

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-21	12:36	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>I received the January 9 rezoning notice for the 2200 block of West 2nd Avenue and strongly oppose it.</p> <p>This stretch between Vine and Yew is the heart of Kitsilano. It has already been flooded with rezoning applications and proposals for high-rise buildings from Kits Beach to 16th Avenue. Approving more towers here would permanently damage one of Vancouver’s most livable, human-scale neighbourhoods.</p> <p>This area was built around low-rise density that supported a diverse, walkable community while preserving light, views, and character. Today, the surrounding intersections—especially at 4th and Vine and 4th and Yew—are already overwhelmed with traffic, transit, delivery trucks, and beach access congestion. The north end of this block feeds directly into Cornwall at the main entrance to Kits Beach. Adding high-rise density here is irresponsible.</p> <p>People live, shop, and visit this area because it feels open, livable, and connected to light, water, and mountains. High-rises will erase that—along with affordability. These buildings are not designed for working people or families, and they do nothing to address real housing needs.</p> <p>Kitsilano is not a profit zone for developers. It is an established residential community that depends on light, air, walkability, and scale. Over-densifying it will destroy what makes it viable in the first place.</p> <p>Please do not approve this rezoning. Progress should not come at the cost of dismantling one of the city’s most important neighbourhoods.</p> <p>Thank you, Adam Bogoch</p>	Adam Bogoch	Kitsilano	
2026-01-22	11:53	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>Please see document enclosed (PDF).</p> <p>Thank you kindly, Jeffrey Wynne</p>	Jeffrey Wynne	Fairview	Appendix A

Appendix A

Mayor and Council
City of Vancouver
453 West 12th Ave.
Vancouver, BC V5Y 1V4

January 21, 2026

Dear Mayor and Council,

I am writing to express my opposition to the *2233 W 3rd Avenue Rezoning Application*.

In particular, my position is informed by growing concerns about the potential loss of rental housing in the Broadway Plan Corridor and alarm over the rapidly increasing number of redevelopment proposals on existing rental buildings, as well as myriad other urban planning concerns. Under the current conditions and regulatory framework, I cannot support the proposed zoning changes.

In the past, I was strongly supportive of the emerging Broadway Plan, hopeful at the prospect of vibrant new growth implemented thoughtfully with broad community consensus in a socially sustainable and well-organized way.

Instead, things are fast going off the rails with what seems like a frantic, chaotic approach toward the corridor's urban planning; high numbers of apartment buildings slated for rezoning at rapid pace; and rising concerns about the economic feasibility and social sustainability of the current plan. As a low-income renter with disabilities who lives in the area, I am extremely concerned.

My original understanding of the Broadway Plan was that it was supposed to preserve existing rental apartment buildings until an adequate supply of new housing is built. This would entail directing new tower construction to areas with less displacement impact, focusing on low-density properties such as single family homes, parking lots, or under-utilized commercial spaces. Only then, years later, would existing apartment buildings start getting replaced in a gradual and orderly process.

Instead, it appears that our existing rental apartment stock is at imminent risk. I am deeply troubled by reports of rampant property value speculation in the corridor, and concerns raised by urban planning experts over the realistic implementation of protections for displaced tenants.

In many ways, the current state of the Broadway rezoning plan appears to be an attempt to cram the majority of new housing and commercial development into a relatively small, geographically restricted area of the city instead of taking a more balanced, city-wide approach that would require rezoning of large tracts of single-family home neighborhoods.

Rather than being treated as a unique generational opportunity to plan for long-term densification and community growth associated with Skytrain expansion, the Broadway Corridor Plan has mutated into a cynical attempt to constrict development in ways defined by regulatory convenience and a politics of expediency, instead of prioritizing the well-being of Broadway Corridor residents.

Instead of taking a comprehensive approach that integrates densification across the entire city, with care taken to apply best practices of sustainable growth, the plan shunts the impacts into one area – one that is largely lower-income – with little regard for the long-term social and urban planning consequences, particularly risk of mass displacement and loss of affordable rental housing.

Other urban planning concerns include transit system capacity, traffic issues, parking, cycling and walking infrastructure, access to green space, community cohesion, architectural variation, spatial diversity, and many other considerations associated with sustainable densification. Right now, the plan risks embarking on a one-size-fits-all, cookie-cutter approach to urban design that many planning experts warn could be a recipe for disaster with decades of adverse impacts to follow.

Even developers and construction companies are sharing concerns over economic aspects of the plan, highlighting the reality that many of these new, ultra-dense developments may be unprofitable to build for a variety of reasons. Many of the root causes for unprofitability in the rental construction industry, including decades of federal disinvestment in affordable housing, remain unaddressed. Setting aside the tensions that can exist between developers and tenants worried about displacement, the construction industry must be part of the solution. Without in-depth consideration of their perspectives, this too appears to be a failure point of the current plan.

Vancouver desperately needs new affordable housing, and I support high density construction within the Broadway Corridor. Cities change, and unless we wish to stop growing, Vancouver will inevitably transform into a much larger urban centre. Personally, I would love to see my area eventually grow to become a new downtown with plentiful housing and a vibrant sense of community.

Yet demolishing our existing apartment buildings will create a mass displacement crisis. The existing apartment buildings are precisely the type of housing we need to preserve right now. We cannot afford to lose our existing rental supply – our homes – which is the exact opposite of what I had hoped the new Broadway Plan would promise – new housing, not mass displacement. It's time to reassess.

Sincerely,

Jeffrey Wynne

