

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-09	19:08	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I strongly oppose the proposed 25-storey tower at 320–360 West 2nd Avenue. This height and scale are not appropriate for this location and will have serious negative impacts on the existing neighbourhood for the following reasons:</p> <p>Not compatible with existing zoning and area character: The site is currently designated industrial/light industrial (I-1C), a zone intended to support industrial and employment uses with moderate building heights (traditionally up to ~11–12 storeys under previous zoning policies). A 25-storey residential tower dramatically exceeds the surrounding built form and the character of Mount Pleasant’s industrial district.</p> <p>Major deviation from planned industrial use: The developer is seeking a rezoning from industrial to a Comprehensive Development (CD-1) designation to enable this tall, mixed-use building that includes mostly market rental housing, replacing what was previously approved as industrial and office space. This sets a precedent that could erode industrial land protections and encourage more residential development in the Mount Pleasant Industrial Zone, undermining city and regional policies meant to preserve these employment lands.</p> <p>Excessive height and visual impact: A 25-storey tower will vastly outweigh the scale of nearby buildings, creating a “wall effect” along West 2nd Avenue and casting extended shadows over neighbouring properties. It will block sky views for residents across the street and detract from the existing streetscape.</p> <p>Traffic, noise and construction disruption: A building of this size will bring significantly more traffic (vehicles, delivery trucks, service vehicles), putting pressure on local roads that are not designed for high-density residential traffic. The construction period will be long and disruptive, with prolonged noise, vibration, dust and related impacts on quality of life for neighbours.</p> <p>Health and environmental concerns: The site has a history of contaminated soil, and while remediation has taken place, excavation and deep underground work (required for a tall building with parking and structure) will disturb ground and may release dust and contaminants into the air. This is a legitimate health concern for people living nearby throughout a lengthy construction period.</p> <p>Lack of meaningful community benefit: Although the proposal includes rental units, they are market-rate, not below-market or deeply affordable units. This raises questions about whether the public really receives sufficient benefit in exchange for such a substantial rezoning and height increase.</p> <p>Policy impacts beyond the single site: The outcome of this rezoning could have broader implications for how industrial lands are treated in Vancouver — potentially weakening protections, encouraging speculative rezoning, and reducing available industrial space that supports jobs and local businesses.</p> <p>In summary, a 25-storey residential tower is too tall, out of scale, and not consistent with the zoning intent of this part of West 2nd Avenue. It will impact views, increase traffic and noise, and set an undesirable precedent for industrial lands in our neighbourhood.</p> <p>I urge Council to reject this rezoning application or substantially reduce the height and density to better align with existing policies and neighbourhood character.</p>	Anastasia Balashova	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-18	12:30	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I oppose this Rezoning as it is not supportable by any rationale other than speculative expediency. This proposal displays ignorance of what is in the City’s best interest. Industrial land is a critical resource that needs to be managed with reference to employment patterns and the changing nature of industry between the ‘production of material’ and the ‘distribution of material’.</p> <p>Mount Pleasant has been a particular success over the last decades with significant regeneration of land from low intensity 20th Century uses to tech habitats that augur well for our mid 21st Century needs.</p> <p>In the 1990’s and 2000’s I worked intensively on several urban transformation projects that needed close consideration of the long term uses of industrial lands. in the course of that due diligence, I appreciated the fine balance involved in the impacts of grabbing what might seem such low hanging fruit. Vancouver’s retention of the Mount Pleasant Industrial Area, and its current process of industrial regeneration is evidence of sound long term planning in this regard.</p> <p>It would be a catastrophic failure of policy to allow conversion to residential uses as speculatively proposed. If this rezoning were to be approved, we can expect the death knell of a very successful continuum of industrial conversion process that is underway through recently built projects and those in the development pipeline.</p> <p>The current course correction in real estate marketplace makes it even more important to be aware of the desperate remedial measures that other North American cities, such as New York and San Francisco have tried to take after they swept away ‘industrial’ land. The impact of the loss of future employment capacity, thus diminishes the benefit of the area’s service and transit infrastructure, and that high grade of ‘industrial’ capacity can never recovered anywhere else.</p> <p>Simplistic speculation must not be allowed to overrule the deeper public benefit.</p> <p>Graham McGarva</p>	Graham McGarva	Fairview	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-19	11:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I am a small business owner (Brewery) and architect that both live and work in the City of Vancouver.</p> <p>Per the upcoming public hearing (January 22nd), I oppose the rezoning of 320-360 West 2nd Avenue from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building (Agenda Item 4).</p> <p>Industrial land in Vancouver, and specifically lower Mount Pleasant are critical assets for the city to retain as they both provide space for local jobs, contribute to the our local economy, and add a range of vibrancy in the heart of Vancouver.</p> <p>I am not anti-development, and I am not advocating for the retention of outdated single storey warehouse spaces, but as we move forward we cannot erase the productive industrial lands from our urban sphere. These are the neighbourhoods that make living in Vancouver a good place to live.</p> <p>We need to reinforce our Transit Oriented Manufacturing spaces, not with highrises and tokenistic ground floor light industrial spaces - instead with multi-storey flexible industrial facilities that are able to adapt with the needs of the city.</p> <p>A good example of this type of development in the Vancouver context is T3 Mount Pleasant (see link below) - and to be clear, I am not affiliated with this project in any way.</p> <p>https://www.jhines.com/properties/t3-mount-pleasant-vancouver</p> <p>Buildings like T3 tie into a long legacy of multi-storey industrial facilities across Canada that have proven to be the most durable and adaptable typologies in our urban centers such as Toronto, Montreal, and Vancouver. These buildings change and morph over time going from manufacturing to artist studios, retail to offices, and in some cases residential - whatever the city needs, they can accommodate.</p> <p>We need more industrial buildings - not less, and we need to reinterpret what industrial means to make the best use of our limited industrial areas.</p>	Ross Beardsley Wood	Mount Pleasant	
2026-01-20	02:45	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>This proposal does not conform with the future buildout of the area we were given in 2012 when I purchased my condo at 288 W 1st ave. It will significantly and negatively affect the sun exposure, we receive and will negatively affect our property values. It will completely block our views to the south and is tall enough it will block significant sun to our shared rooftop patio.</p> <p>Whether residential or commercial, the building should be held to the height initially proposed for the area and in line with other buildings in the area</p>	Corey Redvers	Mount Pleasant	
2026-01-20	08:58	CD-1 Rezoning: 320-360 West 2nd Avenue	Oppose	<p>I am concerned about the loss of industrial land in that city and the significant change this presents to the zoning bylaw outside of the regular review process.</p>	Sarah Thomas	Fairview	