


Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-20	11:12	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Other	<p>Dear Council,</p> <p>We are the strata council for 2238 West 2nd Avenue, the four-storey building directly east of the proposed 23-storey tower at 2260-2266 West 2nd Avenue and just north of the 18-storey tower proposed at 2233 West 3rd Avenue.</p> <p>We accept that greater density is coming and support adding purpose-built rentals, including below-market units. Our aim with this submission has been to be thoughtful about everyone impacted: current residents, developers, our neighbours, and our future neighbours. To that end we have proposals that we believe beautify the block, avoids picking winners and losers, aligns with the Broadway Plan, and retains the developer’s full rental yield.</p> <p>Key concerns:</p> <p>Privacy &amp; shadowing: Placing a 23-storey wall near our east property line creates direct overlook and long periods of shade for our homes, particularly when combined with the tower at 2233 West 3rd, and the proposal on the corner of Vine and 3rd.</p> <p>Cumulative impact: The same developer is proposing two towers that will box in our small, owner-occupied building on two sides; the effect must be reviewed together, not in isolation.</p> <p>Construction disruption: Consecutive builds could subject our residents and neighbours to many years of noise, dust, and lane closures.</p> <p>Our requests are below. We have done our best to ensure all are consistent with the Broadway Plan.</p> <p>Remove the two-storey podium entirely and centre the tower on the lot. The podium can be replaced with a landscaped setback on both sides. A continuous treeline or layered planting will restore privacy, reduce heat gain, and enhance street character for the public.</p> <p>Centre the tower on the lot to give balanced spacing to both neighbours on the east and west sides of the building and meet the Plan’s transition principles. This also leaves more space for future development.</p> <p>Provide a combined, four-season shadow study using both proposed towers to demonstrate the true daylight impact on existing residents and adjust massing if necessary.</p> <p>Adopt a single construction-management plan for both towers, favouring concurrent construction where feasible, to minimise prolonged disruption while verifying the proponent’s track record and capacity to deliver two adjacent high-rises simultaneously while ensuring strong oversight.</p> <p>These requests are narrowly targeted: they improve privacy, reduce shadow, and add green space without sacrificing a single rental unit or reducing FSR. We believe this is the fairest outcome for the entire block and a practical, policy-aligned adjustment the City can endorse.</p> <p>Thank you for considering our submission.</p> <p>Sincerely,  </p>	Blair Shumlich	Kitsilano	