

Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-06-27	10:25	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Hello, I would like to share my concerns about accessibility and inclusion in community planning and development in this area. I often feel that public spaces and facilities are not fully designed to support people with disabilities, and this can create a sense of exclusion. While there are community spaces for seniors, children, and families, I feel there is still a need for more inclusive centres that are fully accessible and welcoming for both people with disabilities and those without disabilities. I am sometimes frustrated because it feels like accessibility needs are not always fully considered in local planning. I believe that everyone in the community should have equal access to safe, supportive, and inclusive spaces. I am respectfully asking for improved accessibility planning and the removal of barriers so that all people can participate fully in community life.	Natalie Ming		
2026-07-04	17:53	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	We moved away from Kitsilano bc of the chaos and noise and densification, to the east side to actually live in a quiet neighborhood. I understand the need to density areas but not charming neighborhoods. Knight and 33rd defn needs improvement and the community center to add some vibrancy to that area plus it's a super busy area but not the surrounding community. The houses and parks are what make this area so special and endearing.	Rachelle Grace	Kensington-Cedar Cottage	
2026-07-05	19:50	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I oppose this reasoning for the following reasons. 1. Individual impact for a family of 4. The tax increase for these village properties changing from R1 zoning to C2E is going to be devastating to seniors, young families and quite frankly anyone living in these zones. The 2025 Tax Rates (per \$1,000 of assessed value) between R1 and C2E: The difference between the two rates is approximately \$8.02 per \$1,000 of assessed value (0.80224%). For example, on a property assessed at \$1,500,000: An R1 (Residential) property would pay about \$4,667 in property taxes. A C-2E property would pay about \$16,701 in property taxes. This would increase our tax to 40000 a year and we cannot afford. The whole process makes me feel that the carpet under our feet has been pulled. Other reasons include the following. Tax is just but 1 of the many implications of the new Village zoning -Resale values decline (unless to a land assembly developer) -Forced land assembly -Tree canopy loss/clear cutting - reduce single family home FSR - no laneway builds - no parking space requirements so massive street congestion - lack of privacy - insurance premiums increase Specific ask: provide us an option of tax increments not affecting this re- zoning for individual families. Thank you	Sandesh Shivananda	Dunbar-Southlands	
2026-07-07	21:20	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I am writing to express my opposition to the proposed amendments to the Official Development Plan (ODP) and the rezoning application for this site. As a nearby commercial property owner, I recognize that Vancouver faces housing challenges and that redevelopment will occur over time. However, I do not believe this proposal represents appropriate planning for this location, and I am concerned that it	Ruby T		

			exceeds the vision established through the City’s adopted policies. My primary concern is that the proposal requires changing the Generalized Land Use (GLU) designation from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2 because the proposed height and density exceed what was originally anticipated under the current ODP. An Official Development Plan is intended to provide certainty and predictability for residents, businesses, developers, and property owners. If Council is prepared to approve developments that substantially exceed the adopted plan, it raises questions about the value and reliability of the City’s long-term planning framework. Approving this application may also establish a precedent for future rezonings that seek similar increases in height and density beyond the adopted policy. If Council believes significantly greater density is appropriate for this neighbourhood, that discussion should occur through a comprehensive planning review with meaningful public consultation, rather than through individual site-specific amendments. I am also concerned about the overall scale of the proposal. Four towers reaching up to 28 storeys and approximately 97 metres in height represent a substantial change to the neighbourhood. The massing, height, and intensity of development appear disproportionate when compared with the surrounding area. I question whether a project of this scale provides an appropriate transition between existing neighbourhoods and a higher-density urban form. The proposed development would add approximately 863 rental homes together with commercial space, a childcare facility, a social service centre, and other uses. This represents a significant increase in population and activity. Before approving a development of this magnitude, Council should ensure that existing infrastructure can adequately support this growth. Specifically, I would like Council to carefully evaluate: * The capacity of nearby roads and intersections to accommodate increased vehicle traffic. * The impact on transit services, which are already heavily used during peak periods. * Whether there is sufficient school capacity, parks, community facilities, utilities, and public services to serve the additional population. * Whether emergency services, including police, fire, and ambulance resources, will remain adequate as neighbourhood density increases. As a nearby commercial property owner, I am particularly concerned about traffic, parking, and business impacts. Increased congestion may make it more difficult for customers to access existing businesses. Delivery vehicles, service vehicles, and customer parking may become more challenging, affecting the viability of local commercial properties that have invested in this neighbourhood for many years. The construction phase is another significant concern. A project of this size will likely require several years of construction activity. During that period, nearby businesses may experience reduced customer access, sidewalk and lane closures, increased truck traffic, construction noise, dust, and disruptions to deliveries. I ask Council to consider whether adequate mitigation measures have been developed to minimize these impacts on existing businesses. I am also concerned about pedestrian and public safety. A substantial increase in residents, visitors, customers, and service vehicles will increase activity throughout the area. Council should ensure that sufficient planning has been completed regarding traffic safety, pedestrian crossings, lighting, streetscape improvements, emergency access, and overall public safety before approving a development of this scale.		
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2026-07-08	15:01	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Many residents in my neighbourhood near 33rd & Fraser only received information about the plan within the last 2–4 weeks. For many, it was the first time they had heard about it, and there are still many unanswered questions about how it could affect our community. Holding this process during summer vacation and while many people are focused on the World Cup finals makes meaningful public participation much more difficult. My issues are the following: New zoning within village areas allowing 3-storey townhouses and 4–6-storey apartments/multiplexes. No neighbourhood-specific planning for building design and how new development affects adjacent homes. No mandatory protections for mature trees. No minimum parking requirements. No requirement that new housing include affordable rental units. No guaranteed infrastructure upgrades, additional green space, or transportation improvements to match increased density. On my street, East 33rd Avenue, it is already heavily congested during the school year. Some residents are asking how roads, schools, parks, utilities, and other infrastructure will keep pace with the proposed growth. The plan also requires that properties on designated busy streets like East 33rd redevelop into mixed-use buildings with commercial space at street level and housing above. Purely residential development is not allowed. 750 properties are affected throughout the city. Changes to the footprint of these properties are forbidden and sales will be "as is" or “for development” once the plan is approved. Not even a deck can be added.	Chris Cheuk	Kensington-Cedar Cottage	
2026-07-08	15:29	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	It's affecting traffic and safety in our area. I strongly oppose it. Yu Xian Li	Yu Xian Li	Renfrew-Collingwood	

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2026-07-09	16:12	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I vehemently oppose this amendment. As well, I oppose all city monies being used to subsidize this property. This new zoning amendment goes well beyond the initial proposal for this site. I live on the 2300 block of 33rd Ave - just behind/adjacent to the site - and the site and its additional traffic, noise, and lack of sunlight is going directly impact my life and my home. As well, it is going to stifle livability for all homes near this site, with no compensation for property values being provided to homeowners.	Denise Ferreira		
2026-07-09	20:33	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I am a proud 4th generation Vancouverite. I love this city It is in my soul. Everything is in place for a calm and enriching life. The magnificent large tree not only give us clean air and some shade on sunny days they almost become friends. I see no reason to destroy something that works. We have a few coffee shops and grocery stores a short walk from our home. It is all we need.	Sheila Smeaton	Dunbar-Southlands	
2026-07-09	22:40	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Can some units be sold, instead of being all rental units, at a price which is less than market rate and targets first-time buyers please?	Edward Fung	Kensington-Cedar Cottage	
2026-07-09	23:51	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	1. The proposal exceeds the planned height and density for this area and requires amendments to the Official Development Plan. 2. Four 28-storey towers are out of scale with the surrounding neighbourhood and may set an undesirable precedent. 3. 863 additional units will increase traffic congestion, parking pressure, and demand on existing infrastructure. 4. The height of the towers will create significant shadowing and privacy impacts on nearby homes. 5. Years of construction will cause noise, dust, traffic disruption, and inconvenience for residents.	Steven Zhou	Kensington-Cedar Cottage	
2026-07-10	10:35	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	1. will this cause my property to decrease/ Increase in value as well as property Taxes 2. How do you plan to deal with the area already parking problems realizing the development will have parking Incorporated already in their plan 3. Does the development have plans for Schools parks police medical the list can go on all of which are full already 4. Are all 823 units RENTAL only? Meaning a very transient community with no real commitment to the area 5. 4 towers are to many for area plan 6. Is the development privately owned Offshore, or city of VCR	Joe Diack	Renfrew-Collingwood	

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2026-07-10	15:16	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Subject: Formal Objection to Rezoning Application: 2396-2400 Kingsway and 2441-2493 E 33rd Ave Dear Vancouver City Council and Planning Department, I am writing to formally log my strong opposition to the proposed rezoning application for 2396-2400 Kingsway and 2441-2493 E 33rd Ave. While I recognize the ongoing need for housing in our city, the current proposal represents a severe overdevelopment that ignores the existing infrastructure limitations of our neighborhood. My objections are centered on two critical issues: 1. Severe Traffic, Gridlock, and Transit Delays. The addition of 863 new residential units will completely overwhelm the already failing intersection at Kingsway, Slocan Street, and East 33rd Avenue. Both Kingsway and E 33rd Ave are heavily congested commuter arterials that experience daily bumper-to-bumper traffic. Forcing hundreds of additional private vehicles and delivery trucks into this exact bottleneck will paralyze local traffic. Furthermore, this gridlock will inevitably spill over into transit operations, causing dramatic, cascading delays to the bus routes that thousands of residents rely on daily. 2. Overwhelming Mass and Scale (Density Explosion). The extreme leap in density proposed for this single site is completely unacceptable. Introducing a Floor Space Ratio (FSR) of 5.04 with four massive towers reaching up to 28 stories constitutes an excessive concentration of height and mass for this specific pocket. This radical density explosion completely disregards and disrupts the surrounding low-to-mid-rise neighborhood scale. A development of this unprecedented scale should not be approved without a comprehensive upgrade to the surrounding area's transit and road capacity. For these reasons, I urge Council and the planning team to reject the current proposal and require the developer to submit a significantly scaled-down plan that respects our neighborhood's capacity. Thank you for your time and consideration of local resident feedback. Sincerely, Timothy C. 2220 Kingsway	Timothy Chandra	Kensington-Cedar Cottage	
2026-07-10	15:41	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	With so many new condos are not sold, does the city really need to build more rental supply? With Mr. Carney and BC's new condo bail out deal, isn't this a wakeup call that we have over supply issue. In terms affordability, new buildings are always less affordable.	Jing Chen	Killarney	

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2026-07-13	10:29	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Dear City Council, The 33rd and Knight Villages Plan development has not consulted public community interest. We have been living in this neighbourhood for 30 years and have just been notified of the Villages Plan through the notice of public hearing — which on top of the short notice, takes place during the summer, while many people may be away. I have taken the time to go through the 30-page Villages Plan document and feel there are significant oversights. Most notably, that the rezoning of the 17 Villages sites does not take into account the specific needs and character of each existing neighbourhood and rather applies a uniform approach to all. While certain forms of medium-density housing may be conducive to neighbourliness and thriving, 6 story complexes are not ground-oriented living and considerably change community feel and neighbourly connections. Turning a neighbourhood into a developer's sandbox does not inherently make for more affordable housing, and its justification by 'building complete neighbourhoods' is irresponsible and misleading. This project needs more careful consideration: as in creating a "village," I feel the city may be pushing out the community and, in that sense, the "village" that is already here. In the 30-page plan, the city notes buildings of importance, such as heritage sites, that will be conserved. After looking at the document, I can confirm many architectural sites of importance are not listed in the document, including unlisted heritage homes on Sherbrooke and Inverness above 33rd and a convenience store, which has been around since 1996 - a pillar business in the community. The plan lacks sufficient clarity regarding housing diversity plans, administrative transparency, and property tax impacts for the many people who have lived here for a long time and/ or do not wish to sell to developers. Piotr Lutynski and Marlene Allard-Lutynski 5285 Sherbrooke St. Vancouver, BC [REDACTED]	Piotr Lutynski	Kensington-Cedar Cottage	

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2026-07-13	14:25	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Subject: Formal Objection to Rezoning Application for 2400 Kingsway (2400 Motel Site) To: The Mayor and Council of the City of Vancouver Email: council@vancouver.ca Dear Mayor and Council, I am writing to formally express my strong opposition to the proposed rezoning and development application for 2400 Kingsway, commonly known as the 2400 Motel site. As a resident living immediately adjacent to the proposed development, I am deeply concerned about the negative impacts this project will have on our immediate neighborhood. My objections are based on the following critical factors: 1. Excessive Building Height and Visual Impact The subject site occupies a naturally elevated position relative to the surrounding neighborhood. Introducing multiple high-rise towers (up to 28 storeys) on this elevated terrain creates a significant, jarring disruption to the existing architectural fabric of the area. This dramatic increase in density and height is out of scale with the surrounding low-rise residential neighborhood and will fundamentally alter the character of our community. 2. Increased Traffic Congestion and Safety Concerns Kingsway is already a highly congested primary arterial road. The addition of 863 new residential units will place an unsustainable burden on existing traffic infrastructure. Residents in our immediate vicinity already experience significant challenges with traffic flow, noise, and safety. This development will exacerbate these issues, creating bottlenecks and increasing the risk to pedestrians and cyclists in an area that is already at its capacity. 3. Impact on Local Biodiversity and Avian Wildlife The proposed height of these towers poses a serious threat to local bird populations. Our area is currently home to diverse bird species that utilize the existing flight paths within the local canopy. Constructing high-rise glass structures directly within these established migratory and daily flight paths will lead to increased bird strikes and habitat disruption, resulting in a loss of the local biodiversity that makes our neighborhood unique. Given the scale of this project and its immediate negative impact on current residents, I urge the Council to reconsider the density and height proposed for this site. We need development that is sensitive to the existing topography and infrastructure, not a project that overwhelms it. I request that my concerns be formally recorded and considered in the evaluation of this rezoning application. I look forward to receiving updates on this process. Sincerely, Ling Tang	Yuet Ling Tang	Renfrew-Collingwood	

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2026-07-14	13:13	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	* Traffic and parking: The development could increase congestion, create unsafe intersections, or reduce available street parking. * Safety: More traffic may make it less safe for pedestrians, cyclists, children, or seniors. * Environmental impact: Loss of mature trees, green space, wildlife habitat, or increased noise, pollution, and stormwater runoff. * Neighbourhood character: The project’s size, height, or design may be out of keeping with the existing community. * Privacy and sunlight: Taller buildings may overlook neighbouring homes, reduce privacy, or block natural light. * Infrastructure strain: Local schools, parks, transit, healthcare, water, and sewer systems may not have the capacity to support additional residents. * Noise and construction impacts: Extended construction periods can affect nearby residents’ quality of life. * Property impacts: Concerns that the development could negatively affect nearby property values or enjoyment of homes (where supported by evidence). * Lack of community consultation: Residents may feel they were not adequately informed or given meaningful opportunities to provide input. * Non-compliance with planning policies: The proposal may not align with the city’s official community plan, zoning bylaws, or neighbourhood plan.	Doris Wong		
2026-07-14	13:30	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	There is already a vibrant walking community. Changes will affect businesses, people who work, live and go to school. Tall towers isolate people and provide no community amenities. Now there is interaction and connection. Demolishing and changing the landscape at extra tax payers expense, does not build a community. Vancouver has many unique neighbourhoods. Please build on the existing communities.	Marjorie Lam	West Point Grey	
2026-07-14	16:43	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Building hi rises is find but this is not the area. Apartments and row houses built in this area there is always some problem. They build but do not have the parking for them and where is there a grocery store. Want to build and build but there is no grocery stores available. Gladstone & Kingsway has apartments but has a T&T market which is not suitable for all. As it is now i live on 33rd and cant even park in front of my own house. Can we get a resident only parking signs put up this sure would help out. My husband has health issues and i dont feel that i should have to be parking 4-5 house away from where I live and when I kindly ask if the neighbours could park where they live , I always get replies like park across the street or whats the big deal can park where we want. I oppose to this rezoning proposal. Why not use this for homeless	Linda Reely	Kensington-Cedar Cottage	
2026-07-14	16:50	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Way too much density in this proposal and is in my opinion as a neighbouring resident a grand scaled exercise in neighbourhood busting and an ultimate gift to the our large scaled development community. This area is only suited for an initial rezoning to lower mid sized apartments at best... maximum 4-5 stories with reduced FSR amounts on the upper stories, and Kingsway tower path out to Boundary Road. The direct local residents of this area are opposed to this downtown style proposal and so am I. In conclusion, a total disrespect for this neighbourhood, it's long-term residents, and previous local area planning processes.	Richard Nantel	Victoria-Fraserview	