

CD-1 Rezoning: 2233 West 3rd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-16	20:27	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>I live in Kits on West 2nd. I am very much against this rezoning. I am very much against the building of a 17 story building.</p> <p>Kits, North of Fourth, is a cozy, low rise neighbourhood. 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. 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. Thank you for your time in listening.</p>	Michelle Porter	Kitsilano	
2026-01-16	21:58	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>I oppose the rezoning application for a highrise tower at 2233 W 3rd. There are already highrises being considered on the Safeway property along Vine St at 2300 block W 4 to W 3rd, another on W2nd in the 2200 block as well as on 2200 block of W 1st. As well 2 on W 6th and 2 on W 8th on the 2200 and 2300 W 8 th. This is only a tiny area. Enough is enough. You are ruining the heart and soul of this city.</p> <p>Vancouver has four distinct borders. It is a small city. We cannot take the brunt of over population for the rest of the province.</p>	Llana Lipsbergs		

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2026-01-18	14:02	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>The developers of this project (CD 1 rezoning 2233 W 3rd Ave) sought (1) from the Director of Planning consideration for permission to build a 'tower' on a site with a frontage smaller than 150 ft. re the Bdway Plan; and (2) on December 10, 2025 a Developer Relief Package that provides the developer with temporary benefits. Both requests were granted!!!!</p> <p>Considering the negative fiscal conditions across the Van Metro area for builders/developers AND this Developer Relief Package request I have to ask City Council and City Planning Staff IF the developer who is requesting rezoning for back-to-back towers on the 2200 blocks of West 3rd and 2nd Avenues, HAS THE FINANCIAL CAPITAL TO UNDERTAKE NUMEROUSE PROJECTS (see the proposal for more rezoning by this developer at Vine & 2nd Ave) AND SEE THEM CONSTRUCTED ACCORDING TO CODE, COMPLETED W/O REQUIRING BMR ADJUSTMENTS, OR LEFT UNFINISHED?? My understanding is that the DCLs are intended to support developers/builders in 'tight economic times'.</p> <p>I live in this area and am aware of this developer owning approximately 16 properties in these few blocks. This in addition to metro-wide properties. However, it is the PATTERN OF OWNERSHIP of mature walk-ups IN THIS RENTAL PART OF KITSILO EARLY IN THE YEARS OF BROADWAY PLAN & VANC. PLANNING THAT CAUSES ME TO ASK JUST HOW INVOLVED WAS THE DEVELOPER WITH THE VARIOUS MAYORS/CITY COUNCILS/CITY PLANNING STAFFS TO OWN SUCH CRITICAL PARTS OF THIS UNIQUE RENTAL NEIGHBORHOOD? WITH THE AIM TO DESTROY THE CULTURE AND ECONOMIC STANDARDS OF THIS 'GREENIST CITY' FOR THEIR PROFITS????</p> <p>Considering that one of the stated reasons for building more rentals in POINT GREY/KITSILANO area is the 1% vacancy rate I have yet another question??? WHY IS THIS STRIP OF RENTALS IN KITS (NOT IN POINT GREY) BEARING THE BRUNT OF THE DESTRUCTION OF OUR NEIGHBORHOOD VIA TOWER CONSTRUCTION AND MAKING IT UNRECOGNIZABLE TO RESIDENTS RETURNING AFTER TIME AWAY??</p>	Gerri McKee	Kitsilano	

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2026-01-18	17:33	CD-1 Rezoning: 2233 West 3rd 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

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2026-01-18	17:55	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	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.	Gundar Lipsbergs	Kitsilano	

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2026-01-18	19:23	CD-1 Rezoning: 2233 West 3rd 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	09:59	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	Building is too large and will create traffic congestion in an already trafficked area. This will greatly impact parking for the existing residents as well.	Jessica Timberlake	Kitsilano	