

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-19	20:16	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	New towers will destroy the integrity of the neighbourhood of Kitsilano without addressing the low income housing shortage. Lower profile housing is more in keeping with the population. Many renters have made this their home for years and the impact is enormous for these people on many levels. The design may be good but not on West 2nd.	Doug Seymour		
2026-01-19	21:00	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	This building offers affordable housing in an area, and city, that has very few housing options. If it is removed the residents will be displaced and communities will be broken.	Zoe Le good	Kitsilano	
2026-01-19	21:02	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	I'm really concerned with the high number of buildings being torn down. We are in an affordability crisis. The city needs rental protections and affordable housing. This building IS affordable. And the units that replace it will certainly cost much more. Stop tearing things down and start reinforcing what we have. Stop unhousing vancouverites and start caring about us. I'm so sick of this city's lack of care for anyone who makes less than 100k a year. It's impossible to live in this city.	Montrose Neufeld	Kensington-Cedar Cottage	
2026-01-19	21:04	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	Building a 22-storey tower in the heart of Kitsilano will destroy it as we know it. This will not only create chaos on the already strained traffic surrounding Yew Street and 4th Ave, it will also completely change the look and feel of the Kitsilano neighbourhood that is known for having 2- to 4-storey residential buildings and low-rise walk-up apartments. A 22-storey tower is, by any standard architectural definition, extremely inconsistent with the surrounding context. The proposed development plan has a 157.5% height increase!	Ceylin Ozdemir	Kitsilano	Attachment 1
2026-01-19	21:42	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	This will destroy the beautiful view of Kitsilano.	Tayfun Ozdemir	Kitsilano	
2026-01-19	22:00	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	I oppose the re-zoning of 2260 west 2nd ave to build a tower. Kitsilano is already a fabulous and very densely populated neighbourhood. It works really well. Kits is a perfect example of how density can work in Vancouver. Tearing down affordable rental buildings and displacing lower and middle income earners who have lived in them for years, to put up a tower, only serves to destroy the neighborhood while enriching developers. The roads and amenities in kits are already stretched to maximum capacity. Displacing people and destroying dense neighborhoods like kits is only going to decrease the livability of this city.	No Name ReCollect	Kitsilano	
2026-01-20	07:57	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	This is a residential neighbourhood surrounding by older stock, smaller scale, larger apartments and condos. Considering the extraordinary amount of rental stock delivering in this area with Senakw and Jericho Lands, along with the overflow of additional rental forecasted to complete in the coming years along the Broadway corridor, this building is contributing to the oversupply of rental homes and not solving housing affordability. This is not an issue of density it is an issue of the surrounding infrastructure that is not prepared to support the additional construction and residents (namely parking and traffic issues in this area, highlighting the extremely low parking ratio at Senakw and increasing parking issues in the neighbourhood throughout the year and intensified in the summer months). This project will hinder this communities growth, drowning Kitsilano with inefficient apartment buildings without the appetite or demand from renters or the community.	alexandra Stuart	Kitsilano	
2026-01-20	08:49	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	I oppose the development	Sarah Kim	West End	
2026-01-20	12:57	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	Dear Mayor and Council, I am writing as the owner of a condominium located at 2238 West 2nd Ave. to express my concerns regarding the proposed developments at 2260-2266 West 2nd Ave., 2233 West 3rd Ave., including the proposal at 2268-2280 West 3rd Ave. & 2170 W. 3rd Ave. If you look at	Michael Lee	Kitsilano	

these 4 proposals, the effect is highly negative to our block, I would say much more negatively than other developments affecting a block in the Broadway Plan. For the current proposals on our block, one of the proposals should not be approved and allow for another proposal in another location on the block to come forth in the future to balance out the effect on the properties located to the east of the 2260-2266 West 2nd Ave. proposal.

As for the design, our concerns revolve around the potential impact on the surrounding properties, including ours, in terms of shadowing, reduced privacy due to increased light and noise, and the overall reduction in natural light and direct sunlight. Particularly, the size and proximity of these projects are likely to significantly affect the amount of natural light for the buildings to the east and those across the street from the proposal at 2260-2266 West 2nd Ave. The current designed with the podium to the west, the developer is prioritizing the enjoyment of their property for their residents and their benefit. I don't see any consideration for the neighbouring properties to the east and northeast given the current design.

For our property, the proximity of the proposed buildings to the west raises additional privacy concerns. The increased light and noise from these new buildings would exacerbate the current tunnel effect, leading to more echoing and noise amplification in the alley and between the two buildings to the east and west of the new project. This would notably affect our privacy, as there will be more light pollution and more units with a direct line of sight into our building.

I would like to request that the proposal at 2260-2266 West 2nd Ave. be redesigned so that the main building is moved to the west side of the project and the two-storey podium is moved to the east. This adjustment would help mitigate the impact of shadowing, light, sunlight and noise on the properties to the east and north. At the same time, ensuring appropriate setback between the buildings to ensure future developments for the neighbouring properties as described in the Broadway Plan.

The Broadway Plan policies are designed to ensure adherence to rules that serve various purposes, including maintaining the overall integrity of the neighborhood. Given the proximity of these three projects and their potential impact on light, sunlight, privacy, and noise, I urge the city to evaluate these projects together, particularly from a shadowing and sunlight perspective. Although the project at 2268-2280 West 3rd Ave. is somewhat further away, its size will still impact the surrounding buildings. Though the shadowing might be a lesser issue with this project, looking at it with the other two projects will have a direct impact on the amount of light, shadowing, and sunlight throughout various times of the year. Most people are preoccupied with daylight, however, the impact at night is no less important as it will dramatically change the view of the stars and moon. I encourage the city to conduct a comprehensive shadowing report that includes all three proposals and covers all four seasons of the year, rather than just the two seasons that I was able to find. The current design has a setback for the new property at 24 feet on the east side and 9 feet on the west. Having the development altered on each side to accommodate enough space for future development requirements for neighbouring properties and to ensure optimal privacy and light for neighbours on both the east and west side of the property.

It is specified that new developments should be at least 80 feet apart from one another and should consider the potential for future developments on adjacent properties. However, the proposals at 2233 West 3rd Ave. and 2260-2266 West 2nd Ave. appear to be less than 80 feet away. Furthermore, the current design of the tower may hinder future development on our property and possibly others as required in the Broadway Plan. Since these two projects are proposed by the same developer, Siddoo Properties, I believe these issues should have been addressed before submitting the proposal. I would appreciate it if the city could clarify and address these concerns.

Thank you for considering my concerns and hope that the city will take the necessary steps to address these issues.

Kind regards,

Michael Lee & Wendy MacFarlane

<p>2026-01-20</p>	<p>13:11</p>	<p>CD-1 Rezoning: 2260-2266 West 2nd Avenue</p>	<p>Oppose</p>	<p>We own and live in an apartment in the 4-story building located at 2238 West 2nd. The proposed rezoning of 2260-2266 West 2nd would, if successful, allow the construction of a 23-story building immediately to the west of us. The proposed rezoning of 2233 West 3rd would, if successful, allow the construction of an 18-story building immediately to the south of us across a narrow lane. The proposed rezoning of 2268-2294 West 3rd would, if successful, allow the construction of a 21-story building to the south-west of us. These rezonings have negative impact on our building and livability individually and significant compounding negative impact collectively.</p> <p>Shadow Study: The West 2nd and West 3rd towers together will shade our building from both south and west year-round from 10am onwards. This does not align with the Broadway plans intent for mid to high rise apartment developments to minimize shadowing and overlook impacts on adjacent homes and open space.</p> <ol style="list-style-type: none"> 2233 West 3rd Ave – shadow casted over property year-round 10am-2pm. https://rezoning[.]vancouver[.]ca/applications/2233-w-3rd-ave/revise-shadow-study.pdf 2260-2266 West 2nd Ave – shadow casted over property year-round 2pm onwards. https://rezoning[.]vancouver[.]ca/applications/2260-2266-w-2nd-ave/application-booklet.pdf#page=37 2268-2294 W 3rd Ave – shadow casted over property in Spring and Fall 2pm onwards. https://rezoning[.]vancouver[.]ca/applications/2268-2294-w-3rd-ave-and-1902-1912-vine-st/application-booklet.pdf <p>These towers, collectively, will create a large shadow over many buildings for an extended period of time. From my review of the shadow studies and using 2238 W2nd Ave as an example, this building will be in a shadow from both south and west year-round from 10am onwards almost year-round. A full shadow study of all applications collectively needs to be completed to fully understand the impact of these applications.</p> <p>Infrastructure: Kitsilano, especially North of 4th, can barely handle the current congestion it faces from local visitors on the weekends, tourists and beach traffic during the summer months. Densifying would cause significant congestion and road safety issues in this neighbourhood well beyond its capacity.</p> <p>These steep roads are already a safety issue during the winter months because the city cannot plow/allocate resources to plow the snow on the roads heading south from 4th. Instead, road closure signs are put up preventing access. Now imagine this with 100s of additional vehicles trying to access their homes.</p> <p>Development: There are at least 10 re-zoning applications within 300 meters of our home.</p> <p>I have noted on other applications Q&As, responses state that each development project in the area progresses through various stages at different timelines, making it challenging to predict the overall duration and extent of construction activity within the neighbourhood.</p> <p>Kitsilano will be turned into a construction zone from every direction for years resulting constant noise pollution, road closures, congestion, construction dust and debris and air quality issues. This would be a complete disregard for the quiet enjoyment and quality of life of current Kitsilano residents.</p> <p>Character and Community: Many concerned residents have already voiced their concerns on this. Towers do not belong in this community. This development does not align with the character, community feel, and the unique experience Kitsilano offers to its residents and visitors.</p>	<p>Nav Chohan</p>	<p>Kitsilano</p>	<p>Attachment 1 Attachment 2</p>
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				These towers are eyesores that will destroy this community forever.			
2026-01-20	16:20	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Building towers along the Broadway rapid transit line is one thing but the proliferation of tower development proposals north of 4th Ave is abhorrent.</p> <p>W4th Ave slopes down to W1st and the beach, so a walk from 4th Ave north along any of Maple, Arbutus, Yew or Vine rewards residents and visitors with beautiful views of the water, Stanley Park, open skies and a mountain backdrop. The low-rise residential buildings provide affordable, liveable, human-scale housing and do not block views that should be preserved for all. It makes no sense to ruin this area with towers that are distant from Broadway transit, that are completely inconsistent with local scale and character, will displace residents, increase traffic congestion and parking problems, increase carbon emissions, cause loss of mature tree canopy and gardens, block the light from open skies, cast shadows reaching down beyond Cornwall, strain infrastructure such as schools, parks and sewage, and have a negative impact on the character, charm, liveability and affordability of the area.</p> <p>You cannot make a liveable city by destroying its most liveable neighbourhoods. Please put the brakes on this ill-conceived rush to densify, curb the greed of developers and respect the wants and needs of residents.</p> <p>I strongly OPPOSE this rezoning.</p>	Valerie Porter	Kitsilano	