoning.<br>The proposed development is completely out of scale with the neighbourhood and the so-called affordable housing is not needed given the massive Señákw housing project underway a few blocks away.   | Brent Ash        | Kitsilano       |            |

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| 2025-06-23    | 21:34        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This 20 storey building is completely out of character for the Kits Beach community. It is an area of low rise apartment buildings and small independent businesses with lovely views of the beach and English Bay from the slope above Cornwall up to 4th Avenue. I once lived at 1st and Balsam in a modest old 3 storey walk up, that was extremely affordable. This building still stands. The scale and the density of this neighbourhood continues to strike the balance between vibrancy and livability. Approving a 20 storey towers will destroy its charm.   | Conor Murphy     | Grandview-Woodland |            |
| 2025-06-23    | 22:21        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | PLEASE do not displace these tenants and waste two perfectly good buildings to build a mega tower near Kits beach. Maintain this neighborhood as separate and different from the "Broadway" plan.  | Donald Adams     | Kitsilano          |            |
| 2025-06-23    | 22:25        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I strongly oppose this proposed development. It displaces renters who have no where to go in the city with such low rental space available. And no plan for these people. The new apartments will be much more expensive than what is being charged for rent now, even those that are stated "below market" because these new spaces are being built with today's costs which have to be recouped. The City of Vancouver has said that it is the "Greenest city" - well demolishing perfectly good rental buildings is NOT eco friendly. Neither is building a 20 story concrete building - the eco value of concrete is lost at a much lower height. During Covid we learned that high rise buildings are very bad for society on several levels: the quantity of people living in close quarters allows for infections to flourish; mental health is negatively impacted as people withdraw socially due to the proximity of so many people. It will negatively affect the view lines for many others living in the neighbourhood, and lastly, it will look ugly and not fit into the neighbourhood.   | Rebecca Fry      | Kitsilano          |            |
| 2025-06-23    | 23:54        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | With the Senakw development nearby, and the construction/tear down of affordable housing as a result of the Broadway Plan, the already congested traffic in this area will be a nightmare. There are already enough renters being displaced and losing their affordable housing. Do we need more? The renter's protections in place are not sufficient. The current below market housing is a joke. Who can afford it. Also the location is quite a distance from the new Arbutus line and should not be lumped in with the proposed plan.   | Lily Ohlhausen   | Kerrisdale         |            |
| 2025-06-24    | 00:42        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | Per the so-called Broadway Plan, which promotes and allows a singular and neighbourhood intrusive form of density, the 20 storey tower, is not Urban Planning. It is community blockbusting and it is totally out of scale and inappropriate in one of Vancouver's iconic and character neighbourhoods.<br>Back in the 1970's, towers were fortunately rejected in Kitsilano by a more enlightened council, when the few that were built were foreseen to destroy the urban fabric of Kits slopes, and the shared views that all enjoyed, instead of view blocking towers.<br>The extreme density of tall towers will exacerbate the existing level of congestion and parking in the area. The proposed tower will not provide the type of housing that Vancouver actually needs: AFFORDABLE, LIVEABLE, HUMAN SCALE AND FAMILY FRIENDLY HOUSING, ie at least two and three bedroom units, and that will not displace tenants in a swath of Vancouver that is already denser than most of the city, in still viable and affordable housing. Democratize housing, do not approve towers that are designed to meet developer needs rather than those in need of affordable housing. Do not allow this neighbourhood destroying tower form of development.<br>Joan Jaccard | Joan Jaccard     | West Point Grey    |            |
| 2025-06-24    | 08:38        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | A tower of this size and volume is not appropriate at this location. The proposed increase in the allowable FSR and height is excessive. Mid-rise options should be pursued to provide adequate density and improved livability instead of defaulting to towers as a design solution that suits developers, not residents.   | Mike Woodbridge  | Kitsilano          |            |
| 2025-06-24    | 08:45        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | Will stick out like a sore thumb! Will block sun and view for other ppl. There is no need for tall buildings in this area: keep it on Broadway and 4th   | Martina Slezkova | Kitsilano          |            |

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| 2025-06-24    | 10:05        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | i strongly oppose this ludicrous proposal for an oppressive 20 story bldg in our low rise neighborhood community. How does this benefit the people in Kitsilano who already live here? it does not. you take away a building that is 100% relatively affordable and replace it with a building that is 80% unaffordable. Who is this benefitting? so ridiculous.   | Calli O'Brien    | Kitsilano    |            |
| 2025-06-24    | 10:15        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This is not the way to transform a city. The Broadway plan should have been conceived in stages. 1st stage along Broadway only at immediately adjacent to the transit hubs 2nd stage 1 or 2 blocks in with smaller scale development and 1or 2 projects per block 3 stage multiplex development in the community 6ir 8 stories with 1 or 2 projects per block. The present plan allows developers to pick the low hanging fruit, the cheapest and most profitable to develop with no concern for community impact. And the result of this is that in 10 years there will be a series of isolated towers in residential neighbourhoods completely out of scale with their surroundings while large stretches of Broadway remain un developed . Unfortunately the COV planning department has a poor record of getting things right and seem unable to step back and try to look at the consequences of their planning methodology. It is sad. Vancouver with it's location and topography could be a world class city but not with the way city building is done here | Kieran Beattie   | Strathcona   |            |
| 2025-06-24    | 10:37        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This is just heartbreaking. The lack of careful and thoughtful planning in this city is extremely depressing and demoralizing. What has happened here? Why isn't the planning department looking at human scale, beauty and liveability? The impact to the entire city from allowing this kind of project is irreversible within our lifetimes. Why towers? They're ugly and will change the face of Kitsilano for the worst. The Broadway plan is another devastation of this city. An absolutely egregious mismanagement of the beauty and livability of Vancouver and a dereliction of duty and care to it's citizens. Please, please do better and stop this before it ruins this gem of a city any further.   | Claudine Michaud | Strathcona   |            |
| 2025-06-24    | 12:32        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | This 20-storey tower is completely out of place in this Kitsilano neighbourhood where I once lived. Once again, this will not provide Vancouverites with affordable housing - only the wealthy could be renting with a \$1 million view. I urge Council to listen to local residents in the community and reject this proposal, which only fits into the Broadway Plan by a few meters - and should not be allowed.  | Bill Tieleman    | Kitsilano    |            |
| 2025-06-24    | 12:36        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | I object to concessions on development charges that should be used to provide the necessary infrastructure and amenities to support additional residents. Given the large number of rezoning applications received in the area it is apparent that the 9 fold increase in denisty from .75 to 6.8 is more than enough to enrich developers without additional funding being sacrificed by the city. Councillors should be supporting tax payers and electors, not developers.<br>The developer should be made to comply with the floor plate guidance of 6,500 square feet. The 5% increase to 6,800 square feet means even more views will be destroyed by this tower. Even a slight reduction in the width of the tower might retain some of the views existing residents are losing.  | Scott Shaw       | Kitsilano    |            |
| 2025-06-24    | 13:03        | CD-1 Rezoning: 2158-2170 West 1st Avenue | Oppose   | The proposed changes will destroy the charming character of the neighbourhood, as well as displacing tenants from their community. This is a quaint, walkable area close to the beach. I do not support the redevelopment of any low-rise housing to new buildings of such excessive height. There are plenty of spaces on Broadway that can be redeveloped to increase density if needed.   | Christine Rogers | Kitsilano    |            |