

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-12	17:55	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	I live at 2091 W2nd Ave Vancouver. This CD-1 rezoning application will dramatically change the character of this neighbourhood. It is an imposing structure obliterating views of the north shore mountains. The increase of units will bring congestion to the already narrow streets causing traffic jams and grid lock. The need for parking space already almost non existent will cause cars to circle the blocks many times in the hopes of securing a space. This will increase traffic jams and create an atmosphere of competition and frustration. To control noise from increased population the retail space could not accommodate any businesses that need parking or create noise such as a bar or restaurant. This street is not a commercial street and will only increase foot traffic, thus creating noise, and a need for garbage disposal. This neighbourhood needs affordable housing and a new building will most likely be costly to rent or buy, thus displacing lower income people. The Senakw development not far from this development will bring at least 10, 000 or more people to this neighbourhood. The streets for driving, bicycling and parking will be overwhelmed, Let's wait and see how the Senakw development impacts the neighbourhood before adding additional new skyscrapers. How can this neighbourhood handle this influx of people. What more amenities are going to be available to meet the needs of the influx of people? What school has the capacity to add so many more students? A 20 storey building of this size, will take away any green space that is now there. It is just a matter of time that once a neighbourhood of lower and middle income people will only be available to the rich. Again I state let's wait to see how Senakw impacts this neighbourhood before more skyscrapers and the influx of more people are considered. Focus needs to be on affordable housing not expensive rentals.	Eleanor Lipov	Kitsilano	
2025-11-12	18:21	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	Such a tall building in the heart of Kitsilano will destroy the heritage characteristic of the neighbourhood in addition to causing other potential issues, including traffic, safety, and security.	Rubab Arim		

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-13	16:53	CD-1 Rezoning: 2090 West 1st Avenue	Oppose	To whom it may concern I strongly oppose this rezoning application on several grounds: There has been no plan for infrastructure development to support the planned population growth in Kitsilano. Specifically, there is no elementary school capacity at all in this catchment. Henry Hudson Elementary was just increased by 145 spaces, but was already overcapacity with a waitlist before the increase and is currently reported as at capacity. The Senakw development in this catchment will have 6,000 units by 2029 and no space for any children for elementary education. Approving additional development, such as this new proposal and the multiple others in Kits, is unethical in the absence of concurrent planning for support these new residents. Newly developed areas like Yaletown in the past, and Olympic Village currently, were developed without consideration of education access, forcing families to transport children outside of the catchment for education. This brings me to the next point. Transporting children generally requires cars. This new proposal, like all the others in this region is providing parking for only 46 units of the 176 planned. There will be lots of bicycle parking, but getting kids to school in the morning by bicycle daily is not realistic for most working parents. There isn't enough parking in the building and there is no available street parking already in the neighborhood. The only transit that passes close to this location is the number 2 bus to downtown, so even transporting kids to school by public transportation isn't realistic and again not feasibly practical for working parents. Arbutus street isn't going to have a bus travelling to and from the subway as the street is two narrow at the north end to accommodate a bus. Even with limited capacity for vehicles in the building and people finding parking somewhere else, traffic on First avenue will be chaotic. The street is already alternating courtesy one way, as, with parking on both sides, it is not possible for two cars to pass each other, nor is there even enough room for a car to pass a cyclist going in the same direction. The intersection of Arbutus and First has a small traffic slowing circle that few people seem to know how to use (I like at that corner). It is always a complete guess whether someone is drive straight through or pause before entering the circle. It is unsafe and additional drivers, cyclists and pedestrians will only make this worse. Other issues of concern is the plan for retail space on the first floor. This is a residential community. There is already small grocery stores and coffee shops on Yew between Cornwall and First and no rational need to add further retail spaces such as this one block over. Retail spaces belong on main transit corridors, like 4th Avenue not on every residential city corner. Thank you for considering these very serious issues in your review of this application.	Rona Cheifetz	Kitsilano	