

Case Summary

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Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 2079-2085 West 5th Avenue
Position:	Oppose
Comments:	<p>First, I am opposed to “social housing” in this area and building, because there seems to have not been “enough” information/explanation on what “social housing” entails, in the 4th Estate Media, or by Vancouver City Hall, whereby “everyday” citizens may not fully know what is “social housing”. What does “social housing” mean? I do not fully know. Generally I, and most people probably, know what “supportive housing” is, by several Media articles in recent years, but maybe not what “social housing” is. In</p>

some ways, both words “supportive” and “social” are confusing. As such, if some citizens are “uncomfortable” with “social housing”, like this West 5th Tower, for some reason, or for partial reasons, or even for full “misunderstanding”, then CITY must respect this “uncomfortable” as valid, like they would a matter for the Indigenous, or for vulnerable persons, etc., especially if “safety” is a discussion, whereby before passing this rezoning, the CITY should properly inform the Public on what “social housing” fully entails.

Second, the critique that this building is too tall – ie too many storey – ie 15/20 plus storey etc, may be valid, in that the Broadway Plan and Bill 44, may have a huge problem of “over densifying” around and near, Public Transit Skytrain Stations, whereby the density of transit users will make the entire Skytrain dysfunctional.- ie too crowded to use – ie transit goes waiting for 4 or 5 or 6 or 7 or more skytrain cars to pass before squeezing onto a train. (Currently, during rush hour at 5 pm, from Downtown to Richmond, the Canada Line is so crowded, one has to already wait 4 or 5 skytrain cars, at least. Further, because all Skytrain Stations on the Canada Line, Millennial Line, Expo Line, will have large 30/40 storey Condo Towers, the entire Skytrain, currently being built too small, will be “unusable” - ie overcrowded, is my guess)

Third, the design of this tower is “ugly” - ie unaesthetic – ie simplistic grid – ie mass produced and clinical. People have a right to aesthetic architecture, which is not mass produced. This tower needs to be redesigned and shorter.

Fourth, I oppose this rezoning, because I oppose the Broadway Plan. I think the Broadway Plan should have been mostly Condo Towers of 20 storeys mostly on main streets, like Broadway, Cambie, Oak, and then no towers west past Burrard. Instead, west past Burrard should be Mid Rise – 10 to 12 storey and Low Rise – 6 to 8 storey or Very Low Rise 5 to 6 storey. In this, Low Rise and Mid Rise buildings in Kits would make it more a “livable” community. (However, there are some 15/20 storey apartment towers in Kits on the hill facing the beach. Those fit in. My real crit here is that the Urban Planners, do not really know where to put really tall Towers – ie 15/ 20/30/40 storey plus, versus Mid Rise or Low Rise, whereby it seems the Urban Planners are just putting in as many 20/30 plus storey Condo Towers where

ever they can - ie density for density sake. Or, they are using Skytrain stations as a reason for these really tall towers, or calling the Broadway area a 'Second Downtown'. However, with the Broadway Plan/ Jericho / Senkwa / Oakridge / Grandview 30 to 40 storey Condo Towers, it seems all of Vancouver will soon become a “sea of Condo Towers” - \$3000/month for one bedroom or \$700,000 to own, bringing with it, less small and family businesses (but lots of Corporate Stores with sterile clinical Continuous Store Fronts), less affordability – ie not for \$60,000 per year and less, less Tree Canopy, less car agency, turning Vancouver into a “quasi sterile unfun too expensive mass produced 400 square foot cubical vacation resort” like a U.B.C/ Whistler/ London Drugs glass and steel synthesized city)

I would like to see a more softer “density” in Kits, because it is close to the beach and West 4th is a quaint shopping area with lots of large 50 foot trees, meaning a maximum 10/12 storey Mid Rise buildings, some Low Rise – 5 to 8 storey, especially West of Burrard, even around the Skytrain stations. If there are some 15/ 20 storey Towers, they should be mostly on or very near Broadway street or Arbutus street, these main streets, but not the inner neighbourhoods, at this point of development,

Neighbourhood:

Fairview

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