

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-06	10:30	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	To tall and too ugly. Blocks mountains and view cones. Makes Vancouver just another crappy concrete jungle. Does not fit in with aesthetic of existing, lower-rise, buildings. Should not be taller than 12 story's. Also, where is the ACTUAL affordable housing?	Fiona O'Connell	Fairview	Appendix A
2025-11-11	17:35	CD-1 Rezoning: 2260-2266 West 2nd 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 scrapers 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		
2025-11-12	14:31	CD-1 Rezoning: 2260-2266 West 2nd 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 2-4-storey homes and low rise residential units, not towers. Section 11.2.1 explicitly defines scale and character consistency as a requirement, not as an optional guideline balanced against other objectives. So I'd like staff to clarify: On what basis is a 22-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	
2026-01-09	11:28	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	Kitsilano can barely deal with the amount of traffic that we already have. We have no grocery stores. Our road infrastructure and parking is abysmal in this city. It's takes 30 minutes to drive to west 6th. You have zero plans for increasing the road infrastructure or roadways to an increase the amount of traffic. These kinds of buildings are gonna bring. All the shows is that all the city and the council and the government and the representative care about is to bring in more Foreign money and offshore buying. You're not making it affordable for Canadians. You're pushing out people who have lived in this community for decades out because they won't be able to afford. You're destroying kits. This city and this council and this fucking government is atrocious and you don't care about Canadians you don't care about the middle class you care about giving for money and giving this away to people who don't live in our country. This is the biggest fucking joke since the \$7 billion bike lanes you people put in that nobody fucking uses.	Ashley Barlow	Kitsilano	
2026-01-10	12:04	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	we do not want tall building. three storey and below	JIUCHU SHI	Kitsilano	

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2026-01-10	18:00	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>The biggest issue with ALL developments in kitsilano is that the city is making NO changes to major traffic issues--especially the very dangerous system of two-way traffic lights along much of 4th Ave or the installation of more roundabouts that very few people in Vancouver understand how to use. Being a driver, pedestrian or cyclist in this neighbourhood is terrifying--and that's when it's not raining and dark. VPD does nothing to enforce the many, many drivers who run red lights and stop signs in this part of the city. It's renegade and ridiculous.</p> <p>In addition, so many new permits get issued on the premise that they will have a % of below market rental units. Then, when the building is built, no one from the City verifies this to ensure it's true. It's nothing but lip service and lies. The amount of below market housing in Kits is embarrassing.</p> <p>No need to upload photos--check records for the number of traffic incidents and pedestrian/cyclist injuries.</p>	Margot White	Kitsilano	

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2026-01-11	15:35	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>I have just received a rezoning notification dated January 9 for the above noted property. I am upset to see that we are again considering an application to rezone properties in the 2200 block of West second in Kitsilano. This block between Vine St and Yew St. in Kitsilano has been inundated with applications for rezoning and construction of high-rise buildings from Kitsilano Beach to 16th Ave. This is the heart of Kitsilano. If all these buildings are approved for rezoning you will have destroyed one of the most interesting areas in this city. Since the construction boom, post World War 2, this area of Kitsilano has always had a very high ratio of low rise apartment buildings that made this area of Kitsilano more densely populated than some. It did, however, create a neighborhood of variable ethnicities and a comfortable urban nature, while leaving the magnificent views that this city is known for worldwide.</p> <p>The 4th Ave intersections as well as the lanes between the beginning of our world class, retail corridor between Arbutus and Balsam streets are now packed with traffic all day every day with at least 7 transit routes, cars (both neighborhood owned and incoming traffic to the neighborhood,) rental cars, taxis, and a huge number of delivery trucks for these Luxury Brand and small business retail concerns. This is especially true for the intersections bordering the 2200 block which is between 4th and Yew and 4th and Vine.</p> <p>The north end of this 2200 block empties out onto an intersection crossing Cornwall Street at exactly the main entrance to Kitsilano beach which is already a major traffic route. Any more high-rise buildings in the W 2200 block or in any blocks north of 6th ave between Vine st and Yew St. will destroy this neighborhood feel and it's heavily trafficked retail area.</p> <p>People come to live and arrive to shop because it is a beautiful area from every corner from, what retail marketing calls "the rise" at 4th Avenue between Yew and Vine St because it feels comfortably urban to shop and live where there is light and view of water and mountains when you arrive at each corner and look north. To fill this area with more and more high rises will eliminate not only the view, but the light, the feel and a reason for people to live or visit here at all. I include to live here because the rents in these proposed new highrises are not affordable for the average person.</p> <p>If developers can't build a building that is affordable to buy with large enough apartments for working people and families to live comfortably then they should come up with other plans or build elsewhere in this great province of British Columbia. Kitsilano does not exist to give developers a way to make money. It has always been a residential area that was well planned and enjoyable to live in every day. Light and old growth landscaping, the security of the mountains and sea. The walkability of it's tree line streets, beaches, foot and bike paths. The very idea that we should return to allowing offshore investment so that developers can make money is totally backward to the original idea of providing homes for Canadians.</p> <p>Times are changing very rapidly. We must think even more carefully about how we move forward. We must always continue to progress. But we have to logically look at what we're destroying if we just decide to build upward and stuff more and more density in a city with four definite boundaries to its area but naturally stops outward growth.</p> <p>Vancouver has always been a city of communities bonded together. Council has talked recently about creating 17 new communities. Don't forget the old ones that exist. Don't destroy them with over density of population that cannot possibly pay for the infrastructure to keep them viable. Vancouver is a small city in area with a very, very big heart and soul.</p> <p>Vancouver needs light and air and a comfortable atmosphere to have any chance to provide a good living environment?</p> <p>Please don't allow this and ruin one of the world's most livable cities to create an unlivable city.</p> <p>L Lipsbergs Kitsilano</p>	Llana Lipsbergs	Kitsilano	

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2026-01-12	18:29	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>There is no space for high-rises in kitsilano. It has a culture and history of being the coziest neighborhood before going downtown. It is not to transform it in an extension of downtown.</p>	Alex Nouvelot	Kitsilano	
2026-01-13	15:00	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>We own and live in an apartment in a 4 story building at 2238 West 2nd. The proposed rezoning of 2260 to 2266 West 2 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 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 construction of an 21 story building</p> <p>These three proposed high rise buildings would have the net effect of having our apartment in shadow most of the day, most days of the year, blocking off light from both the south and the west. This is confirmed by the shadow analysis. See below:</p> <p>image.png</p> <p>It is important to look at the three developments together, and the three rezoning applications together to consider their net effects on one another and on existing residents.</p> <p>Stan and Jean Lubin</p>	Stan and Jean Lubin	Kitsilano	Appendix B
2026-01-13	15:49	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>1) The height is excessive for this neighbourhood that is predominantly low to midrise.</p> <p>2) Kits community would forever change from a "village" atmosphere to one of just another high rise area of downtown. The COV proposed several "villages" within Vancouver to protect and grow-- why destroy one that actually exists????</p> <p>3) why not 4-6 story?</p> <p>4) its also a form of RENOVICTION which ironically is now endorsed by City staff (and even the Provincial government!).</p> <p>5) Current stats also show that population growth is reversing and rental demand is dropping.</p>	Cameron Wallace	Kitsilano	
2026-01-13	19:34	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Density is a commendable goal but these towers above 6 stories should be on 3rd Ave or south of 3rd Ave, not below the crest of the hill - i.e. north of 3rd Ave. down toward Cornwall.</p> <p>Further, the traffic leaving the alleyways and going up and down Yew Street is already unsafe with the current density. Adding 176 units with upwards of 300 people and many more cars on this steep hill will exacerbate the safety issues.</p> <p>Of course, the safety issues could be avoided if the City creates traffic calmed streets similar to the West End. Thank you!</p>	Taylor Topliss	Kitsilano	
2026-01-13	22:45	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Out of line with the character of the neighbourhood and will definitely create major shadow concerns. Strongly oppose this project and others like it on 2nd Ave.</p> <p>While I do not live in this area, I am a realtor and have heard significant concerns from my clients in this area, which full-heartedly agree with. It's no less than insanity to consider this approval!</p>	Elliot Funt	I do not live in Vancouver	
2026-01-14	09:17	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	I strongly oppose for changing this area!	Cindy Beamont	Kitsilano	

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2026-01-15	09:48	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	5 STOREY TALL IS ENOUGH. 22 STOREY IS TRIPLING. HORRIBLE.	H S	Kitsilano	
2026-01-15	10:01	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>Do the people making these proposals live in the community? Do they understand what makes Kits such a special place to live?</p> <p>Based on the proposals it is clear that they don't, and/or don't care. To me, Kits is about community, a connection to nature, and a reprise from the hustle and bustle of the city.</p> <p>In what world does sandwiching a 17 storey building into a space that is becoming ever more crowded a well thought out approach?</p> <p>If you look around at all the latest buildings in the area, they are between 6-8 floors INTEGRATING themselves into the spaces they reside. Understanding that more is not always better.</p> <p>If you take a look at the tallest building in this area, they are only 10-12 floors high. Why do they work? How could they improve? One could argue NOT by putting them in less space and making them 50% taller.</p> <p>Kits is a pretty special community to the people that live here, let's not try not to inundate it with the least liked parts of city life. Please?</p>	Ryan D	Kitsilano	
2026-01-15	15:43	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	22 storeys is out of keeping with character of neighborhood and surrounding buildings. Question west 2nd being part of the Broadway corridor. Protect the character of kitsilano and keep highrises out.	Martha Barton	Kitsilano	

Appendix A

To tall and too ugly. Blocks mountains and view cones. Makes Vancouver just another crappy concrete jungle. Does not fit in with aesthetic of existing, lower-rise, buildings. Should not be taller than 12 story's.

Also, where is the ACTUAL affordable housing?

Appendix B

