

**CD-1 Rezoning: 320-360 West 2nd Avenue - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-21	14:38	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	As a resident of Mount Pleasant, I'm in support of this project because it will add a much-needed mix of rental homes, light industrial employment space, and public art that will help strengthen the neighbourhood's creative character. I'm particularly in support of these mixed-use projects and the density near transit hubs such as this project.	Lisa Doherty	Mount Pleasant	
2026-01-21	15:22	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>As the Director of Vancouver Performing Stars (VPS), located at 102 East 4th Avenue, I am writing to express my support for the rezoning application at 320-360 West 2nd Avenue. Serving over 2,000 students weekly, our arts facility is a cornerstone of the local community. However, the current state of West 2nd Avenue presents significant challenges to fulfilling that mission, particularly when it comes to the safety and comfort of our students and their families.</p> <p>While this area thrives during business hours, the south side of West 2nd Avenue becomes virtually deserted after 5:00 PM, other than the odd restaurant-goer further up near 6th. The industrial nature of the current land use means that once surrounding businesses close for the day, the area feels neglected and unwelcoming. For our families whose children attend evening classes, this lack of activity and family-friendly businesses to support is more than an inconvenience—it's a genuine safety concern.</p> <p>Many of our students and families commute via the Olympic Village SkyTrain station just a three-minute walk from the proposed development site. After dark, this journey feels isolated and unsafe due to the lack of "eyes on the street."</p> <p>The absence of evening foot traffic limits the growth of family-friendly businesses that would otherwise support the thousands of parents waiting for students during rehearsals.</p> <p>The proposed development aligns perfectly with the Broadway Plan by blending residential density with industrial preservation. The addition of 200 secured rental homes provides active, populated streets that are a proven deterrent to crime and are essential for the safety and creating a welcoming area for our families.</p> <p>This neighbourhood has all the ingredients to be one of Vancouver's most dynamic: creative arts organizations, thriving diverse businesses, excellent transit access, and a strong community spirit. What we need now is the residential population to activate our streets in the evenings and weekends, to support local businesses, and to create the safe, walkable environment that families deserve.</p> <p>This rezoning application represents a critical step toward that vision. It would make our neighbourhood safer for our students, more vibrant for our community, and more aligned with the city's goals for sustainable, transit-oriented development.</p> <p>I strongly urge Council to approve this application. The hundreds of children, teenagers, and families who are part of the Vancouver Performing Stars community—and the broader local arts and creative sector—stand to benefit immensely from the transformation this project would bring.</p> <p>Thank you for your consideration and for your continued commitment to building a Vancouver that works for everyone.</p>	Katy Finlay	I do not live in Vancouver	

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2026-01-21	16:29	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I fully support this project and would encourage others to do the same! I think the addition of over 30,000 sq. ft. of light-industrial/employment space would contribute significantly towards retaining and growing local jobs in Mount Pleasant.	Daniel Akosa		
2026-01-21	16:34	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Pls find attached our Letter to Mayor and Council in SUPPORT of Staff Recommendations to NOT Approve rezoning at 320/360 W, 2nd Ave. Terraforma Systems & Recycling Alternative	Robert Weatherbe	Mount Pleasant	APPENDIX A
2026-01-21	16:36	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I think this development aligns with the goals of the Broadway Plan, Vancouver Plan, and Metro 2050 goals, especially when it comes to building transit-oriented communities in the city.	Callum McPhee		
2026-01-21	16:52	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	really good idea i support	aysia l	Mount Pleasant	
2026-01-21	17:27	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I support the additional rental homes in this area, and great location near transit. Excited to see the industrial spaces integrated with residential housing.	John Buscemi	Fairview	
2026-01-21	17:29	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	This proposal provides much-needed secured rental housing near rapid transit and strengthens the public realm with a new public art plaza at W 2nd Avenue and Alberta Street. It also protects and grows local jobs by delivering new light industrial space on the lower levels, supporting Mount Pleasant’s creative and tech economy.	Matt Upson	Downtown	
2026-01-21	18:13	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	The City needs this, especially in the Mount Pleasant area! Non-market housing is essential to preventing people from being priced out of this city, especially students.	Garv Kalra		
2026-01-21	19:06	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Vancouver desperately needs more non-market housing. I also value the potential this development has to drive commercial activity in the community, another thing this city could benefit from. All in all, this project is a great idea for the Mount Pleasant community.	Cam Kellock		

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2026-01-21	20:37	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>Dear Mayor Sim and Council,</p> <p>I find this application and the discussion around it interesting and am pleased to support it.</p> <p>I take issue with the framing in the report that this will reduce light industrial intensity. 2 FSR of industrial is 2 FSR of industrial. It really does not matter how much is built on top of it, and the percentage of floor space is misleading &amp; irrelevant. It's also 2 FSR more job space than a hole in the ground. Intensification of the uses of job space in this area makes a lot of sense and appears to require "cross-subsidy" with other uses.</p> <p>There is legitimate concern about how to manage nuisances at the boundary of residential and industrial-zoned land. This proposal will change the noise bylaw, by 60m or so. I have not seen a single existing business named that would be negatively affected by this. I imagine if there were such a business they would have written a letter in opposition. 2nd Avenue is the loudest land use nearby by a long shot; maybe the speed limit should be reduced.</p> <p>I took the time to look at what businesses are currently in the surrounding industrial-zoned area. In rough order of proximity, I found: furniture shops, union offices, restaurants, interior design, auto dealership, child protection services, brewery &amp; eatery, electrical distributors/stores, shelter housing, tile store, art schools &amp; galleries, doggy daycare, a church and a barbershop. I think it's safe to say that many of these operations would benefit from nearby residential and none of them are a nuisance incompatible with residential uses; this is an already commercial, office and warehouse area in a light industrial zone.</p> <p>Of course, I would prefer you rezoned lots more residential land for dense apartments and mixed-use. Many of the people writing in opposition to this have been leaders for years in ensuring that does not happen, especially in their neighbourhoods.</p> <p>Finally, I think the rationale for transitioning between "light industrial" and residential here is clear enough. It would not be difficult for Council to express where you intend to draw the line, and this being demolished already is a special case.</p> <p>For these reasons, I believe the proposal should be approved.</p> <p>Sincerely,</p> <p>Owen Brady</p>	Owen Brady	Hastings-Sunrise	
2026-01-21	21:14	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>This proposal feels like a thoughtful, community-oriented use of a prominent Mount Pleasant site. It adds housing close to transit while keeping employment space on-site, which helps sustain local jobs and the area's working character. The street and public-space upgrades should make the block more comfortable for walking and biking, and more residents nearby will support local shops and services. Overall, it's a practical step in the right direction.</p>	Mandeep Sandhu	I do not live in Vancouver	
2026-01-21	22:16	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>Delivers 200 Secured Rental Housing Near Transit. Adds new secured rental homes within a 3 minute walk to Olympic Village SkyTrain Station - in an amenity rich, highly walkable neighbourhood. Protects and Grows Local Jobs. Increase the supply of employment-generating light industrial space on Levels 1-3, supporting Mount Pleasant's evolving tech and creative-based economy. Supporting Local Businesses</p> <p>The introduction of residential and light-industrial uses here will support local businesses in the Mount Pleasant Industrial Area and activating the neglected south side of West 2nd.</p>	Jordan Corbett	Fairview	

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2026-01-21	22:28	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	We need more housing!	Reid Kaufmann		
2026-01-22	07:45	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Hi there,  I will be excited for this new development due to the amenities and opportunities it will provide to the community.	Alex Smith	Mount Pleasant	
2026-01-22	13:45	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I support this development to reinvigorate the neighborhood. Right now the west 2nd area is in an in-between moment, and this development will help the burgeoning residential area become more liveable and promote mixed uses. More flexible spaces and supply of rental housing are good for Vancouver's future.	Jaya Scott	Fairview	
2026-01-22	14:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I support the delivery of 200 rental units and employment generating space in an on-transit, under supplied area of Vancouver.	Brendan Hannah	Downtown	
2026-01-22	15:07	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I support this proposal because we need more rental homes. More long-term rental housing means better stability and choice for people who are struggling to find suitable homes. It's a practical way to help ease pressure on the rental market while meeting real community demand.	Helen Ngu	Kitsilano	
2026-01-22	15:07	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I often walk down here and think more residential presence in the neighbourhood would been a benefit for the area. Not to mention there is a lack of housing in Vancouver as a whole. We need more places to live!	Jena Gibson	Mount Pleasant	
2026-01-22	15:07	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	To Whom It May Concern: I believe this project would be a benefit to the neighborhood community as I believe this type of space would bolster the local economy and create more jobs.	Mariel Operana	South Cambie	
2026-01-22	15:11	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Hi, I agree this project. I believe this will improve the economic and create more jobs in the neighborhood. Also, with the increased population, combined the residential and commercial spaces together will be the trend in greater Vancouver.	Liming Zou	Mount Pleasant	
2026-01-22	15:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I drive along West 2nd Ave many times a week and i think the design of the proposed building is nice ans suits the irregular shape of property. I am not opposed to putting some residential buildings onthe south side of 2nd Ave as extension of Olympic Village.	Tina Wei	Kitsilano	
2026-01-22	16:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I am in support of this rezoning because this development increases the supply of housing in a walkable and livable area.	Eric Froese	Mount Pleasant	



21 January 2026

**Re: Rezoning Application – 320–360 West 2nd Avenue (False Creek Flats)  
In Support of Staff Recommendation to NOT Approve Rezoning**

Mayor and Council,

As co-owners of two Vancouver-based industrial innovation businesses, [Recycling Alternative](#) and [Terraforma Systems](#), we have been operating in the industrial zoned Flats for over 35 years and employ over 80 staff across our operation in engineering, manufacturing, clean-technology development, logistics, warehousing, materials collection and recovery and recycling.

We **strongly support City Staff's recommendation to NOT approve the proposed rezoning of 320–360 West 2nd Avenue**, as this proposed re-zoning not only removes critically important industrial land from Vancouver's already scarce industrial land inventory, but additionally sets a dangerous precedent for spot re-zoning applications without due process of future planned work and studies to be carried out by City Staff on the impacts and viability of re-zoning industrial land as outlined in [Mayor Sim's July 23 Motion Realizing the Full Potential of Exceptional Lands in Vancouver](#).

Vancouver's critically short supply of industrial land has been well documented and indeed advocated for through numerous municipal and regional strategies, motions and policies by both City Council (and Metro), recognizing the severely short 6% supply of industrial use land in Vancouver compared to the remaining 94% of land already zoned for residential and/or commercial uses compatible with residential use.

Previous Vancouver and Regional policies supporting and protecting industrial and in many cases championed by current Councillors include: [COV Industrial Lands Policy](#); [COV Industrial Modernization and Intensification](#); [COV Employment Lands & Economic Review](#); [COV Employment Lands & Economy Review Phase 2](#); [COV Industrial Affordability](#); [Mt Pleasant Industrial Area Profile](#); [Metro Vancouver Regional Growth Strategy](#); [Metro Vancouver Regional Industrial Lands Strategy](#)

As Vancouver advances its climate, economic development, job creation and decarbonization goals, industrial land will play an increasingly critical role to create local resilience and economic opportunity in:

- Local and regional supply chains
- Local manufacturing and production
- Transportation, logistics, and distribution services
- Repair services and infrastructure
- Waste diversion, recycling, and circular-economy infrastructure
- Materials processing and recovery

- Transportation electrification and associated E-charging infrastructure
- Electric battery recovery
- Food production, processing and distribution
- Clean-technology innovation development and deployment
- City-serving supply and infrastructure

Such activities provide critical city serving infrastructure to Vancouver's growing population and will require adequate industrial land to operate and employ Vancouverites in a sustainable and economically resilient future.

With over 78,000 residential units currently in the development pipeline, Vancouver is meeting its Provincial housing targets and should not be advancing residential development in the scarce 6% of remaining industrial land. As 94% of Vancouver's land is zoned for residential and/or commercial mixed use, the city already has the necessary capacity for future housing needs in those areas, without having to turn to industrial land for housing projects.

We are aware that the developer would like the City to use a flexibility clause in the Metro Vancouver Regional Growth Strategy to avoid a formal regional growth strategy amendment. City Staff are recommending against this route and asking Council to follow the process of investigation and then recommendations on this rezoning and other potential housing developments in industrial areas. Given all the policy precedents described above, we urge Council to follow Staff's advice.

As local business owners, operating in an extremely challenging industry dominated by large, multinational corporations, it is disheartening to have to take valuable time and resources to repeatedly advocate for industrial land protection, especially considering that current and previous City Councils, (as well as the Region) have publicly advocated for its protection through policy frameworks and declared zoning protection, all of which acknowledge and point to a severe shortage of industrial land in Vancouver.

Recycling Alternative provides recycling collection and processing services to some of Vancouver's largest property management companies and organizations such as Cadillac Fairview, Quadreal, Warrington, Colliers, Translink. We are the service provider for BC Place and FIFA, and the selected contractor for all COV Multi-Family Recycle BC collections in Downtown, Mt Pleasant and Kitsilano. Businesses such as ours and other city serving operations have a broad reach and critical impact, yet continue to compete with each other over merely 6% of the city's land base to function and secure operating space. We need to protect what's left of Vancouver's industrial use stock.

The Province's Transit-Oriented Areas (TOA) policy **does not apply to industrial land**. Moreover, it is just as important that employees are able to get to and from work using public transit, as it is for them to get home. Our company provides a Public Transit Commuter Subsidy to staff to encourage the use of transit/skytrain, on our doorstep here in the Flats.

Adding housing to industrial-zoned land undermines long-established land-use planning principles that recognize the distinct and essential role of industrial areas. Once **industrial land is lost**, it is

**effectively impossible to recover** and we urge Council to consider the unintended consequences other cities such as London, now face as a result of over-depleting their industrial land base.

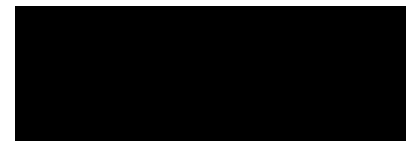
In conclusion, we strongly urge Council to uphold City Staff's recommendation to not approve the rezoning application for 320–360 West 2nd Avenue. And instead pause the rezoning process so Staff can provide a comprehensive evaluation of the five 'exceptional' industrial areas.

Thank you for your consideration and for recognizing the long-term importance of industrial land protection to Vancouver's future.

Respectfully submitted by,  
Recycling Alternative and Terraforma Systems Inc.



Robert Weatherbe  
Co-owner



Louise Schwarz  
Co-Owner