

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
2026-07-16	19:03	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I have a prior commitment otherwise I would be at the meeting and voice my strong opposition to this proposal and rezoning the 2400 Motel property. The 2400 Motel has an 80 year history in the community and council needs to preserve one of the last jewels of the past. It would be the same as demolishing the Marine Building in the name of progress. Far too many icons from the past have been lost to peoples short term vision for the future. The 2400 Motel is frequently used by the film industry because of its uniqueness and historical qualities. As many people may know X Files used the 2400 Motel location frequently and more recently the acclaimed series Yellowjackets on Crave filmed there. The 2400's iconic neon sign is also featured prominently in the show. When I lived outside of Vancouver my family and I would often stay at the 2400. It was an experience my now grown children rate as one of their best childhood memories. Staying at the 2400 is like stepping back in time like going to Helen's Grill or the Ovaltine. Please preserve this unique part of Vancouver's history so future generations can enjoy a small piece of the past. Don't forget about the past when building a future. The 2400 Motel deserves a historical designation not a wrecking ball. Thank you	Richard McKnight	Mount Pleasant	
2026-07-17	11:00	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	There are already many residential buidlings in the areas, with the proposal, it will create more traffics congested and lack of street parking and space for those already living in the areas. strongly opposed for mixed use development.	Hiu Ngo	Kensington-Cedar Cottage	
2026-07-17	18:07	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I support increasing housing supply in Vancouver and recognize the City's responsibility to respond to provincial housing requirements. However, I respectfully ask Council to reject or refer this application back because it represents an unprecedented departure from both the recently adopted Vancouver Official Development Plan (ODP) and the Norquay Village Neighbourhood Centre Plan. On March 31, 2026, Council adopted the Vancouver ODP as the City's first statutory city-wide land use plan. Only a few months later, this application asks Council to amend that plan by redesignating the site from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2. The proposal also departs significantly from the Norquay Plan. The adopted neighbourhood plan envisioned 2 towers of approximately 12 and 16 storeys on this site. The current proposal seeks approval for 4 towers ranging from 18 to 28 storeys, containing 863 secured market-rental homes, increasing the number of towers by 100% and the maximum height by 75%. Staff state that economic conditions and public benefits justify these changes. However, I have not seen sufficient public evidence demonstrating that four towers up to 28 storeys are the minimum necessary to deliver the proposed childcare, neighbourhood house, public plaza, and rental housing. Has Council been provided with alternative development scenarios that achieve similar public benefits with fewer or lower towers? If Council is prepared to amend a newly adopted ODP for one of the City's first major applications, residents deserve a clear explanation of why the original planning framework is no longer appropriate. I respectfully ask Council to reject this application in its current form or refer it back to staff for a revised proposal that better respects the adopted planning framework while continuing to support housing growth.	Bisney Lau	Renfrew-Collingwood	

2026-07-17	18:09	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I support the City's policy of using City-owned land to generate long-term lease revenue while providing rental housing. I believe this is a responsible objective. My concern is whether this specific proposal represents the best long-term value for a publicly owned asset. This development proposes 863 market-rental homes in 4 towers up to 28 storeys. Staff argue that this scale is necessary to achieve financial viability and deliver public amenities. However, housing market conditions have changed significantly since the application was conceived. According to CMHC, Metro Vancouver's purpose-built rental vacancy rate has increased to approximately 3.7%, the highest level in decades. At the same time, the federal and provincial governments recently announced a program to acquire up to 2,200 unsold condominium units in Metro Vancouver because thousands of newly completed homes remain unsold. Given these changing market conditions, has Council been presented with updated financial analysis demonstrating that four towers remain necessary? Have alternative options—such as fewer towers or a different mix of market and below-market housing—been evaluated to determine whether they could provide comparable long-term public value? As stewards of public land, Council should ensure that this project is not simply the most profitable option, but the optimal balance between financial sustainability, community acceptance, urban design, and consistency with the City's own planning policies. I respectfully request that Council refer this application back to staff unless it can clearly demonstrate that this proposal represents the best long-term outcome for both residents and taxpayers.	Kinsen Lee	Renfrew-Collingwood	
2026-07-17	20:33	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Please refer to the document attached.	Mavy Chu	Kensington-Cedar Cottage	Attachment 1
2026-07-19	17:50	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Dear City Staff, We are writing to you as residents living at 2383 E. 30th Ave, Vancouver, immediately to the west of the proposed development site at 2441–2493 E. 33rd Ave and 2400 Kingsway. We understand that this site is being considered for redevelopment into a high-rise building, and we would like to raise several concerns regarding the potential impact of this project on our safety, health, and quality of life. We respectfully ask that these concerns be reviewed and addressed as part of the redevelopment planning process. 1. Wind Impact and Risk to Mature Trees We are concerned about how the proposed high-rise may affect wind patterns in our neighbourhood. Tall buildings can deflect and accelerate wind at street level and toward adjacent properties, a phenomenon known as the "downwash" or "building funnel" effect. We would like to understand whether this development has been assessed for its potential to redirect and intensify wind toward our residential area. This is of particular concern to us because our property and those of our neighbours have several mature trees, approximately 30+ metres tall and several decades old, growing in our front and back yards. If these trees were subjected to stronger, redirected winds, there is a real risk that branches or entire trees could break and fall. This could cause serious damage to our homes and the homes of our neighbours, and pose a direct danger to anyone in the gardens at the time.	Daisy Dai	Renfrew-Collingwood	

				We would respectfully request that a wind impact assessment be conducted, and that city staff or a qualified arborist visit our properties and those of our neighbours to evaluate whether these mature trees would be at increased risk of failure due to wind effects created or amplified by the proposed building. We would appreciate a clear response addressing this safety concern. We would also note that a neighbouring property operates a licensed childcare centre, and we would like to know whether this facility has been considered in the wind impact assessment. 2. Pedestrian Safety Due to Ground-Level Wind Conditions In addition to the concerns above, we are concerned that the proposed high-rise could increase wind resistance and turbulence along our street at ground level. This could make walking difficult for vulnerable residents, including seniors and young children, and may discourage outdoor activity for those with limited mobility. As noted above, we would also ask that the presence of a nearby childcare centre be taken into account when assessing pedestrian-level wind impacts. 3. Glare and Heat from Glass Building Exteriors We would also like to raise a question regarding the exterior building materials: will the proposed high-rise use glass cladding on its exterior walls? When sunlight reflects off glass surfaces, it can produce intense glare and heat, which may be directed toward neighbouring properties. This could pose a risk of discomfort or injury to our eyes and skin while we are inside our home or in our garden. We raise this concern because we currently experience a similar issue with an existing high-rise building located to the northwest of our property, which has a glass exterior. Sunlight reflects off this building directly through our windows, and we are often required to keep our curtains closed to avoid glare and heat, even during the day. This significantly reduces the natural daylight we would otherwise receive and negatively affects our day-to-day comfort. We are concerned that an additional glass-clad high-rise nearby could worsen this situation. We appreciate the opportunity to share these concerns and would be grateful for a thorough review of the wind, safety, and glare impacts described above prior to any approval of this project. We would welcome a written response addressing each of these points, and would also be happy to meet with city staff or arrange a site visit to our properties if that would be helpful. Thank you for your time and consideration. Sincerely, Residents of 2383 E. 30th Ave, Vancouver, BC			
2026-07-19	20:54	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Hello, I just bought a house on Lanark street and have a young family (2 small kids, kindergarten and toddler), how will this rezoning impact my home value and future in this neighborhood? What is the timeline for this rezoning and over what time period is the expected change? We paid almost 2 million dollars for our home and were planning on living here long term. This rezoning is very scary for my family's future.	Shyla Kang	Kensington-Cedar Cottage	
2026-07-20	14:40	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	Hello. I believe the planned tower heights are much too tall for the neighbourhood, they are significantly taller than all other apartment buildings in the vicinity and I don't think they will be a good fit for the neighbourhood. I agree with the general proposal for increasing housing and childcare facilities, I just believe that towers of this magnitude do not fit the neighbourhood nor will they integrate well into the pre-existing density of Kingsway. Thank you!	Lily Qiu	Renfrew-Collingwood	