

CD-1 Rezoning: 2260-2266 West 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-20	17:30	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	I oppose the rezoning of this building	Thelonius mthombeni	Kitsilano	
2026-01-20	18:31	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>As a resident of this property, and a long time resident of Kitsilano, am strongly opposed to this redevelopment on the following grounds:</p> <ul style="list-style-type: none"> - Mid-rise buildings already meet housing density needs of the city and have become characteristic of Kitsilano. Adding a 20+ storey building would irrevocably alter the essence of the neighbourhood. In addition, the design of the building is not in line with anything existing or planned for the area. - The neighbourhood isn't equipped for this boom in population bought about by these types of high-rise buildings. For example, the library at 8th & McDonald, local parks and green space, and other key public amenities are already stretched beyond their capacity. - Many of these high-rise buildings are proposed under the guise of meeting a housing shortage, however, it is more realistically an affordable housing shorting. With only 20% of units being offered below market value, how is this realistically providing affordable housing to Vancouver? 	Madeline Murray	Kitsilano	
2026-01-22	09:22	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	There are so many other options for increasing density in this neighbourhood , why would the city ever sign off on this monstrosity. Have you ever tried to park in Kitsilano? There are not enough parking spaces, or wide enough roads to accommodate this massive tower. Not to mention completely ruining the vibe of this special place. Please do not set precedents for these types of developments here. Keep Vancouver a livable place for all.	julia ratzlaff	Kitsilano	
2026-01-22	11:01	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	Removing sunlight below while you brag about space on roof for recreation for people in tower is ridiculous as "they" access vitamin D. You lowered a tower height in Mount Pleasant because blocking sunlight in a Park, we "all" require sunlight! Idealogy Idiocy ruining Neighborhoods.	Hugh Shirreff	Kitsilano	
2026-01-22	12:00	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	Please see document enclosed (PDF). Thank you kindly, Jeffrey Wynne	Jeffrey Wynne	Fairview	Appendix A
2026-01-22	13:55	CD-1 Rezoning: 2260-2266 West 2nd Avenue	Oppose	<p>I am a long-time Vancouver resident and wish to voice my strong opposition to this proposed rezoning of industrial lands. I am supporting the staff's recommendation, and opposed to the rezoning of 320 -360 West 2nd Ave.</p> <p>I can speak as a business owner and employer operating within the City of Vancouver for 24 years. Great Northern Way Scene Shop operates out of an industrially zoned building (I2), and employs 37 full and part-time staff, and up to 200 additional casual staff through the year. We are a B2B business supporting artists, arts organizations, and other businesses with custom fabrication and production services. You might be forgiven if you assumed that we are a cultural organization as we work in creative industries, employing artists and engaging in artistic endeavors. However, we are a classic light industrial business. We make noise, dust, need space for waste bins, require an area for our trucks to deliver and load up goods and materials, and we operate from 7am to late at night. In short, we can not easily co-habitat with residents, retail, or the general public. We require industrial space – not CD1.</p> <p>Being within the city of Vancouver is important to us. Most of our staff - many of whom are artists, and creative entrepreneurs - live within the city. At least 50% of our work is with clients who also operate within the city. We also hire or collaborate with other industrial</p>	Elia Kirby	West End	Appendix B

B2B businesses that operate in Vancouver. We are providing jobs in the City of Vancouver. Decent middle-income jobs that are the backbone of a city's economy and tax base. Over 2 million dollars worth of jobs.

As the founder of the company, I can testify to the challenges that emerging entrepreneurs face in developing a new business. It is hard. What is hard is the struggle to succeed in the face of all the challenges: getting the capital, securing clients, finding staff, and most significantly these days - finding suitable space to operate the business. It is almost impossible to find suitable space for industrial businesses in Vancouver. And, I am not just talking about affordable space, I am talking about appropriately zoned space that is not immediately adjacent to residential, commercial, or otherwise incompatible neighbours.

This motion will further exacerbate the stress on businesses in Vancouver to the point that similar businesses (creative industries) will stop operating within the city limits. They will continue to move out of the city. And they will take their tax dollars, the wages, their staff, and their cache - their swagger - to another city. I know this is already happening. I have seen my colleagues in similar businesses move away due to the pressure of finding affordable industrial buildings. I am also seeing fewer young entrepreneurs starting businesses in Vancouver, but choosing to move to other municipalities where there are more hospitable conditions that support their business.

Vancouver is losing because of the on-going threat to industrial zoned land. It's a shame. It's a shame because we know that this motion will only make it worse, not better.

I will also note that the CD1 zoning is a trojan horse. While on its surface, it purports to support the very activities that I mention here. The reality is that CD1 pretends that industry and commercial or residential can co-habitat. In my lived experience and many others, this does not happen. Residents and commercial tenants complain and restrict the ability of the industrial activities to operate, and eventually the industrial businesses will leave. CD1 by its very nature, also tends to be more expensive to produce and thus more expensive to lease. This cycle also pushes young, creative, risk-taking entrepreneurs away from the city. What we will be left with is big box chain stores where there was once a thriving young creative economy. Vancouver will no longer be a home to small and medium-sized businesses.

Yes, we do need affordable housing, and yes, we do need affordable commercial real estate, but not at the expense of industrially zoned land. This motion to rezone 320- 360 West 2nd, or any other industrial zoned land in Vancouver is a big mistake that I trust council will not make.

Sincerely
Elia Kirby

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 *2260-2266 W 2nd 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





**Mayor and Council
City of Vancouver
453 W 12th Avenue
Vancouver B.C. V5Y 1V4**

Re: Proposed Rezoning of 320 – 360 West 2nd Avenue

Dear Mayor and Council,

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Sincerely

Elia Kirby

