

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-20	15:37	CD-1 Rezoning: 320-360 West 2nd Avenue	Other	Letter to Mayor and Council attached.	Sean McEwen	Kitsilano	APPENDX A

Sean R. McEwen



20 January 2026

**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,

I am a long-time Vancouver resident and wish to voice my strong opposition to this proposed rezoning of Industrial lands in our City.

Industrial lands are a lynch pin for the delivery of a diversified economy for our City, and the existing industrially-zoned lands east of Cambie Street in the Mt. Pleasant Industrial zone, presently play a vital role in providing stability for existing industrial businesses, and jobs and livelihoods for thousands of our citizens. Preserving these lands for industrial use also means that sites can be reserved for new industrial uses and employment for Vancouverites in the burgeoning industrial sectors of our new [green] economy.

It would be a serious mistake to erode the existing industrial land base, with the kind of high density residential development that is envisioned by the subject rezoning. These kinds of development not only drive up the cost of land, making new industrial development on adjacent sites less viable, but they also create potential conflict between industrial business and new residents in the area, since invariably new residents will complain about the nuisance factors associated with some industrial operations. For these lands, preservation and encouragement of industry should be paramount, and high density residential or mixed-use residential development must be discouraged.

Council has to date already re-zoned significant parcels of the City for high density residential, and there now exists significant unbuilt capacity for high density residential available in the City, that makes the inclusion of yet more capacity on industrially zoned land generally superfluous.

Industrial lands are a precious commodity, let's not erode our highly valuable industrial land base. Please refuse this proposed rezoning and development.

Yours truly,
Sean McEwen