

CD-1 Rezoning: 320-360 West 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-23	17:26	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>The Small Business Association of Vancouver exists to support loud, weird, annoying, and essential small businesses, the kinds of businesses that can only survive in the 1% of the city where industrial zoning and noise bylaws allows for them, including parts of Mount Pleasant.</p> <p>The proposed rezoning at 320–360 West 2nd Avenue is widely being experienced as a canary rezoning. It is making an already nervous group of industrial, arts, non-profit, and music-related small businesses fear that this is the first move in a longer chain of rezonings that will push up industrial land values and, critically, property taxes paid by tenants, not landowners.</p> <p>These fears are well-founded. Many industrial properties in Mount Pleasant have recently been purchased by residential developers. Approving even one residential rezoning without a strategy in place, in a protected industrial area signals that speculation is justified, accelerating rent and tax increases long before any broader policy decisions are made. The facts matter: 94% of Vancouver’s land base is already open to residential development and 99% to a strict noise bylaw.</p> <p>Only 1% allows for louder, production-oriented uses, and Mount Pleasant is one of the most important of those places. That is why there are nightclubs in Mount Pleasant. City staff do not support this rezoning, and from a small business perspective, that position is sound. A livable city needs places where noisy, messy, experimental, and non-residential uses are allowed to exist without conflict.</p> <p>SBV does support this council position that the City of Vancouver industrial policy needs to evolve. New industries and auxiliary uses should be allowed, and job capacity on industrial lands should be increased. But approving this project will not get us there. Spot rezonings driven by residential pressure undermine stability, fuel fear, and make thoughtful policy reform harder, not easier.</p> <p>We urge Council to support staff, reject this rezoning, and continue your comprehensive industrial policy review before decisions are made that permanently destabilize the small businesses that rely on these lands. If it is supported, let's still find time to talk about how and where we will allow for LOUD to be in PEACE.</p>	Michael Wiebe	Hastings-Sunrise	
2026-01-24	10:57	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I am an industrial worker in the food processing industry. My job is to work through the night loading trucks with food for deliveries to shops, restaurants and hotels in the City. I take my bicycle to work and I do not own or need a car. Please don't take my work place away by not protecting industrial areas.</p>	Trevor Brown	Marpole	
2026-01-24	16:33	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>This commercial/residential proposal is for land that is protected for small industrial projects, so this rezoning application is not only wrong, it is short sighted. The City only has 6% of land protected for small Industries. this proposal should be moved to another area of the City. We need small industries to have access to land so they can prosper and not compete with escalating prices caused by speculation. Also we have a glut of rental vacancies in the city as of December. Please respect protected land.</p>	Gladys Loewen	West Point Grey	
2026-01-25	17:34	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>We need to protect the little industrial land we have left. There's lots of new housing in the pipeline yet diminishing industrial land that supports a city. Say no to this and if you need to do more planning to wisely preserve industrial land, then please do so. Thank you.</p>	Murray Mollard	Grandview-Woodland	

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2026-01-26	08:46	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>Dear City Councillors,</p> <p>I urge you to defeat this motion - allowing spot rezoning to occur erodes both the tax base and the long term financial and economic health of our city. By re-zoning industrial land into condos, you will be turning Vancouver into a bedroom community with reduced economic activity (look at West Van that only has property taxes to rely on).</p> <p>Currently Vancouver has 94% of land allocated for RESIDENTIAL + COMMERCIAL (i.e. retail/office etc) and only 6% INDUSTRIAL LAND left. This is why METRO & all municipalities collectively participated in and signed off on Metro's Industrial Land Strategy, to ensure the mere 6% remaining industrial land, can be protected for city serving infrastructure, production, distribution of goods & services etc.</p> <p>Your own staff do not support this recommendation nor do many long standing and respected city planners. Vancouver is actually on track for its housing targets (both COV & Provincial) with over 78,000 units in the pipeline including the Broadway Plan, Senak, and many other developments already issued their permits to build.</p> <p>My family members have benefitted from the economic opportunities made possible by these industrial lands - all the small and medium sized businesses there employ many people and keep our economy local. Where is your vision for a mixed use vibrant city. We are awash in condos and coffee shops - nice to look at and get a latte in, but these do not provide longterm economic stability.</p>	Katharine Shipley	Grandview-Woodland	
2026-01-26	14:38	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	I am opposed to the proposal to rezone this industrial land	Lorna Hemming	Strathcona	