

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-16	15:26	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Thank you for the opportunity to submit comments, they are as follows:</p> <p>I, and pretty well everyone I've ever talked to in the area (Kitsilano) feel that the proposed tall towers do not fit into the area and immediate surroundings at all.</p> <p>The Kitsilano area consists mainly of low rise (4 stories) or less buildings. The residents of this area live here as it has a unique community feel and is one the last neighbourhoods that still has distinctive and historical character. There are already enough areas; the West End, Coal Harbour, False Creek that have towers and to have Kitsilano be absorbed into that kind of density. It would be a tragedy to destroy this area of Kitsilano, once it's done, there's no going back, you will have destroyed it forever. Kitsilano is famous for this unique feel, and rushing more density into this area would dramatically undermine the neighbourhood's uniqueness.</p> <p>I'm yet to meet anyone visiting the area who hasn't commented on the horrible monolithic Senkw towers looming over Vanier Park when they see them for the first time, and only 3 of 11 are built. How the City let this happen is tragic. Vancouver is simply becoming a mediocre, over built, badly planned middle tier city, not the envy of so many jurisdictions.</p> <p>After many years of the City granting homeowners density if they agreed to build or renovate in the character of Kitsilano's Victorian style homes, it seems absurd to be allowing tall, modern buildings into a neighbourhood that has gone to great lengths to have a consistent character.</p> <p>Residents in our area are extremely upset that the City has been very misleading about the "Broadway Plan", calling developments that are nowhere near Broadway. Most people are all for towers in areas with other towers like along Broadway, or other main corridors, but this building will negatively impact the aesthetic of our neighbourhood.</p> <p>If the City's goals are to provide housing, why are you not placing people into all the new buildings that are sitting empty ? The market has tanked and the City should be looking at ways to get people into all of the recently completed buildings around the city.</p> <p>Recently a letter provided by a number of city planning experts was presented (see attached).</p> <p>Many of these people (ie; Ray Spaxman), are world renowned for their visionary approach to city planning and how their expertise has made Vancouver an example of careful long term planning through careful and controlled development.</p> <p>I urge Council to reconsider their rush to densify before the character of many of Vancouver's neighbourhoods and the city's reputation as one of the world's beautiful cities is destroyed. This is already underway by removing protections on view corridors.</p> <p>I also urge Council to review an article in the Jan. 16, 2026 Globe & Mail, titled The big advantage of building small. featuring an interesting interview with the CEO of one of Vancouver's active developers.</p> <p>Sincerely,</p> <p>Mathew Littledale</p> <div></div>	Mathew Littledale	Kitsilano	Attachment 1 Attachment 2

CD-1 Rezoning: 2260-2266 West 2nd Avenue - Oppose

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2026-01-16	17:09	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>I disagree with buildings being torn down to be replaced with a 22 storey building for which below market rents will be more than the tenants are paying now.</p> <p>Development is happening too quickly without attention being paid to preserving the character of our neighbourhoods and the natural beauty of our city.I live in Kitsilano but am concerned this is happening in many neighbourhoods in Vancouver.</p> <p>We live in one of the most beautiful cities in the world and I feel we should be building with respect and appreciation for this instead of blocking views and destroying green spaces.</p> <p>Future generations will thank us.</p>	Catherine Carter	Kitsilano	
2026-01-16	18:52	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>This is the third application for rezoning for a highrise on West Third Ave in the 2200 block. I am opposed. This is like building a concrete wall 21 stories high across the 2200 block West 3rd. it is time the Mayor and City Council took a count of the number of applications for rezoning in the 2100 a 2200 blocks in Kitsilano. Rezoning and highrise development in these two blocks, especially north of Fourth Avenue, will ruin the heart and feel of Kitsilano. You are talking about creating 17 communities . Vancouver has always been a city of communities. That’s what makes it such in a desirable city. What is the point of building new communities and ruining the ones we already have and love. Fourth Avenue is known all over the world and has been since the 1950s and 60s. People come here because of the luxury shopping and incredible variety world class restaurants and to enjoy walking in the comfortable modern urban atmosphere. Now as you walk along Fourth Avenue and look north,at every intersection, you can see mountains, sky water. There is an abundance of light, a feeling of open sky, each street has it’s own flavour of old growth landscaping. It lifts the soul. Putting walls of concrete in front of it will change that feel. There will be no reason for people to come and shop, walk, eat and drink, to enjoy magnificent views, as well as the incredible joy it gives people who call Kitsilano home</p> <p>Don’t make a “ most livable city “unlivable</p>	Llana Lipsbergs	Kitsilano	
2026-01-16	20:29	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>I live in Kits on West 2nd.</p> <p>I am very much against this rezoning.</p> <p>I am very much against the building of a 22 story building.</p> <p>Kits, North of Fourth, is a cozy, low rise neighbourhood.</p> <p>Allowing huge apartment buildings in this area would totally destroy the unique character of this neighbourhood.</p> <p>It would be an eyesore in a otherwise quaint and low-rise neighbourhood.</p> <p>I am very much against it and I thought I would let you know.</p> <p>Building along Broadway is one thing, but reaching down into Kits is just wrong-headed.</p> <p>Thank you for your time in listening.</p>	Michelle Porter	Kitsilano	

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2026-01-16	23:01	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>I vehemently oppose this project. I have many reasons but I'm not sure how many the city will care about or take into consideration. This whole public consultation process feels performative.</p> <ol style="list-style-type: none">1. The new building will look hideous.2. The building is currently beautiful and a wonderful, sturdy place to live. Environmentally, tearing it down makes no sense.3. The current owners do not care about maintaining this building and do a terrible job when they do. I can't imagine them being able to take proper care of one triple the size. I could go on and on about them.4. I've lived here for 13 years and care about my neighbours and the major impact that this insecure housing situation is having on us all.5. The market shows that we have enough expensive rental housing - we do not need more. We need more supportive social housing. This project will only serve the developer and landlord. We hate this.	Julia Seymour	Kitsilano	
2026-01-18	17:50	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Kitsilano presently has a high density of affordable low rise apartments. The Kitsilano community has a unique feel that will be destroyed by adding high-rises. You speak of creating communities, wouldn't it be easier to preserve the communities that you already have rather than trying to create new ones. That area has many wonderful view corridors of English Bay and the mountains, putting in high rises will kill the magic that is Kitsilano. Tourists won't come to see a high rise development.</p>	Gundar Lipsbergs	Kitsilano	

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2026-01-18	19:26	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing as a long-time resident and apartment owner in Kitsilano to express my strong opposition to the proposed 20-story tower development in our neighborhood, which vastly exceeds the current 6-story zoning.</p> <p>This proposal is fundamentally incompatible with our community. Kitsilano’s character is defined by its human-scale buildings, tree-lined streets, heritage homes, and the precious views to the mountains and ocean that drew many of us here. A tower more than three times the zoned height would irreparably damage what makes this neighborhood special.</p> <p>The construction impacts alone would be devastating for our community. A project of this scale would mean years—likely 3-4 years or more—of constant noise pollution from heavy machinery, pile driving, and construction activity starting early each morning. For families with young children trying to nap, work-from-home residents, and anyone seeking peaceful enjoyment of their home, this would be unbearable. Construction dust and air quality concerns would affect everyone nearby, particularly children and those with respiratory conditions.</p> <p>Our neighborhood is home to many young families who chose Kitsilano specifically for its livability and proximity to parks and beaches. These families depend on our local childcare facilities, which are already at capacity. A development adding hundreds of new residents would overwhelm existing childcare options, schools, and playgrounds without any plan to expand these critical services. Where will these children go? How will working parents manage?</p> <p>The infrastructure concerns extend beyond childcare. Our streets are already congested, particularly in summer with beach traffic. The water, sewer, and electrical systems were designed for our current density, as were our local schools and parks. A development of this scale would overwhelm these systems and diminish quality of life for existing residents who have invested in this community.</p> <p>The shadowing impacts cannot be overlooked. Such a tower would cast long shadows over neighboring properties and potentially affect Kitsilano Beach and our parks. These public spaces and the sunlight our homes receive are not luxuries—they are essential to our wellbeing and property values.</p> <p>I recognize Vancouver needs more housing, but this should happen through thoughtful, design, not through spot rezonings that disregard established planning principles and the wellbeing of families already living here.</p> <p>I urge Council to reject this proposal and uphold the existing zoning that our community was built around.</p> <p>Sincerely,</p> <p>Katie Maasik</p> <div></div>	Katie Maasik	Kitsilano	

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2026-01-19	08:31	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>This request for rezoning exemplifies how Vancouver and the Metro area PLANNING HAS FORCED SOME AREAS TO BEAR THE BRUNT OF DEVELOPMENT! THE RENTAL PARTS OF KITSILANO JOINS AREAS SUCH AS MOUNT PLEASANT, YALE TOWN, METRO TOWN. Meanwhile Point Grey (with its 1% vacancy rate) and Champlain Heights with their open spaces, plentiful mini-forests remain free of 'tower threats' or even the low-rise development permits that in Edmonton, in 2025, created 2,350 houses. (G&M 1/14/26)</p> <p>The rush to make our neighborhood unrecognizable is/has been done via construction of high-rise towers in this 'Greenest City', creating neighborhoods that PRODUCE 140% MORE carbon emissions than areas of low-to-mid rise buildings!</p> <p>Our Kits rental neighborhoods have been targeted by city planners/city councils/developers who refuse to assume ethical responsibility for the rise of carbon emissions and resource consumption for generations; emissions that are having negative health effects on the residents of this 'green city'.</p> <p>The rezoning plans that include the demolition of mature low-rise apartment units on West 2nd Ave do not cover environmentally-sound in-construction waste recovery! This is another failure of infrastructure planning associated with neighborhood development to increase rental housing.</p> <p>Reading the proposal it is obvious that City Planning staff and the developers did not fully inform themselves regarding Livable City Building and infrastructure re roads (safety), schools, parks, sewage.</p> <p>The proposal states that Henry Hudson has a low enrollment and will be able to accommodate the influx of elementary age students and Kits Secondary some of the secondary age influx. NOTE: no mention was made of the Senakw towers that will be completed along with the development approved at 1st Avenue and Arbutus, nor the fact that Hudson has traditionally taken the overflow students from other schools in the West End and Yale Town areas.</p> <p>Parks and infrastructure:</p> <p>Who at the City or on the developer's staff investigated the parks intended to accommodate prospective renters? Seaforth Peace Park is veiled in auto emissions and would require fencing to provide safety for children/dogs.; Delamont Park at 7th Avenue, comprises less than one-half a city block and is geared for toddlers. It is used to capacity most days. Connaught Park between 10th and 12th Avenues is used for team sports, but has a great open field for dogs. The Greenway continues to lack simple infrastructure of toilet facilities for families biking with children. Finally: Kits Beach, pool and park is NOT a neighborhood park, but one used by residents from across Vancouver. What does the future hold for it as more and more residents move into the area with no new safety -infrastructure cited?</p> <p>Finally: WHY is transit infrastructure praised for the area? When the underground is finally finished it will provide the same East - West service that the #99, #84, #44 and trolleys provide. THERE IS NO DIRECT NORTH SOUTH TRANSIT SERVICE READILY AVAILABLE WEST OF GRANVILLE STREET!</p> <p>THAT IS WHY MANY SENIOR CITIZENS IN CONTINUE TO OWN CARS. TO GET TO APPOINTMENTS SOUTH OF THE PLANNED DEVELOPMENT ON WEST 2ND AVENUE...requires walking to 13th Avenue at Arbutus to go south; #2 goes west to Macdonald then ONLY to 41st Avenue .</p> <p>THERE IS NO DECENT TRANSIT SERVICE ALONG BURRARD TO 16TH AVENUE! THE #44 IS CREATED TO ACCOMMODATE RIDERS TO UBC NOT TO ANY EVENING TRIPS TO ST PAUL'S HOSPITAL OR OTHER MEDICAL OFFICES.</p> <p>FORGET BRAGGING ABOUT THE WONDERFUL TRANSIT INFRASTRUCTURE TO ANY VANCOUVERITES WISHING TO TRAVEL NORTH OR SOUTH.</p>	Geraldine Patriquin McKee	Kitsilano	