

Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|----------------------|--------------------|------------|
| 2026-05-05 | 17:15 | Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District | Oppose | It will push out local businesses and increase rent . | Anthony Morelli | Grandview-Woodland | |
| 2026-05-05 | 17:21 | Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District | Oppose | <p>As a multi-generational family living on West 17th Avenue, and residents of the neighbourhood since 1982, we are very concerned about the way the development application amendment at 3215 Macdonald Street has been brought forward. The proposal to replace the previously approved 5-storey rental housing with a 6-storey self-serve aparthotel appears to have proceeded without adequate community notification or meaningful consultation.</p> <p>Our primary concerns with this aparthotel proposal are as follows:</p> <p>Lack of alignment with neighbourhood planning: This proposal does not reflect the goals outlined in the Vancouver Villages planning process. After reviewing the available documentation, we found no indication that a hotel or short-term accommodation was identified as a community priority or benefit.</p> <p>Impact on housing and community character: Our neighbourhood needs stable, long-term housing and amenities that support residents. An aparthotel introduces a transient population with less connection to the community, which may shift local businesses toward tourist-oriented services rather than those that serve residents. This runs counter to the goal of building a cohesive, livable neighbourhood.</p> <p>We want to be clear that we support the development of residential housing on this site, as originally approved. However, we strongly oppose the shift toward a hotel use.</p> <p>We respectfully request that this application be reviewed thoroughly and that proper steps be taken to ensure adequate community awareness and consultation, including direct notification such as leaflets to nearby residents.</p> <p>We are against the changes proposed .</p> | George Lymberopoulos | Arbutus Ridge | |
| 2026-05-05 | 17:39 | Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District | Oppose | Please vote in opposition to this plan. Pushing through mass, blanket re-zoning through this plan is an egregious manipulation of Vancouver's "Official Development Plan", which will only exacerbate housing instability, lack of affordable housing/neighbourhood services, and cement the city on a path to making developers rich while keeping working class and poor people destitute. Ken Sim claims this plan "is about making sure our city continues to meet the needs of the people who live and work here", but if this rezoning passes, the needs of the people will not even be considered. Ask the people what they need so you can actually give it to them, not an approximation of what you think they need. City Council has the option to put the project to a public hearing, and it should take this much needed respect, as a show that they actually care about the people who help this amazing city run. | Olivia Ingram | Grandview-Woodland | |

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| 2026-05-05 | 17:56 | Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District | Oppose | <p>I'm writing as a Sunset Fraser neighbourhood resident deeply concerned about the proposed mass rezoning across our neighbourhood corridors.</p> <p>This plan risks displacing long-standing small businesses and renters living above shops - people who give these streets their character and stability. By dramatically increasing allowable density, the City will also drive up land values, putting further pressure on affordability.</p> <p>What's most troubling is the lack of public hearings for future projects. Residents are being asked to accept sweeping changes without meaningful opportunities to weigh in.</p> <p>We need housing solutions that prioritize community stability and affordability - not a fast-tracked approach that benefits developers while sidelining residents.</p> <p>Please reconsider this proposal and ensure robust public consultation before moving forward.</p> | James Pangilinan | Sunset | |
| 2026-05-05 | 18:26 | Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District | Oppose | <p>I understand the need for more housing, but the plans in place by the city disregard what is actually good for the neighbourhoods these developments take over. The major corridors, with small, independently owned businesses, are what make the area livable and desirable in the first place. I want to know the people in the places that I shop. These developments have no character, are inherently unaffordable, and erode any culture that defined the area to begin with. The SEMs are replaced with Starbucks and Dollarstores, and become a faceless and depressing generic chain corridor. Please, consider intangible values like culture and community as more important than too-small condos that serve to line developer's pockets. I am so tired of the thoughtlessness that I see destroying the essence of the place that I live, and forcing out the people that make that place vibrant and meaningful.</p> | Marni Bowman | Grandview-Woodland | |