

CD-1 Rezoning: 1855 West 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-07	16:32	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	This proposed 20 story development at 1855 West 2nd Avenue is too tall and too large for this narrow residential side street. The road is too narrow and the lot too small for such a large building. The proposed height will make the street level environment dark and less welcoming, and reduce livability for surrounding homes and the immediate neighborhood. The height should be proportional with the existing buildings in the surrounding areas which are generally four to six stories. There are numerous underutilized lots nearby facing wide and major roads such as Burrard street that are more suited for proposals of this size.	Anthea Jubb	Kitsilano	
2025-07-07	17:52	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	The proposed building will be ugly, oppressive in scale, and does not fit in with the existing residential neighbourhood. In addition, I am concerned about the elderly and disabled tenants that will be displaced. The buildings they are living in now are in good shape and do not need to be replaced.	Grace Brooks	Kitsilano	
2025-07-07	19:14	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	<p>Thank you for allowing us to communicate this assessment of the plans of our city and neighborhood.</p> <p>This message is a particular evaluation of the proposed 20-storey building construction on 1855 West 2nd Avenue under the city's Broadway Plan.</p> <p>The building would sit squarely in an area that is already being dramatically refashioned by the gigantic Senakw development, which will bring 6,000 new apartments. An enormous transition for the neighborhood on the Kitsilano by the Burrard Street bridge and surroundings; and in future another structure on the Molson Brewery site.</p> <p>These seismic developments already represent major concerns for our community, whose 1st Avenue West residences have already dealt with high traffic,(sometimes with dangerous car speeds), and a back-alley being used more and more like another street.</p> <p>The proposed commercial spaces in the 20-story building would affect already difficult situations for the small businesses which are part of our community; many have been struggling to remain afloat and unfortunately we already have seen some of them moving away.</p> <p>We hope this reasoning affects the consideration of revisiting the Broadway Plan's project at 1855 West 2nd Avenue. Our neighborhood is already being asked to absorb a multitude of decisions that will dramatically alter its future. This development of numerous giant towers on sites surrounding our location will bring an unwanted high density to this part of Kitsilano. We earnestly hope the 1855 West 2nd Avenue tower will not be built.</p> <p>We appreciate your time reading this letter and your consideration of its purpose.</p>	Brigitte Tesniere	Kitsilano	
2025-07-08	15:23	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	I'm 18 years old. I've lived in this neighbourhood my whole life, and I am extremely opposed to the construction of any buildings over 5 stories. The proposed plan of building a 20 storey tower on the 1800 block of west 2nd Avenue is an appalling proposition. The process of building the tower would lead to likely multiple years of noise and dust from the construction. Then, the completion of the project would leave the neighbourhood of Kitsilano even more over crowded. On top of that, many residence living up the hill between Burrard and Cypress street, will be left with seriously obstructed views. Buildings in Kitsilano shouldn't be constructed any taller than the trees!	James Guite	Kitsilano	

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2025-07-08	16:42	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	<p>After reviewing the Rezoning Application booklet I do have some concerns about the project. I'm aware of the need to densify the city in order to accommodate the current and future housing needs of the city and feel that it can be done in a way that makes all parties happy. The Rezoning Application booklet states "The residential site is located in the Kitsilano community, the neighbourhood voted as "Vancouver's Best Neighbourhood" more than five years-running by the readers of the Georgia Straight, as well as "Neighbourhood That Best Represents Vancouver" in the West Ender Newspaper, and "Best Shopping Neighbourhood" by the Vancouver Courier."</p> <p>This is a unique and community minded Kitsilano neighbourhood with a quiet charm to it, with all the restaurants, coffeeshops, and businesses on West 1st Ave. I'm concerned that the height of the proposed building on West 2nd will tower over the area and take away some of this 'unique charm' the area has. I looked at the 'Shadowing" studies, and I think West 1st will be cast under the building's shadow to a larger degree than what those studies are showing. The businesses and coffeeshops on West 1st will lose most of the early/mid morning sun in spring and fall and to a lesser degree in summer. It will definitely cast its pall over the neighbourhood. I think even if the building was only 15 stories instead of 20, would make it less overbearing to the neighbourhood.</p> <p>Something that may not be currently considered is the busyness of the alley between West 1st and West 2nd Avenues. With Cypress Street being a 1 way street between West 1st and West 2nd, a lot of busy traffic is routed to our alley, often with drivers driving at a high speed. With possibly 61 parking stalls in the new building, it's going to make the alley even busier. This is an important safety concern that needs to be considered and I hope there are plans to build some speed bumps into the alley.</p> <p>I'm actually a little surprised that the opportunity to 'build out" along Burrard between West 2nd and West 3rd wasn't done first, as there are just some old strip malls along here. Adding rental units there, over ground floor commercial would have added rental units were there currently were none.</p> <p>In addition, I would like to see some information about how this development will enhance our community. A lot of big trees will be taken out around the current apartment building to make room for this project. Are the developers planning to add any large trees, seating areas that the whole neighbourhood can use, arts or safety considerations about traffic flow in the alley?</p> <p>Regards, David</p>	David Janzen	Kitsilano	
2025-07-08	16:49	CD-1 Rezoning: 1855 West 2nd Avenue	Oppose	Details of my comments have been uploaded	Grant Robert	Kitsilano	Attachment 1 Attachment 2