

CD-1 Rezoning: 2090 West 1st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-09	06:11	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	The building proposed is too tall, even the image of the suggested building highlights this. The area is known for a community vibe, a building with sensibly priced rentals is welcome. However, a 20 storey building (higher with rooftop amenity space) will block sunlight to surrounding buildings, increase traffic and reduce value of surrounding properties. It will be more appropriate to have a building in keeping with the surrounding area while still keeping the percentage of below market rental units.	Raynette Roberts	I do not live in Vancouver	
2025-11-09	15:20	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	The SHARED amenity of the nearby beach and park areas would be negatively impacted by highrise development here. While I can live with (not entirely support) 20-storey building CLOSE to subway stations, this building is not close to the Broadway line. High-rises of 20 storeys are perhaps acceptable south of 4th Avenue, but this type of building, which is likely to be the first of more similar proposals, along with the disastrous building of Senakw will diminish the heart of the city - English Bay. Given the radical shifts in the economy and immigration patterns, this is the time for the city government to take a breather on densification, particularly when the types of units being proposed are not really family-oriented. This 20-storey Broadway Plan Madness needs to stop now! And this building in particular does not make sense even based on the strategy of the plan. This city needs to be part of a LIVABLE region, not just a game for investors to play with. I will be watching your votes closely with an election coming up next year. It's time to rethink how council is approaching the next 10- 30 years. This is not the way to go.	Grant Lovelock	Kitsilano	

2025-11-10	17:22	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	This rezoning will make an already congested area more congested with vehicular traffic and construction closures, putting children, cyclists, and other vulnerable road users at risk. Without improving the intersection at Cornwall and Arbutus (no, reducing the speed limit to 30km/h has not prevented speeding drivers) you will be putting children and vulnerable road users at risk. A major accident at the intersection of Cornwall Avenue and Arbutus Street in Vancouver in July 2022 resulted in a five-year-old girl being critically injured when a car mounted the curb after a collision. CORNWALL is still used as a RACETRACK! There was also another serious accident in 2024 involving a motorcycle and SUV. A no-left-turn sign was put in, but there isn't a day that goes by that you don't hear the car horns because a car is attempting to turn left onto Arbutus from Cornwall and hasn't read the sign. Why should, again, pedestrians and vulnerable road users have to shoulder the consequences of poor council decisions? I propose no future re-zoning/construction/traffic increases until the city makes this area safer for pedestrians and cyclists. Multiple times I witness cars driving full speed through stop signs. This is on the York Ave bike route and is extremely dangerous. This re-zoning would affect intersections such as York Ave and Arbutus. This intersection is so congested and dangerous I now avoid it despite living right beside it. There appears to be no consequences for dangerous driving and near-misses are all too frequent. Henry Hudson elementary school is a block away from Arbutus and Cornwall. . Let's not increase traffic and put our most vulnerable road users at risk!	Michael Twist	Kitsilano	
2025-11-10	17:33	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	Mark Stockton Kitsilano - Vancouver, BC Nov 10, 2025 Mayor Sim and Councillors City of Vancouver 453 West 12th Avenue Vancouver, BC V5Y 1V4 Re: Public Hearing – Rezoning Application for 2090 West 1st Avenue Dear Mayor and Councillors, I am writing to respectfully oppose the rezoning proposal for 2090 West 1st Avenue, while reiterating my full support for more housing supply across Vancouver, including along the Broadway Corridor. My concerns are not about growth itself, but about whether this particular location and form align with the Broadway Plan, the Province’s Transit-Oriented Areas (TOA) framework, and long-standing city planning principles around height transition, neighbourhood fit, and livability.	Mark Stockton	Kitsilano	

			1) The site is not within the Broadway Plan’s intended high-rise zone Although 2090 West 1st lies within the geographic boundary of the Broadway Plan, it is over 1.6 km from the nearest Broadway Subway station (Arbutus) and nearly 2 km from the next one (Granville). The Broadway Plan concentrates its tallest heights (up to 20–40 storeys) within 200–400 m of rapid transit stations, with heights stepping down quickly outside those cores. West 1st Avenue sits far beyond those intensification zones. Under both the original Plan and Council’s 2024 TOA adjustments, this area consistently falls into the “shoulder” or low-rise/mid-rise transition categories, not a tower zone. 2) A 20-storey tower is incompatible with the surrounding built form The West 1st/Creekside/Kits Beach area is almost entirely 3- to 4-storey walk-ups, heritage apartment forms, and low-rise rental buildings. City mapping and Broadway Plan materials clearly show this pocket as one of the clearest examples of Vancouver’s traditional rental fabric outside the Broadway corridor itself. Dropping a 20-storey tower here would introduce a height jump of roughly 5x the surrounding scale, violating one of the Broadway Plan’s core principles: gradual height transition off Broadway and away from transit nodes. Even areas far closer to Broadway are capped at lower mid-rise heights for this reason. 3) TOA legislation does not compel towers here The new provincial TOA framework sets minimum allowable heights within specific distances of rapid transit, but 2090 West 1st is not within any defined TOA radius. The Arbutus Station TOA is expected to focus on parcels near Broadway, not deep into Kits Point/Kits Beach side streets. In short: TOA rules do not require, encourage, or justify a 20-storey form on this site. 4) Livability, shadowing, and view considerations are major concerns A tower of this size would cast significant new shadows on nearby low-rise homes, yards, and public realm, particularly during late spring and early fall. West 1st Avenue leads directly into one of the city’s most cherished waterfront areas, and planning policy has long aimed to preserve sky exposure, pedestrian-friendly scale, and sunlight access in this precinct. A tower here fundamentally alters that experience. Even under the City’s updated view and solar access guidelines, the transition principles still apply: tall buildings belong on arterials and station areas, not quiet residential streets two blocks from the water. 5) A more measured mid-rise alternative would deliver housing without harming neighbourhood character I support replacing aging rental buildings with new secured rental, including below-market units under the City’s Rental Replacement Policies (TRPP). But the scale must be proportional. A 6- to 8-storey mid-rise would: • Add meaningful new rental supply • Enable full tenant-rights protections with more realistic construction timelines • Maintain the human-scale experience that defines Kitsilano’s walkable character • Align with the Broadway Plan’s height-transition principles • Avoid setting a precedent for tower creep into a long-established low-rise housing district 6) Precedent-setting matters If Council approves a 20-storey tower on West 1st, well outside the Plan’s intended high-rise		
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				corridor, it risks opening the door to similar tower proposals throughout Kitsilano and the West 4th/West 1st grid. That would effectively redraw the Broadway Plan by exception rather than through public process. Vancouver’s planning framework works best when Council applies policy consistently and transparently. REQUEST: For these reasons, I respectfully ask Council to reject this rezoning and direct the applicant to return with a mid-rise rental proposal that: • Meets the City’s secured rental and below-market housing goals • Respects longstanding neighbourhood scale • Aligns with Broadway Plan height-transition principles • Complements the existing 3- to 4-storey fabric around Kits Beach and Cornwall Avenue This approach strikes the balance Vancouver needs: more homes, but in forms that respect planning logic, neighbourhood context, and the livability of existing communities. Thank you for your time and consideration. Sincerely, Mark Stockton			
2025-11-11	16:24	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	Completely inappropriate for the area.	Roberta Olenick	West Point Grey	
2025-11-11	16:36	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	local infrastructure and public services—especially schools—are already operating at or above capacity. Many Kitsilano-area schools, such as General Gordon and Henry Hudson Elementary, have reported being oversubscribed in recent years, with waiting lists and the need for portables. Adding a high-rise would bring a large influx of new residents without corresponding investment in school capacity, transit, and community amenities. This risks reducing access and quality of education for current and future families in the neighborhood. Until adequate planning and investment are made to expand school capacity and community infrastructure, introducing a high-density development of this scale would be premature and detrimental to neighborhood livability.	Nina Robert De Saint Vincent	Kitsilano	
2025-11-11	17:33	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	Kitsilano does not have the infrastructure to support high rise buildings. You are ruining the waterfront by trying to build sky scrapers. Sky scapers should only be downtown and not in residential areas, especially by the beach. The roads are already filled with cars, and parking would become even more of an issue. Quiet residential streets will become dangerous for kids to play on with the increase in population. Kits beach already gets trashed when out of the neighbourhood people come to, and the pollution and littering would only increase if there is a surplus in residences and high rise buildings. Not to mention the neighbourhood is filled with charm, character and history, and tearing down historical buildings would be ripping out the history of the neighbourhood.	Jennifer Quintal		

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-12	09:43	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	Dear Mayor and Council, The proposed tower at 2090 West 1st Avenue is extremely out of scale with the current 3 to 4 storey apartment building scale of the existing community. This is illustrated in the attached photograph that shows the height and scale of the rezoning in the exact location as proposed. The other attached image is a screenshot that illustrates that West 1st Avenue and Arbutus Street were not part of the focus area when the Broadway Plan was kicked off on June 20, 2018 (source: staff presentation https://council[.]vancouver[.]ca/20180620/documents/pspc3-Presentation.pdf). The zoning is RM-4 on the north side of the street, for 3 and 4 storey apartments. This difference in height shows a serious issue with the planning of the area, since such a sharp boundary running through a street (vs. mid-block on a laneway) is contrary to best practices in urban planning. The Broadway Plan was sold as having density and height very close in the vicinity of transit stations and major streets like Broadway. A 20-storey tower at the extreme northern edge of the current Broadway Plan is not in line with this general policy objective of having density closest to transit stops. The plan is also causing many tenants to be displaced from existing affordable rental units, as such sites have become prime targets for firms like JTA Development Consultants to redevelop. A total of 99 vehicle parking spots is insufficient for the unit count (on-street parking is already in short supply). The commercial uses at grade are not needed plus the extra 0.3 FSR bonus for partial first floor CRU is a big density increase; the floor to floor height on Level 20 exceeds the Broadway Plan maximum. City Council, given the current direction, would it not be better to Pause the Plan and to turn down this rezoning? Sincerely, Stephen Bohus, BLA	Stephen Bohus	Grandview-Woodland	Appendix A Appendix B

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-12	14:03	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	I am a resident who lives close to 2090 West 1st Ave. I strongly oppose the rezoning of 2090 W 1st Avenue from RM-4 to CD-1 for a 20-storey, 65-meter building on the following facts: 1. Shadow Impact: The proposed building will cast shadows extending 210 meters (700 feet) north at solar noon during winter months—across 1st Ave, York Ave, and nearly 75 meters (approx 250 feet, across several buildings) beyond Cornwall Avenue toward the waterfront. This will SEVERELY impact: First Avenue homes (directly across the street) York Avenue homes (110m north): Complete midday shadowing for 4-6 months annually (October-March) Cornwall Avenue homes (135m north): Significant midday shadowing during the same period Peak impact will be in the winter months when shadows are 6-7 times longer than summer. Quality of Life Impact: Residents on First Avenue, York Ave, and Cornwall will lose critical winter sunlight when it matters most—during Vancouver's darkest, rainiest months. This represents a fundamental degradation of livability for existing residents who moved here (including purchasing homes) with reasonable sunlight expectations under 4-storey zoning. Proportionality: A 20-storey building represents a 400% increase over the previous 4-storey limit. This extreme density jump is disproportionate to neighborhood character and creates an unacceptable precedent. This building would displace many more people than the original building itself, and will lower the property value of homes affected by this building. 2. Traffic: Traffic in this neighborhood is already congested, extremely so in the summer months. This will add considerable traffic and make parking impossible for current residents. 3. Neighborhood Character: This type of building is an extreme departure from the character for this neighborhood, which is valued and cared for by the residents here. This application should be denied to keep zoning to maintain reasonable sunlight access for neighboring properties and livability for people already living here.	Jan Fleming	Kitsilano	

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2025-11-12	14:33	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	The Broadway Plan is crystal clear that non–social-housing developments must be consistent with the existing scale and character of their surroundings. This site is surrounded by 2–6-storey homes and low rise residential, not towers. Section 11.2.1 explicitly defines scale and character consistency as a requirement, not an optional guideline balanced against other objectives. So I’d like staff to clarify: On what basis is a 20-storey tower on a local residential side street considered “consistent with context” under the Broadway Plan? Please cite the specific clause that permits staff to override this condition for a non-social-housing proposal.	Kate Wilson	Kitsilano	

Appendix A



<https://council.vancouver.ca/20180620/documents/pspc3-Presentation.pdf>

