

CD-1 Rezoning: 2110 West 5th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-18	09:39	CD-1 Rezoning: 2110 West 5th Avenue	Oppose	<p>I am an owner-occupant in an adjacent building (2121 West 6th) who will be directly effected by the proposed residential tower. It will completely block our view of the sky from both within the condo and from most angles on the patio entirely due to its height, and it will severely dampen our enjoyment of our property.</p> <p>I would have no problems with a shorter building, more fitting with the neighbourhood character that Kitsilano has been famous over the last half-century for. But large towers are ill-suited to the locale and more care should be given to creating a smooth transition from highrises best-suited for young professionals directly around Arbutus Station to the family-oriented low-rise apartments, single family homes, and duplexes which presently fill out the housing stock of Kitsilano.</p>	Gregory Davy	Kitsilano	
2025-09-18	13:00	CD-1 Rezoning: 2110 West 5th Avenue	Oppose	<p>Re. 2110 W 5th Ave rezoning application</p> <p>I’m concerned with the new development if the following items have been reviewed and the city and community are OK with the plans.</p> <p>It wasn’t clear to me if we have consulted our indigenous representatives in terms of developing on their land and if we are going to proceed how we can respectfully do so with their support and acknowledgment and recognition of the new development how it can recognize that we are still on their land.</p> <p>It wasn’t clear to me and I’m concerned that with this development, we have increased the size for families and new homes. However we have not increased the size for local schools community centers and childcare. Some of the other developments nearby are not as tall or have as many units inside and have commercial space below. I would be more in support of this with a lower unit ratio coverage and commercial space guaranteed and dedicated to childcare support for new and upcoming families and growth into the community.</p> <p>I wasn’t sure or clear to me as the environmental impact what would happen for the local area as well as with the demolition people being repatriated and then the overall impact with construction on the neighborhood with people and environment, how that will proceed.</p> <p>The last item Nam, I could not find clear information was support on rideshare programs parking for visitors and what is the plan going to be during the disruption of the people being displaced how they can move back and what does it look like for the community as well and those supports for this type of work.</p> <p>I do like the support of adding more people to the community just to ensure we have the right resources to back it up and that we’re not approving every project all at the same time and looking at the ramifications of doing so.</p>	Julian Jamieson	Kitsilano	
2025-09-18	16:57	CD-1 Rezoning: 2110 West 5th Avenue	Oppose	<p>I am opposed to this for a number of reasons:</p> <p>Number 1: It's displacing tenants from a beautiful and perfectly usable, well-cared for building. This is current rental stock worth preserving – the best form of affordable housing. Tenants will be offered a micro suite in the tower on the same property, but where do they go in the meantime with all of this demolition in the BP? How do they fit in or deserve a suite a fraction of the size of their old one? How on earth do they negotiate with the developer, as the TRPP advises? Those tenants are the fortunate ones; the TRPP doesn't cover roommates, or tenants there for less than 1 year from the development proposal date. A full 25% of our city's renters live in the BP area which amounts to tens of thousands of people who are not being listened to, who will have to start their lives over once and possibly twice because of</p>	Kirstie Lang	Kitsilano	

			<p>this, move children from their schools and disrupt learning - the promise of a new tower home devoid of new schools, community centres and infrastructure to support their so-called new “community.”</p> <p>Number 2: building these numbers of homes – i.e. supply - doesn’t solve a housing crisis. If it did Vancouver’s problems would have already been solved. Because we’ve built record numbers of supply already. Most of us, as I suspect most of council and staff members, can’t choose whatever home happens to be available. It depends on many factors, like:</p> <p>Number 3: the rental and/or purchase price.</p> <p>And the price – whether it’s market value or below market value - is determined in large part by inflated land value.</p> <p>Solve the problem of inflated land value, rather than contributing to it, and then you have rental homes that are affordable.</p> <p>Number 4: necessary infrastructure and a strong public realm. Infrastructure isn’t just transit and the new skytrain system, the sidewalks to walk to skytrain stations, or the bike lanes. All of which help. No; Infrastructure supports the destinations themselves – points along the Broadway Plan where we need to live and thrive. Those of us who live within the Broadway Plan can be your greatest ambassadors. But we need some consideration. Designing cities where most people do not need a car only works if people actually want to live in these places. If public spaces are poorly maintained, if streets are unpleasant to walk in, and if density is not matched with investments in quality of life, then people will seek out more attractive-seeming alternatives, such as car-dependent suburbs. A Failure to commit to a strong public realm undermines the very policies that are meant to create a more sustainable future. In a city facing climate change and concerns, as well as potential earthquakes, we need community more than ever.</p> <p>Number 5: This building is adjacent to the property where I live. Safety for Women. And like every other site in the Broadway Plan, This Is Not Designed For Women. Churning up lots in 500 city blocks to build 20+ storey towers - this affects care, connection, and the right to feel safe in public space. A woman in public has to calculate: how long will the walk be, how dark, how crowded, how empty, who else will be there? These questions aren’t about comfort. They’re about survival. Neighbourhoods in ongoing flux — filled with construction zones, blocked sightlines, and mechanical noise — create environments where women feel vulnerable. Empty lots and scaffolding make great hiding spots for predators. Streets are dark and deserted, or chaotic. Broken lights and sidewalks, blind corners and recessed doorways, dead-end alleys compromise our safety. How can you make this a stable place to live, walk, or raise children?</p> <p>A tower's podium with businesses doesn't guarantee safety, visibility or care for women neighbours. Commercial spaces with high ceilings and hard flooring interfere with acoustics; inside them it's hard to hear if there's a problem happening right outside. Or, a business in the podium that's closed for the day isn't a helping hand; it's a barrier to help.</p> <p>Number 6. Community. There are many reasons to believe that community, housing and affordability come with 6 STOREYS. Examples of effective 6 story neighbourhoods from around the world include Taipei, NYC, Paris, Barcelona, Vienna, Rome, Bologna, Naples and Zurich. Towers were built in Europe in the 1950s with the thought to be progressive; they’re now thought to be miserable. The BC Code allows us to build with wood frame up to 6 storeys. It's also faster and less labour intensive at 25-45% less expensive than a 12 to 59 storey concrete tower. And far more environmentally supportive than concrete towers. There is an erroneous conflation between high-rise and high-density with the common misconception that the former is the best way to deliver the latter comprehensively, ignoring the fact that successive waves of academic research have proven that mid-rise developments are often the most efficient means to optimise density and maximise housing supply.</p> <p>All of this presents profound democratic problems. The municipal government has made repeated commitments to give residents a greater say in the developments in their neighbourhoods and communities. But tall buildings persist as one area where the public’s frustration and disaffection at its perceived exclusion from the decision-making process is palpable.</p> <p>PLEASE LISTEN TO US.</p>		
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