

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-26	18:36	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I cannot support this mixed use proposal for multiple reasons. Primarily, it does not provide any relief to the real housing crisis in the city, which is AFFORDABILITY. All housing development proposals, whether rental (most in demand) or other forms, must first include, and more than the minimal and arbitrarily deemed 20% below market, rents and prices that reflect the income levels of Vancouver.</p> <p>To begin to address the affordability of housing the city must incentivize other typologies of housing that better support the diversity of population needs to sustain a social fabric that includes families, and people of all social standings. This proposal subscribes to the excessive density of one size fits all tower form and provides 0 zero affordable units! It is irresponsible of council to even consider any such development proposal.</p> <p>As was brought up at the initial council meeting, which I watched, shadowing to buildings to the north of this broad building is a significant intrusion.</p> <p>Also, the question of compatibility of residential intruding into this inner city desirable industrial zoned area is a significant concern, in terms of potential noise, and other disturbances with the diversity of businesses that have found homes in this unique and scarce building typology that industrial lands provide.</p> <p>I attended a Jane's Walk last April (Jane Jacobs), conducted in part by Ned Jacobs, son of the renowned urbanist, in the threatened industrial area to the east of Main near Terminal Ave. The tour offered a lesson into the value of retaining these old, large building spaces, where enterprisers are repurposing these existing spaces with businesses that require that scale of buildings. WE must protect them. I learned there are a diversity of businesses that can coexist in the industrial zones..... RESIDENTIAL IS NOT ONE OF THEM! These industrial lands must be protected from the pressure of encroachment of particularly the tower form of residential, which is totally out of scale with the character of these valuable and scarce economic/industrial zones. For once, I would concur with staff recommendations to defer an approval until further study and coordination with regional planning regarding industrial zones. Do not be threatened by the proponent over delay with their desire to fill a 40' hole in the ground! Time to think long term about supporting the diversity of uses and economic opportunities the industrial lands can contribute to the heart of Vancouver. What we don't need is yet another tower of unaffordable housing! Council must refocus on engagement with the citizens of this city who care about preserving the unique character of its neighbourhoods and zones that reflect the historical development of Vancouver's neighbourhoods, and allow creativity and vision to adapt what is there to current needs. Not demolish, displace, and obstruct treasured views to our iconic geographic setting, that previous Planners and Councils had the intelligence and foresight to protect for all.</p> <p>I urge you to oppose this development proposal. Joan Jaccard</p>	Joan Jaccard	West Point Grey	

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2026-01-26	20:39	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I oppose the rezoning application for 320-360 West 2nd Avenue. I urge Council to study carefully the words of Ned Jacobs as outlined in his letter to you: "...It is crucial now for Vancouver to preserve our remaining industrial lands in order to enable business startups and spinoffs—the new ideas that are necessary to ensure that our economy can diversify and replace work that is inevitably lost..."</p> <p>Please reject this application on the principle of preserving industrial lands for industrial purposes.</p>	Pamela Fitzpatrick	Kitsilano	
2026-01-26	23:08	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>We are losing precious industrial land zoning in key areas of the city which is beneficial to efficient functioning for the city population as a whole, to consider approving spot re-zoning which will prove to be beneficial only to developers in a short sighted, cash grab by the city undervaluing the already far too depleted centralized industrial lands. This when Vancouver is already on track for both COV and Provincial housing targets, with 78,000 units in the pipeline, including the Broadway Plan, Senak, and many other developments already issued permits to build.</p> <p>You will be forcing necessary businesses to situate themselves far from their customer base which will add to congestion and associated pollution issues. DO NOT approve spot re-zoning which will set a dangerous precedent.</p>	Linda Chinfen	Dunbar-Southlands	
2026-01-27	07:50	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>Enough already!</p> <p>We have zoned and re-zones enough towers for residential.</p> <p>Don't be so short sighted.</p> <p>Save the industrial lands for industry.</p>	Cookie Boyle	Kitsilano	
2026-01-27	09:26	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>Hello, I'm writing to oppose the rezoning of this industrial land for a residential tower. The city has lots of space for residential and little for industry, which provides jobs to residents. In addition, we don't need more residential towers: not affordable, not suitable for families. Please listen to staff.</p>	Heike Roth	Riley Park	
2026-01-27	10:17	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>Industrial lands, just 6% of Vancouver's lands, are needed for innovative businesses to develop, grow, and thrive. Without these lands the companies that will contribute to the future of Canada's economy leave Vancouver, taking jobs with them.</p> <p>Vancouver needs to be more than a bedroom and service industry community. The city is on track for its housing targets (both COV & Provincial) with over 78,000 units in the pipeline and so this push for more housing by the Mayor is not based in fact.</p> <p>Protect our industrial lands and support innovation, jobs and the economic future of our City. Vote against the CD-1 Rezoning of 320-360 West 2nd Avenue.</p>	Erin Nichols	Downtown	

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2026-01-27	10:22	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I oppose the approval of the re-zoning application for 320-360 W. 3rd. Avenue. I have serious reservations concerning how this project could alter the Mount Pleasant Industrial Use Plan that currently supports light industrial development in this area. I believe light industrial areas within Vancouver, are critical to the viability of living and working in the city.</p> <p>I also have concerns about the height and mass of the proposed building, which is a dramatic increase to what is currently considered on this site. There are no affordable rental units as a part of this project. The greatly increased shadowing of the residential buildings to the North will definitely diminish the quality of life for the residents in Olympic Village . Taking into consideration the almost 78,000 residential units currently approved or in the pipeline, and the struggle at this time for financial viability, choosing predominantly residential over light industrial on this particular site seems inappropriate.</p> <p>Please reject this application. Please send it back to staff and to the developer to respect the Light Industrial in Mount Pleasant and to create a project that adds more value to the city and neighbourhood .</p>	Carol VanCamp	Mount Pleasant	
2026-01-27	13:11	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>Listen to city staff and say no to this one. We need to protect industrial land to diversity Vancouver's economy to something besides real estate. This proposal violates Vancouver Plan, BW Plan and many others. Way bigger than allowed by zoning. We already have tons and tons of rental under construction, approved or in the pipeline. There is no justification to saying yet to this one.</p>	Roberta Olenick	West Point Grey	