

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-06	10:31	CD-1 Rezoning: 2233 West 3rd 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	<a href="#">Appendix A</a>
2025-11-11	17:36	CD-1 Rezoning: 2233 West 3rd 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	Kitsilano	
2025-11-11	20:52	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	We absolutely and completely oppose this re-zoning. This gigantic tower in a low-rise neighbourhood is a nightmare for all the neighbours. Please keep these oversized towers to the broadway plan and stop trying to expand into other well-functioning neighbourhoods. These huge towers are not the housing solutions families want. This is driven by greed and not what the people of Vancouver actually need. You will drive out the people who love this neighbourhood and be left with empty small apartments that no one can afford. Are you not analyzing that tiny condos in huge towers are not selling? PLEASE DON'T DO THIS.	Alison Mazurek	Kitsilano	
2025-11-27	20:30	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	Please stop bringing more people into my city!	John Morgan	Kitsilano	
2026-01-09	12:57	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	There are way too many of these enormous buildings going up in this area, please make it stop! Please don't ruin this neighbourhood and displace the people already living in the buildings you are trying to demolish.	Tessa Carry	Kitsilano	
2026-01-09	13:58	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	How can the City Council justify such a radical redevelopment of North Kitsilano when rental vacancies across the city are at a 38-year high? As of December 2025 vacancy rates in purpose-built rentals reached 3.7%, the highest level since 1988, and rent growth is at a two-decade low (CMHC 2025 report). This proposed tower - and others in the 'North of 4th' sector - is disproportionate to the needs and culture of this neighbourhood. 31 long-term rent protected units will be lost in favour of only 26 'below market rate' units, how does the City Council rationalise this? Residents choose neighborhoods like this because they are fundamentally different to typical city living - because there is open sky, extensive tree canopy & limited commercial expansion. I fail to see the value in these plans and believe the only beneficiary in such projects is the developer. It is certainly not the current tenants facing displacement, the City or existing neighbourhood residents.	Llinos Thomas	Kitsilano	
2026-01-10	12:05	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	we do not want tall building. three storey and below	JIUCHU SHI	Kitsilano	
2026-01-12	11:34	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	Dear Sirs:  I am opposed to the rezoning and any further development at 2233 West 3rd Ave. This will cause months of noise right across from my apartment the lower the value of my property.  David MacIntosh [REDACTED] Vancouver B.C. V6K 1L4	David MacIntosh	Kitsilano	

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2026-01-12	18:27	CD-1 Rezoning: 2233 West 3rd 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	15:44	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>We own and live in an apartment in a 4 story building at [REDACTED]. 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>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	<a href="#">Appendix B</a>
2026-01-13	15:47	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>1) The height is excessive for this neighbourhood that is predominantly low to midrise.      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????      3) why not 4-6 story?      4) its also a form of RENOVICKTION which ironically is now endorsed by City staff (and even the Provincial government!).      5) Current stats also show that population growth is reversing and rental demand is dropping...so</p>	Cameron Wallace	Kitsilano	
2026-01-13	22:09	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>Why is this being rezoned to CD-1 as opposed to R5-1, R5-3, or R5-4 with a variance? It seems that all the specifications but the site area and the minimum site frontage would be allowed under any of those schedules. The site frontage variance should be allowed if the criteria under page 84 in the Broadway Plan are properly fulfilled. A variance for the site area would've also likely been granted given the lower height of the building, as the area difference between the minimum and the current site only differs by about 9%.</p> <p>Requesting a variance on top of a rezoning request to R5-1, R5-3, or R5-4 seems like it should've be preferential for the city. Another CD-1 schedule only makes it harder to discern and account for the contents of the lot for analysts and laymen. It will also constrain future development to a non-standard schedule. Also, I don't think the city should be looking to use CD-1 zoning for such a mundane use. Seems like a lot of work for something a variance could've done. Plus, the public has no idea what's going into this new CD-1 schedule.</p>	Chris Artzoglu	Kitsilano	
2026-01-14	08:41	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>This tower and the tower on west second do not come close to existing buildings in height, shadowing, parking requirements, view blockage and density. The CoV seems to have zero regard for any local existing building bylaws. Blanket bylaws for all the city regardless of neighborhood needs and meetings. Evicting tenants from affordable housing while promising new 350 sq.ft closets for \$2500/month as replacements. Oh and if the developer cries loud enough the city will provide bail outs at the expense of us the tax payer. The CoV does not have a planning department any longer just a development department. Forget about neighborhoods and people and destroy this city with Godzilla concrete towers !</p>	John Snyder	Kitsilano	

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2026-01-14	15:59	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	Too high. More affordable housing. Higher taxes for empty homes and foreign buyers.	Ash B		
2026-01-15	10:02	CD-1 Rezoning: 2233 West 3rd 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 22 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	

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2026-01-15	14:37	CD-1 Rezoning: 2233 West 3rd Avenue	Oppose	<p>I strongly oppose this zoning amendment for the following reasons:</p> <p>1. Population density: West 4th between Yew and Vine is heavily populated with shoppers, tourists and parked and moving cars at all times of the year, especially weekends and summer. This project would increase congestion in the area.</p> <p>2. Ruining the essence of this area: This area, north of 4th, between Maple and Vine, is universally recognized as the jewel of Vancouver. It attracts visitors throughout the year due to the fabulous mountain views and proximity to the waterfront with access to beaches, water sports activities, tennis courts, parks, swimming pool and Seabus access to Granville Island. When the Arbutus station is completed families with young children and young adults will be able to access this area without cars on the Skytrain, coming from places such as Burnaby and South Vancouver where they would be surrounded with Skyscrapers. With this rezoning you would be ruining their whole experience of coming to a beautiful part of the city, as when they walk down Arbutus to the sea they will be confronted with Skyscrapers again instead of beautiful mountain and sea views and relaxing atmosphere. Think of the general population rather than the property developers.</p> <p>3. Highrises should not be permitted North of 4th between Maple and Vine for all the reasons above, and because there is a significant rise in topography. This would make any building, particularly the highrise planned at 2233 West 3rd, much more prominent. Once one highrise in the area goes up others will follow, unless the rezoning stops. There are so many other areas of the city which would be much more appropriate for highrises, eg. there are blocks and blocks of streets lined by old 3 story buildings with no outstanding views. That's where taller buildings to help the housing problem should be built. No one will appreciate the City spoiling the beautiful part of Kitsilano, which is north of 4th between Maple and Vine.</p> <p>4. Re 20% of floor area allocated to below market rental units. This is ridiculous. Why should a person who cannot afford to pay market rent be subsidized to live in the best part of town? If I lived in London U.K I would not expect to live in the best, eg. Belgravia or Knightsbridge, if I needed financial assistance to do so. I would be only too grateful and content to live in a less « désirable » neighbourhood. Also, there are no « budget » stores in this area. Most are fairly « up market » which would not be helpful for this group.</p>	Fiona Barratt	Kitsilano	

## Appendix A

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