

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-19	18:16	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	I live up the street at the corner of 4th and yew and this rezoning application is just 2 streets over. The neighbourhood is not built for this, third street already has thin roads that is used by dozens of vehicles for street parking. This will force dozens upon dozens of people to have to relocate for years. Additionally, this will ruin the landscape of the neighbourhood. This neighbourhood consists of mostly low rise buildings (5 floors or less) and aiming to rezone to put a 17-storey building will have this building stick out like a sore thumb. People move to Kitsilano to get away from the high rises we have in downtown Vancouver, we want to be able to see the mountains, see the coast, see the city from our neighbourhood but putting a 17-storey building will ruin that as it would only be the beginning. Next they'd have 20+ storey buildings and this once beautiful neighbourhood will turn into just another pocket of tall apartment buildings with apartments that are like shoe boxes just so that developers can feed their greed and make more money. Pushing people out of this beautiful neighbourhood just to fill their pockets. It is horrendous that anyone in our council would even think that this is a good idea. Furthermore, anyone on the council that does support this, I'd love to hear about the relationships they share with these potential developers and see how much their pockets are also getting lined to green light this preposterous proposal.	Matteo Piazza	Kitsilano	
2026-01-19	18:17	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	It hurts to walk through the beautiful streets of Kitsilano and see the increasing number of rezoning applications, primarily for skyscraper buildings that will benefit contractors and those that run the city more than the people living in it. I understand that revamping the area is a natural progression, but building a 17 storey building to an area that people love for being exactly the opposite of that is not the way to go about it. Nor what the people who walk these streets want it to be. We love Kitsilano, I love Kitsilano and want to continue to be able to walk out my apartment and look down the street to see the beautiful view of the beach and the mountains, and not tall buildings filled with shoebox apartments. If you're going to restructure, keep the building stories as they are. Don't ruin other peoples views from buildings they've lived in for decades. Preserve the beauty of this area.	Gosia Bednarski	Kitsilano	
2026-01-19	21:09	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	Building a 17-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 17-storey tower is, by any standard architectural definition, extremely inconsistent with the surrounding context. The proposed development plan has a 90.9% height increase! This is not even the only one but there will be another 22-storey one that is proposed to be built just across from it. The two towers together will cast enormous shadows around them as all the residential buildings surrounding them are much smaller. This will have significant negative impact on the residents living around it and the entire community.	Ceylin Ozdemir	Kitsilano	Attachment 1
2026-01-19	21:44	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	This will destroy the beautiful view of Kitsilano.	Tayfun Ozdemir	Kitsilano	
2026-01-20	11:59	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	No to rezone	Connie Hardie	Kitsilano	
2026-01-20	12:59	CD-1 Rezoning: 2233 West 3rd 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 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.	Michael Lee	Kitsilano	

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

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2026-01-20	13:12	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<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>These towers are eyesores that will destroy this community forever.</p>	Nav Chohan	Kitsilano	Attachment 1 Attachment 2

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2026-01-20	16:24	CD-1 Rezoning: 2233 West 3rd 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	