

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-13	11:39	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I support this proposal because it adds much-needed rental housing in a great, transit-accessible location near the Olympic Village SkyTrain, making it easier for people to live close to where they work and get around without a car. I also like that it protects local jobs by keeping light industrial and creative work spaces in the neighbourhood, which is an important part of Mount Pleasant’s character. The mix of housing, jobs, and public space feels like a thoughtful use of the site and a positive addition to the community	Jenna Macdonald	Mount Pleasant	
2026-01-13	11:47	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I’m in favour of this project because it brings more rental homes to an area that’s already well connected and close to transit, shops, and jobs, which just makes sense for the city. I also appreciate that it keeps and adds employment space instead of pushing those uses out of Mount Pleasant, helping support local businesses and workers. Overall, it feels like a balanced, practical proposal that adds housing while improving the neighbourhood and public spaces	Julia Latuskie	Downtown	
2026-01-13	12:00	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I’m supportive of this project because it feels like a practical way to improve a part of the city that hasn’t been living up to its potential. Bringing more residents and jobs into the area should help it feel less empty and overlooked, especially outside of peak hours. I also like that the proposal focuses on better street presence and public spaces, which can go a long way in making the area look cleaner, more cared for, and safer for people walking through it every day.	Sarah Jaalaid	Downtown	
2026-01-13	12:53	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	The proposal of 320 - 360 will be a great addition to this neighborhood by providing much needed rental housing and job space near Olympic Village. Given the developments proximity to rapid transit, the seawall, Olympic village and Cambie Street, it will provide the right balance of additional housing and local jobs.	Glenn Gardner		
2026-01-13	13:03	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>We’re a young family with two daughters, and we’re active in our community. We walk our neighbourhood, use the parks, support local businesses, and spend time with friends and neighbours. This city is where our kids are growing up, and where we want to keep building our lives.</p> <p>But we’ve also seen friends forced to move away. Not because they wanted to, but because it became too hard to stay. Housing costs, long commutes, and a lack of family-friendly options have pushed good people out of the communities they helped build.</p> <p>That’s why this work matters to us. We want a city where families can stay close to each other, where kids can grow up near their grandparents and friends, and where being active in your community doesn’t feel temporary.</p> <p>We’re invested in this city, not just today, but for the long term. We want our daughters to grow up in a place that feels connected, welcoming, and possible. We need more projects like this to suit the wide range of needs in our community.</p>	Ryan Lalonde		
2026-01-13	14:50	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I own a home and live with my family in East Vancouver and would like to share my support for the proposal for the project at 360 West 2nd Ave. We need to revamp this area and it is a major benefit to the area and city to provide these rental homes near transit along with industrial area to support local businesses. This area looks very run down as is and needs to be revamped. Please approve this!	Corey Iverson	Grandview-Woodland	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-13	15:32	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>I am in support of this project which adds much needed residential density to an otherwise undensified industrial neighbourhood so close to the city centre.</p> <p>This project provides the industrial space at the first few levels above-grade, with the residential space on top, serving a dual purpose of maintaining the city's industrial stock while also increasing the housing supply. It's also beneficial for the residents to be a few levels above-ground, as this offers a safer experience than having units at ground-level where residents often have to draw their blinds all the time to maintain privacy.</p> <p>This part of Mount Pleasant is one of my favorite areas but feels often quite barren due to the lack of any residential presence in the area. This mixed-use building would go a long way to improving this. And to anticipate the inevitable "its too tall" complain that is likely to arise - look across the street.</p>	Elliot K	Mount Pleasant	
2026-01-14	09:25	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>We need less sprawl, and more in-place density. This project achieves that with an architecturally attractive and thoughtful design - and provides housing in a place of high employment, thus effectively also reducing the need for cars. It also still retains industrial space, so it respects the neighbourhood's historical and current needs.</p>	Soles Perez de Tagle Bastion Development Corporation	Downtown	
2026-01-14	09:45	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<ul style="list-style-type: none"> <li>As a resident who lives in this area, I have seen first-hand the lack of activation on the south side of west second.</li> <li>The proposal at 320–360 West 2nd Avenue represents a balanced and forward-looking response to Vancouver’s housing and employment needs by delivering 200 secured market rental homes alongside approximately 39,000 sq. ft. of employment-generating light industrial space in a highly transit-accessible location</li> <li>By co-locating housing and job space near the Olympic Village SkyTrain Station, the project supports a compact, walkable, and sustainable urban form consistent with City and Regional policy objectives .</li> <li>The proposal also protects and grows local jobs, strengthens Mount Pleasant’s creative and industrial economy, and activates an underutilized corner with a new public art plaza and improved streetscape.</li> <li>Overall, it is a thoughtful mixed-use development that delivers clear community benefits while aligning with the Vancouver Plan, Broadway Plan, and Metro 2050 growth strategy</li> </ul>	Randeep Janjua	Fairview	
2026-01-14	13:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>It's great to see an architecturally interesting project in this neighborhood. Not only does the proposed project provide housing located near transit, but accommodates much needed space for light industrial businesses that want to keep investing in this neighborhood.</p>	Rob Piper	Kitsilano	
2026-01-15	06:24	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	<p>By co-locating housing and job space near the Olympic Village SkyTrain Station, the project supports a compact, walkable, and sustainable urban form consistent with City and Regional policy objectives .</p> <p>The proposal also protects and grows local jobs, strengthens Mount Pleasant’s creative and industrial economy, and activates an underutilized corner with a new public art plaza and improved streetscape.</p> <p>Overall, it is a thoughtful mixed-use development that delivers clear community benefits while aligning with the Vancouver Plan, Broadway Plan, and Metro 2050 growth strategy</p>	Harrison Glotman	Kitsilano	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-15	06:56	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	My family and I live nearby and frequently walk in the Olympic Village area, as well as the area immediately south of 2nd Ave. The Olympic Village area is very nice and walkable; however, currently the area immediately south of 2nd avenue feels too industrial with many closed businesses on weekends/evenings. I support the further development of this area to expand the neighborhood into one big community.	Marcus Monk	Fairview	
2026-01-15	08:37	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	There is lack of activity at this site despite the great location. The proposal for 320–360 West 2nd Avenue will help create a more vibrant area. It’s a well-considered mixed-use development that revitalizes an underused site and supports local businesses. I hope it goes forward.	Omar Alharras	Grandview-Woodland	
2026-01-15	09:16	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	As a resident nearby and employee in the area, I support this project. Its walkable, transit-accessible location will bring new energy and activity to the overlooked south side of West 2nd, while adding much-needed rental housing in a desirable, city-adjacent neighbourhood.	Allison Jewell	Fairview	
2026-01-15	09:24	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Living nearby in Fairview, and having previously lived in Olympic Village, I support this project. It will enable more than 200 renters to live close to the seawall and the city, making it easy to transit, walk, or bike to work—contributing to a healthier and more livable community.	Matthew Jewell	Fairview	
2026-01-15	09:36	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	From a local perspective, this feels like a well-executed mixed-use development that provides real value to the community and aligns perfectly with the directions set out in the Vancouver Plan, Broadway Plan, and Metro 2050 - In my Opinion	James Pratt	Kitsilano	
2026-01-15	13:59	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	As a resident of this area who walks by the site almost daily, I’m very supportive of the updated proposal. This neighbourhood is highly walkable and well-connected to transit, yet it remains underserved by rental housing options. Adding new residential homes here can help meet much-needed rental demand and contribute to a safer public realm through improved lighting and activity at the street.  Importantly, the revised design maintains industrial and commercial uses at grade, which is essential for protecting employment space in a part of the city where these uses are becoming increasingly limited. I appreciate that the proposal brings homes to the neighbourhood without displacing job-generating uses, resulting in a balanced and forward-looking plan.	Chantal Francoeur	Fairview	
2026-01-15	17:03	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	I strongly support the rezoning application at 320-360 West 2nd Avenue. I live in the area and too see the state of this side of West 2nd is troublesome. The area is in dire needs of new development and updated streetscapes. Residential for this area would blend in perfectly with the surrounding Olympic Village neighbourhood. I urge staff to approve this application.	Emma Howard	Mount Pleasant	
2026-01-15	17:17	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	The rezoning application at 320-360 West 2nd Avenue is an amazing proposal for this area. The south side of West 2nd is severely underutilized and could greatly benefit from this mixed-use application. I strongly believe that everyone wins with this application, shops, restaurants and small businesses. I hope Council approve this application to help breathe life into this area of Mount Pleasant.	Aaron Janz	Mount Pleasant	
2026-01-16	07:24	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	My business, fabric living, is just up the street from this site [redacted]. We are also a real estate development company and we have approximately 15 people in our office. This is an exceptional location for residential density. I am sure there are a few people in our office that would consider renting here to live close to the office, the seawall, Jonathan Rogers Park, Rapid transit, etc... It is an epic location surrounded by so many amenities and a linkage point between Olympic Village and Mount Pleasant. Strand and Montez are solid operators and I trust will do an excellent job.	Jordan MacDonald	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-16	15:31	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Hello Clerk's Office, Please see the attached letter in regards Item 4 of the January 22, 2026 Public Hearing. I am requesting that you provide this letter to Mayor and Council as part of the document package for their consideration on Item 4 and that this letter also be on the public record and available to the public.	Cameron Thorn	Kitsilano	Appendix A
2026-01-17	12:54	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Would love to see ground floor commercial space used as a restaurant, coffee shop, or retail shop. We do not need more dental offices opening up. There are too many and it takes away from the walkability of a neighbourhood when there is nothing of interest to go to.	Kyra Henningson	Mount Pleasant	
2026-01-19	12:23	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	Projects like these add much needed housing supply in the heart of our city, and will result in more vibrant, economically healthy neighbourhoods. More people would love to live in Mount Pleasant, and this will give more people the opportunity to benefit from the neighbourhood's many amenities and rich culture. I fully support this project.	Kareem Hassib		
2026-01-19	22:12	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	We should strive to build community and grow the Vancouver urban skyline in mount pleasant. This gorgeous and unique building will add so much richness to the community. Also that area needs more rent controlled apartments so real people can live and thrive there. This will foster local business and economy. Also, as someone in the local theatre community an arts, having more affordable housing will bolster the local arts scene in that neighbourhood, which will ultimately be positive for advancing the Canadian entertainment industry.	Jack Bumbala	Renfrew-Collingwood	
2026-01-20	08:27	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	We've been following this project since inception. Love the architecture and design. More importantly, as the supply of rental units increases, rental rates will fall!!!  Please approve the rezoning for this project.  Craig Stuart	craig stuart	West End	
2026-01-20	09:08	CD-1 Rezoning: 320-360 West 2nd Avenue	Support	This project will bring in additional, much needed rental housing near transit in a key area of Vancouver. I support this project. Additionally, the integration of substantial office space will continue to help the city's economic development.	Nolan Blackie	Kensington-Cedar Cottage	



# APPENDIX A

January 16, 2026

Mayor & Council  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

**Re: January 22, 2026 Public Hearing – Item 4 – 320 – 360 West 2nd Avenue**

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I look forward to speaking with you at the January 22, 2026, Public Hearing regarding Strand's rezoning application for 320 – 360 West Second Avenue. In advance of the Public Hearing, I am submitting this letter, on the public record, for your consideration.

## EXECUTIVE SUMMARY / COUNCIL BRIEFING

### Decision Before Council

Council is being asked to make a clear choice to determine whether this excavated, transit-adjacent site should remain stalled for multiple additional years under an industrial zoning framework that has demonstrably failed to deliver employment space or economic activity on the south side of West Second Avenue, or whether it should be allowed to proceed now to deliver:

- Over 39,000 square feet of modern creative industrial (employment) space
- 200 secured rental homes in a rapid-transit-oriented location
- A \$5.5 million Community Amenity Contribution (CAC)
- Public realm improvements and off-site civil upgrades

### Key Facts

- The site is already excavated and has been under development since approvals were granted in 2021.
- The proposal delivers the same quantum of industrial space previously approved under I-1C zoning.
- After more than three years of active marketing, there is no viable market or financing for a stacked-industrial/office building on this site.



- Without a residential use, no industrial space will be delivered.
- The site is approximately 350 metres (a four-minute walk) from Olympic Village SkyTrain Station.

#### Policy Context

- Council's Exceptional Sites Motion directs that existing applications be processed without delay.
- The Referral Report recommends a lengthy and uncertain Metro Vancouver Type 3 Regional Growth Strategy (RGS) amendment process, which will delay delivery of this project and create additional uncertainty.
- Metro Vancouver has confirmed that this site qualifies for redesignation under Section 6.2.7 (Municipal Flexibility Clause) of the Metro 2050 RGS, allowing small-scale industrial land use changes without an RGS amendment.

#### Why This Site Is Exceptional

- It is already excavated and partially advanced.
- It continues to deliver industrial space at the same scale previously approved.
- It represents approximately 1% of the City's remaining flexibility allowance under Section 6.2.7, the "Municipal Flexibility Clause", of the Metro 2050 RGS.
- Approval would not establish a broad precedent or erode the City's industrial land base.

#### What Council Is Being Asked to Do

Strand respectfully requests that Council:

1. Approve the rezoning application in principle, consistent with the Exceptional Sites Motion; and
2. Direct staff to utilize the Metro Vancouver Municipal Flexibility Clause (Section 6.2.7) to redesignate the site, avoiding an unnecessary and protracted regional amendment process.

The following sections provide further detail in support of Council's consideration of this application:

1. **A Stagnant Site in a Transit-Oriented Location:**

This site and the south side of West Second Avenue have been sitting dormant and languishing due to zoning requirements that are disconnected from market realities and demands. Referring this application back to staff for an additional two 2 years or more of study and process is inconsistent with the direction to staff under the Exceptional Sites motion -



which received unanimous Council approval - to process existing applications without delay. This delay and uncertainty may effectively kill this project and the benefits it provides. This site is 350 metres or a 4-minute walk from the Olympic Skytrain Station. This is exactly where rental housing and employment space should be delivered.

## **2. Delivery of Employment (Industrial) Space and Housing:**

This proposal delivers 100% of the creative industrial space previously approved for the site - approximately 39,000 square feet approved at Public Hearing in 2021. This is an employment-generating project. The key difference is that instead of constructing additional office density - for which there is no market and no financing available - the site will be delivering an additional 200 units of secured rental housing and a \$5.5 million CAC. This is not a choice between industrial space and housing. This project delivers both.

## **3. Residential Use Makes the Industrial Use Viable:**

Residential housing remains a critical need in Vancouver. Delivery of any significant amount of housing under the Broadway Plan remains years away. The residential floor area makes the stacked industrial component of the project financially viable. The two uses compliment one another and collectively will stimulate and help vitalize the neighbourhood. Particularly after dark the area is dead, with empty sidewalks and empty businesses that contribute to a complete lack of vibrancy along West Second Avenue.

## **4. Community Support:**

There is overwhelming public support for this project including support from housing advocates, local businesses, and the Mount Pleasant Business Improvement Area (BIA).

## **5. The City has Authority to Redesignate This Site:**

Metro Vancouver has confirmed that the City of Vancouver has the authority to redesignate this site without a lengthy, complex, and uncertain Type 3 RGS amendment process by utilizing the Municipal Flexibility Clause (Section 6.2.7) of the Metro 2050 RGS.

This option was not even referenced or provided as an option in the Referral Report, despite being expressly contemplated in regional policy.

## **6. I-1C & Stagnant Sites:**

Strand was the first applicant to proceed under the I-1C zoning framework, a well-intentioned "Quick Start" initiative introduced in 2020 to stimulate employment along West Second Avenue. The Council Report projected the creation of hundreds of construction jobs for



projects in the I1-C zone in the short term and over 1 million square feet of new job space. New taller buildings would balance the overall streetscape making West Second quote “a great street with improved walkability, wider sidewalks, public realm treatments and more active ground floor uses.”

We fully committed to the policy, obtained approvals, and commenced excavation in July 2023.

Despite more than three years of active marketing, there have been no meaningful leads for office or industrial-only tenants that represent a viable path forward for a stacked industrial and office project. The reality is clear: the I-1C zoning framework is not delivering jobs, office space, or industrial space along West Second Avenue.

This site, with an excavation approximately 40 feet deep, cannot wait for another multi-year planning exercise.

If Council supports our proposal, we will work collaboratively with staff to obtain the necessary entitlements to commence construction as quickly as possible. Even then, the earliest new industrial space and rental housing can be delivered on this site will be 2030. That represents a lost decade for Mount Pleasant relative to when the I-1C was introduced in 2020.

#### 7. Stacked Industrial:

The Referral Report focuses on percentage comparisons, noting that 17% of the proposed floor area is industrial compared to 33% under I-1C zoning. What the Report does not acknowledge is that this proposal delivers the same absolute amount of industrial space as the previously approved project – approximately 39,000 square feet.

The residential density makes the delivery of the stacked industrial economically viable. Without residential density, zero industrial space will be delivered on this site.

#### 8. Rental Housing:

While the Broadway Plan contemplates substantial rental housing supply, a November 2025 Memo to Council confirms that, to date, only one occupancy permit has been issued and there are no building permits currently issued for rental housing under the Plan.

As has been said before, you can't live in an approval.

This site is already excavated and can deliver housing significantly sooner than most Broadway Plan sites, without displacing any existing residential tenants. Strand has a strong track record, with more than 1,000 rental homes completed or under construction in Vancouver and hundreds more in the approvals process.



## 9. Industrial Zoning Outcomes in Mount Pleasant:

The Referral Report states the industrial zoning in Mount Pleasant is yielding positive results. Indeed, there are some industrial and office projects deeper in the Mount Pleasant industrial area that were successfully financed and constructed in a different market cycle. The Report specifically references two projects approved at Public Hearings in the first half of 2025 stating they don't include residential and "continue to advance". Notably, neither of these two projects has even submitted a Development Permit application, and it is unclear if and when these projects will get built. PCI is the developer on the larger of the two sites. PCI's President, Mr. Tim Grant, spoke in support of the Exceptional Sites Motion noting the need to minimize overly prescriptive and impractical industrial uses and that requirements under I-1 zoning represent insurmountable barriers to project feasibility.

It is a mischaracterization to state these projects continue to advance in the approval process when they have not even submitted Development Permit applications, almost one year later.

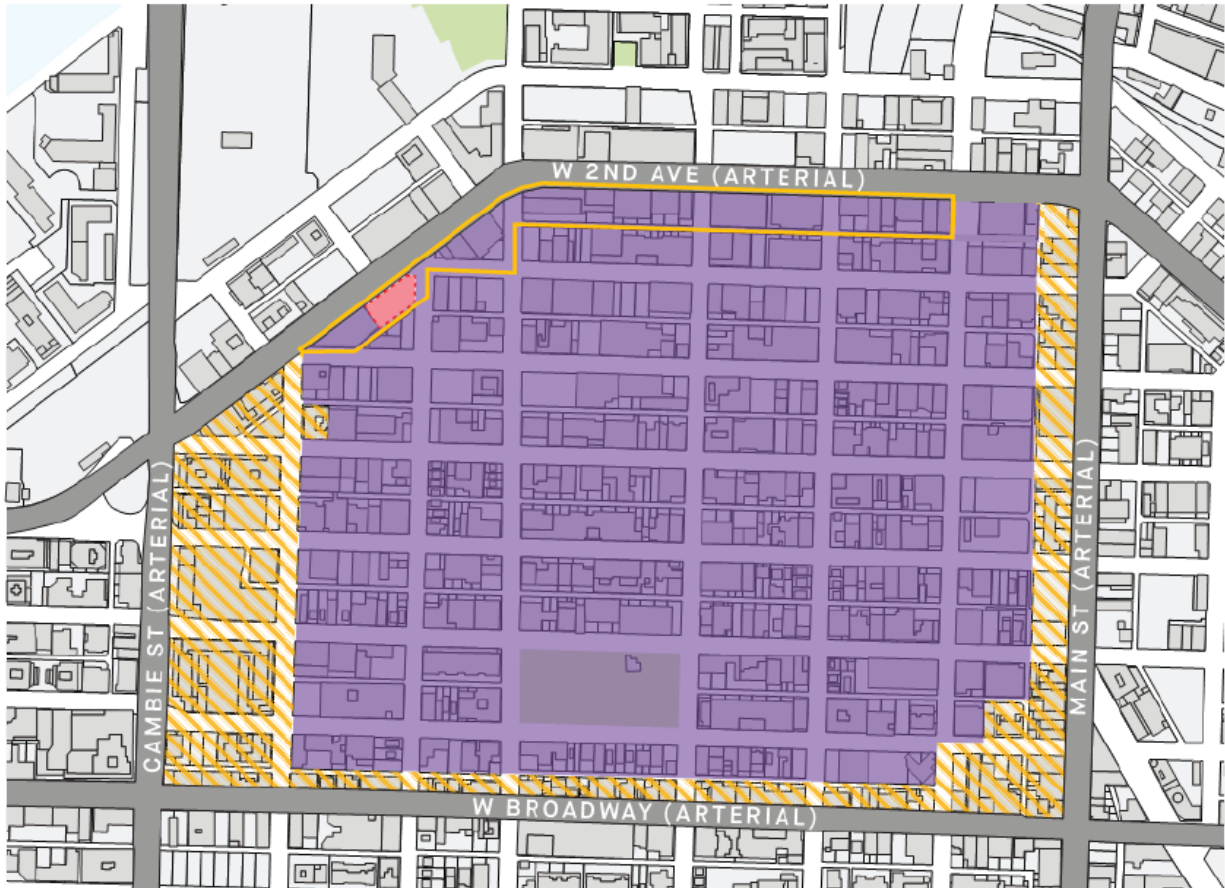
## 10. Innovative Mixed-use industrial – Activation of West Second Avenue:

The contrast between the north and south sides of West Second Avenue is stark. The north side is active and vibrant, while the south side remains burdened by a zoning bylaw that prohibits residential uses and undermines economic viability.

The industrial uses contemplated in a stacked format are compatible with surrounding residential uses and can safely accommodate a range of operations through appropriate building design, ventilation, and life-safety systems.

With vibrant mixed-use projects permitted (and many built) on every edge of Mount Pleasant, the north side of the neighbourhood (West Second) has been conspicuously omitted from this type of zoning rationale. The map below highlights this zoning omission, specifically the mixed-use buffer areas that exist on the border of the Mount Pleasant industrial area along Main Street, Broadway, and Yukon Street.

This project is poised to be a catalyst for change—activating the street, creating jobs, supporting local businesses, and delivering much needed housing.



**METRO 2050 LAND USE MAP**

**LEGEND**

- |   |                          |   |               |
|---|--------------------------|---|---------------|
|  | INDUSTRIAL DESIGNATED    |  | SUBJECT SITE  |
|  | GENERAL URBAN DESIGNATED |  | ARTERIAL ROAD |
|  | PROPOSED BUFFER AREA     |   |               |



## 11. RGS Designation Change – Pathway Options:

The Referral Report presents, as the only option, a lengthy multi-step Metro Vancouver Type 3 Amendment process that would engage all Metro Vancouver municipalities, the Port of Vancouver, First Nations, the Ministry of Transportation, other civic agencies and the full Metro Vancouver Board.

The Report further states enactment of the site's CD-1 bylaw would also require a second public hearing to amend the Regional Context Statement ODP and a further "planning study". This process and the associated timelines create delays and uncertainty and is a further inconsistency with Council's direction to staff with the Exceptional Sites motion.

Metro Vancouver has confirmed there is a far simpler mechanism that would avoid dragging out this approval for years and would enable this site to quickly deliver key City priorities of delivering industrial space and housing. The Metro 2050 Regional Growth Strategy and the city's own Regional Context Statement Development Plan contain a "Municipal Flexibility" (Section 6.2.7) provision that provides municipalities with the flexibility to change the land use designation on small sites without the need for an RGS amendment application and the approval of the Metro Vancouver Board. In fact, the Metro 2050 RGS specifically references small scale industrial land use designation changes as an appropriate example for utilizing the municipal flexibility clause. In the words of the leader of Metro Vancouver's implementation group: "we think that the flexibility clause is an option for this regional land use designation change" (refer to Appendix 1). This streamlined option was strangely omitted as an option in the staff report, in fact it wasn't even referenced.

The section 6.2.7 clause states sites must be less than 1 hectare (or 107,639 square feet) and the aggregate area of land affected by all re-designations under the clause cannot exceed 2% of the Vancouver's industrial land designation. Two percent of Vancouver's industrially designated lands equals 33.6 acres (1,453,126 SF of land area). To date, the City has used this clause to re-designate 4.84 acres (210,972 SF) of industrial land area. Under this 2% flexibility clause the city can still re-designate 28.52 acres (1,242,154 SF) of its industrial lands area (refer to Appendix 1, 2, and 3 for further information). The 360 West Second project represents approximately 1% of the remaining 28.52 acres that the City has the power to re-designate under the flexibility clause.

Metro Vancouver has been engaged by Strand in early discussions and confirmed that this application meets section 6.2.7 criteria. Mayor and Council, this clause is there to enable you to swiftly respond to priorities, opportunities and exceptional circumstances.



Strand respects staff and has a strong working relationship with many people at City Hall. Respectful debate on policy assumptions is healthy and essential given the potential for policy to either shape and transform our city in a positive way or alternatively create unintended stagnation.

**Closing:**

Mayor and Council, this is an excavated site and we are ready to start building employment space and secured rental housing in an exceptional transit-oriented location. Referring this well-supported project back for another multi-year planning process risks leaving it stalled indefinitely.

Approval of this application would not establish a broad precedent for industrial land conversion or speculation. It is limited to a unique, already-excavated site that continues to deliver industrial space at the same quantum previously approved and, as confirmed by Metro Vancouver, falls well within the City's prescribed flexibility limits.

Council approval of this project and a direction to staff to use the Metro Vancouver municipal flexibility clause to redesignate this site will allow 360 West Second Avenue to deliver modern industrial employment space, over 200 new rental homes, and meaningful public benefits — now, not years from now.

**We are respectfully and urgently seeking your support on the following two items related to this proposal:**

1. Approve this rezoning application in principle, consistent with the Motion on Exceptional Sites; and
2. Direct staff to utilize the Metro Vancouver Municipal Flexibility Clause (Section 6.2.7) to redesignate this site.

Sincerely,

s. 22(1) Personal and Confidential

Cameron Thorn  
Senior Vice President, Development  
STRAND

Appendices:

s. 22(1) Personal and Confidential



**From:** s. 22(1) Personal and Confidential

**Sent:** January 14, 2026 3:56 PM

**To:** s. 22(1) Personal and Confidential

**Cc:** s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

**Subject:** RE: Strand - Metro Van Application

Hi Sebastian,

Thank you for reaching out.

We generally concur with your interpretation of policy 6.2.7. I.e. the property appears to be:

- Within the UCB;
- Less than 1 hectare; and
- Well within the 13.5 ha cumulative limit.
  - Our records indicate that CoV has used 1.96 ha of its 13.5 ha cumulative limit to date.

We also confirm that the City of Vancouver has appropriately included language in its [RCS](#) enabling the use of flexibility clause 6.2.7.

As a point of clarification, Table 6 is only intended to provide principles and examples about what processes are needed for different scales of amendments. While “small scale industrial” is the example used, any small parcel (i.e. under 1 ha) within the Urban Containment Boundary is eligible for the flexibility clause.

**In conclusion, we think that the flexibility clause is an option for this regional land use designation change.**

However, it is at the discretion of the City whether to use the flexibility clause or pursue a standard RGS amendment. We would recommend that you speak with City staff as a next step, and please be aware that we will also inform our City colleagues about this possibility.

Given all this information, I’m going to suggest that a meeting isn’t needed yet, but we are available if you have any follow-up questions after you speak with CoV staff. Thank you.

**Mark Seinen**

**Senior Planner**

Regional Planning and Housing Services

s. 22(1) Personal and Confidential



s. 22(1) Personal and Confidential



**From:** s. 22(1) Personal and Confidential

**Sent:** Wednesday, January 14, 2026 1:52 PM

**To:** s. 22(1) Personal and Confidential

**Cc:** s. 22(1) Personal and Confidential

**Subject:** RE: Strand - Metro Van Application

Thanks Jonathan. Moving you to bcc to save your inbox.

Mark – it's great to connect with you. Thanks for looking into the amount of land already redesignated from Industrial to other uses in the City of Vancouver under the Section 6.2.7 provision.

It's great to hear you lead the implementation group because we are investigating whether procedurally it is most appropriate to utilize Section 6.2.7 to redesignate a 18,784 SF site from Industrial to General Urban, rather than bring a full application forward for MV Board consideration. Certainly, from our reading of Metro 2050 (pg. 86) "*Table 6 – Regional Growth Strategy Implementation Framework*", it is directing this small-scale industrial site towards utilizing Section 6.2.7.

Are you available for a 30-minute Teams call tomorrow to discuss implementation between 9-12, or 2-3:30pm? Thanks Mark.

**Sebastian Stewart**

Development Manager



s. 22(1) Personal and Confidential

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**From:** s. 22(1) Personal and Confidential

**Sent:** January 14, 2026 1:36 PM

**To:** s. 22(1) Personal and Confidential

**Cc:** s. 22(1) Personal and Confidential

**Subject:** RE: Strand - Metro Van Application

Hi Sebastian,

Thank you for reaching out and following up. I would like to connect you with Mark Sienen, who is our senior planning who leads our Implementation group. He should be able to look into your inquiries about Section 6.2.7.

Regards,

Jonathan Cote

Deputy General Manager, Regional Planning and Housing

Development

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**TABLE 6. REGIONAL GROWTH STRATEGY IMPLEMENTATION FRAMEWORK\***

PRINCIPLES	EXAMPLES	PROCEDURES
Fundamental change to core goals or strategies	Amend the goals or strategies; delete an entire goal; change the amendment process	Type 1: 50% + 1 MVRD Board weighted vote and acceptance by all affected local governments
Region-wide significance for non-urban designations	Change Urban Containment Boundary or Agricultural designation	Type 2: 2/3 MVRD Board weighted vote
Region-wide significance for urban designations	Large scale Industrial area designation change	Type 3: 50% + 1 MVRD Board weighted vote
Small scale urban designation changes	Small scale Industrial land use designation change	As described under 6.2.7, Official Community Plan amendment and notification of Metro Vancouver in writing within 30 days after OCP adoption
Local planning matter with no regional significance	Rezoning consistent with Official Community Plan	Official Community Plan matters, no Regional Context Statement reference required



## Appendix B: Regional Land Use Designation by Member Jurisdiction

As per [Section 6.2.2](#) of *Metro 2050*, member jurisdictions may re-designate up to two percent of land within each regional land use designation. This table shows the amount of land and the two percent limit, in each designation, for each municipality.

	Agricultural		Conservation & Recreation		Industrial		Employment		Rural		General Urban	
	Hectares	2%	Hectares	2%	Hectares	2%	Hectares	2%	Hectares	2%	Hectares	2%
Anmore	-	-	2,242	45	-	-			507	10.1		
Belcarra	-	-	371	7.4	-	-			160	3.2		
Burnaby	152	3	1783	35.7	534	10.7	627	12.5			5,893	117.9
Coquitlam	355	7.1	6,240	124.8	67	1.3	298	6	416	8.3	5050	101
Delta	9,371	187.4	3,875	77.5	1,612	32.2	132	2.6	1	0	3372	67.4
Electoral Area A	598	12	75,531	1,510.60	-	-			221	4.4		
Langley City	43	0.9	115	2.3	63	1.3	24	0.5			778	15.6
Langley Township	21,321	426.4	1,335	26.7	815	16.3	256	5.1	2495	49.9	4,922	98.4
Lions Bay	-	-	-	-	-	-		-	-		269	5.4
Maple Ridge	3,547	70.9	15,674	313.5	621	12.4		-	3128	62.6	3,806	76.1
New Westminster	-	-	109	2.2	162	3.2	3	0.1			1315	26.3
North Vancouver City	-	-	116	2.3	96	1.9	49	1			963	19.3
North Vancouver District	-	-	12,254	245.1	192	3.8			123	2.5	3,786	75.4
Pitt Meadows	5,287	105.7	1,747	34.9	173	3.5			781	15.6	836	16.7
Port Coquitlam	334	6.7	646	12.9	457	9.1	7	0.1			1,574	31.5
Port Moody			1143	22.9	469	9.4	7	0.1	35	0.7	952	19
Richmond	4,580	91.6	1,090	21.8	2,301	46	562	11.2			4,619	92.4
Surrey	9263	185.3	1,648	33	1829	36.6	1258	25.2	620	12.4	17,286	345.7
Tsawwassen First Nation	181	3.6	96	1.9	141	2.8					269	5.4
UBC UEL			800	16							641	12.8
Vancouver	280	5.6	946	18.9	673	13.5	181	3.6			9,604	192.1
West Vancouver			4,545	90.9							4,473	89.5
White Rock			44	0.9							467	9.3
Total Hectares	55312		132350		10205		3404		8487		70875	