

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
2026-07-21	14:51	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I formally oppose to this development on 2400 Kingsway. 1. Increase in population density - as these are rental units, the rate of people coming/going will increase, and may lead to higher crime rates. 2. Safety - personal and building - as the population becomes denser, there will be more transient people - this will create more chances of B&E's and auto thefts putting residents that live in this neighbourhood in jeopardy. 3. Traffic disruptions - during construction and post construction - as you can imagine, building these huge towers will lead to prolonged road closures, detours, increased traffic. This area is already dense as it is, and by increasing the living arrangement by tenfold, it will cause strain to traffic safety. It will negatively impact the residents living in and around this area. 4. Parking - during construction and post construction - Many residents in this neighbourhood rely on street parking for their daily commute to and from work/daily living. If 4 towers of 28 storeys go up, it is not feasible to accommodate parking to the new residents along with the existing residents that rely on this. Some households have seniors and children, and with no street parking available, you are stripping away accessibility to people who live in this community. 5. Mountain view - myself along with all the residents that live adjacent/parallel to the proposed development that face north will no longer be able to enjoy the mountain view. 6. Loss of enjoyment of life/property - residents in this neighbourhood will no longer be able to enjoy their patios or front yard when these huge towers go up. There is also concern for privacy for units and households that directly face this development. 7. Construction noise - Many residents in this area work from home and may also have young babies or children they care for at home during the day. Construction, which would probably take years, would negatively impact the daily living arrangements of all households within the vicinity of this development. Lastly, I would like to mention that this is not downtown, nor is this Brentwood, where they have the capacity to develop towers of 30 to 40 storeys. This small plot of land is not designed to hold a capacity of 800+ homes. This is no doubt, going to negatively impact the infrastructure and safety in this neighbourhood. This is a quiet residential neighbourhood in the Collingwood area.	Jasmine N	Renfrew-Collingwood	
2026-07-21	16:49	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Oppose	I support the idea of redeveloping the 2400 Motel site and appreciate the opportunity to add more housing and improve the area. However, I do not support the proposed large-scale tower heights. This part of Kingsway should prioritize a more human-scaled form of development that helps build a connected, livable community rather than creating an isolated cluster of very tall towers. Mid-rise housing, family-friendly units, green space, and amenities that encourage walking, gathering, and local business activity would better reflect the character and long-term needs of the neighbourhood. Growth is important, but it should be balanced with thoughtful urban design that strengthens community connections and preserves sunlight, privacy, and a sense of place.	Anna Morris	Renfrew-Collingwood	