

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-01	12:58	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Quit giving incentives to hotel developers who don't build what we need.	Kristen Lebrun	I do not live in Vancouver	
2026-05-01	13:05	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Quit giving incentives to hotel developers who don't build what we need.	Jason Lebrun	I do not live in Vancouver	
2026-05-01	14:58	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Re: Opposition to Proposed Changes to Public Hearings and Fast-Tracking of Development (Public Hearing – May 5, 2026)</p> <p>Dear Mayor and Councillors,</p> <p>I am writing to express my strong opposition to the proposed changes that would eliminate or significantly limit public hearings while fast-tracking approvals for hotels and smaller apartment buildings.</p> <p>Public hearings are one of the few remaining avenues for residents to meaningfully participate in shaping their communities. Removing or weakening this process risks eroding public trust and reducing transparency at a time when thoughtful, inclusive planning is more important than ever. While I understand the need to address housing supply and streamline approvals, these goals should not come at the expense of public accountability.</p> <p>Fast-tracking development without robust community input may lead to unintended consequences, including strain on local infrastructure, loss of neighborhood character, and missed opportunities to incorporate valuable local knowledge into planning decisions. Residents are not obstacles to progress; they are stakeholders with lived experience and insights that can improve outcomes.</p> <p>There is a balance to be struck between efficiency and democratic engagement. Rather than removing public hearings, I urge Council to explore reforms that preserve meaningful participation while improving timelines. This could include clearer guidelines, earlier consultation processes, or more focused hearings, rather than eliminating them altogether.</p> <p>Decisions of this magnitude deserve careful consideration and full public involvement. I respectfully ask Council to reconsider these proposed changes and to protect the role of public hearings in Vancouver's planning process.</p> <p>Thank you for your time and consideration.</p> <p>PS I love our beautiful city.</p>	Maureen Wilson	West End	
2026-05-01	15:18	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Too many hotels not enough rental housing for people to afford	Matthew De Marchi	Renfrew-Collingwood	
2026-05-01	19:23	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Quit giving incentives to hotel developers who don't build what we need.	Mathew DeCorby	West End	

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2026-05-02	11:43	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	We need housing for families in renfrew collingwood, not more hotels. Renfrew collingwood should be earmarked as a family oriented neighbourhood.	Kristine De Marchi	Renfrew-Collingwood	
2026-05-02	14:42	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	This motion to rezone various neighbourhoods across the city would have drastic financial, social, and personal impacts on city residents. This city has a housing crisis, and it cannot be solved by replacing affordable units with overpriced market rentals. To waive the requirement for 20% below-market units is a cynical gift to developers. Targeting neighbourhoods with affordable shops and rental homes for redevelopment will not only disrupt the flow of life in these areas, but will erase the established character of the city's communities. Businesses that serve local residents will be displaced alongside the residents themselves, and the buildings replacing them will be unaffordable for the previous tenants. The only principled position is to reject this proposal, and produce housing policy that expands, not reduces, affordable housing stock.	George Temple	Grandview-Woodland	
2026-05-02	20:36	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	We need you to make affordable housing a priority for the people who live here instead of billionaire developers' agenda the priority.	Zailda Chan	Downtown	
2026-05-02	21:45	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I am strongly opposed to this fast tracking plan. Well, I understand density is necessary, there are many projects already approved for our area and the regular public hearings and zoning requirements should be enforced throughout this area of the new Fastrak proposal. It will directly impact where I live in a negative way and is destroying the neighbourhood feeling of the areas we love to work and live. Please do not allow this to go ahead and destroy what makes Vancouver unique.	Suzanne Jabour	Kitsilano	
2026-05-03	12:38	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Dear Council, It says in this new rezoning proposal that: "These changes are part of the City's broader Housing Vancouver Strategy, which prioritizes secure rental housing and geographic equity in housing supply. Public input will inform final recommendations to Council in Q2 2026." And yet, recent proposals passed by this city council have done nothing but provide apartments at rates that ordinary workers cannot afford. This proposal seems like another way to put money into preferred developer pockets rather than provide affordable rental units. We don't need more hotels and luxury apartments. In addition, the words: "Public input will inform final recommendations to Council in Q2 2026." are highly misleading as council has failed to take public input into consideration in previous planning decisions. For example, the Grandview/Woodland Area plan in which residents were consulted over 3 years, came up with a reasonable plan for City Council which was then over-ridden by City Council in 2025 when it approved 3 towers of over 40 storeys each at Broadway and Commercial, having agreed in the Grandview Woodland Area plan to a maximum of 25 storeys with a preference for 10 to maintain the heritage neighbourhood. I can see no evidence that this council listens to its ordinary residents, but I am still writing to oppose this motion.	Jessica Bradford	Grandview-Woodland	

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2026-05-03	16:06	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Diverse peoples deserve to have human rights too. Affordable Housing is THE priority! #DIVERSIPHORIA	Drew McPherson	West End	
2026-05-03	20:46	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Affordability should be geared towards addressing the needs of the struggling members of society hotels do not address that.	Botchman "Bo" Jomo	I do not live in Vancouver	
2026-05-03	21:27	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	ALL Development proposals should observe the SAME process. Fast-tracking does not recognize the importance of community input in any way. It erodes trust in Council and the Planning Department. Provision of new housing is laudable (hotels not so much) however the predilection the City of Vancouver seems to have for max unit counts and small units does NOT support healthy, diverse, single person, family, or aging in place living options. Plan for the future please.	Gordon MacKenzie	Riley Park	
2026-05-03	22:54	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose the ram-rodging of development density without adequate public consultation. This is yet another give away to developers without commesurate benefits for the citizens of Vancouver. I oppose it also because nowhere does the proposal speak to protecting tenants and small business, who will suffer additional taxes due to the upzoning of the commercial property.	Alex Downie	Kitsilano	
2026-05-03	23:15	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Stop giving hotel developers handouts	Vesna Perunovic	I do not live in Vancouver	
2026-05-04	10:27	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I share the significant concerns noted here: https://cityhallwatch[.]wordpress[.]com/2026/04/30/new-c2a-zone-fasttrack-rental-and-hotels-2348properties-hearing-may5/ In particular: "8 storeys for rentals or hotels in "Transit Oriented Areas" as per the Designation Bylaw. Note that the referral report fails to adequately clarify exact locations affected. This too should be explicitly clarified for Council and the public." All these details must be presented for fairness and ability to provide informed comment. Please also note that the vast majority of repetitious comments received on this matter by 5.30 PM April 30 are all from the same person, Bruce Means, with numerous attachments that I cannot make any sense of whatsoever. I believe these should be excluded from the tally of public opinion.	Roberta Olenick	West Point Grey	
2026-05-04	11:07	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose the fast track proposal. It will cause Displacement of local businesses, tenants, and renters Rising land values and higher rents No dedicated affordable housing Hotel developers get incentives and will bypass public hearings regardless of impact.	David Granirer	Hastings-Sunrise	

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2026-05-04	11:09	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I want it noted that pushing through approvals without community consultation and consent is autocratic, anti-democratic, and stinks of a continued colonial approach to building and development. We know better and should do better.	Varinder Johal	Kensington-Cedar Cottage	
2026-05-04	11:14	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I am concerned for and against the displacement of tenants, businesses and people. Land values are increasing as well as rents, and we do not currently have reliable and affordable housing during a Canada wide housing crisis that especially impacts the city of Vancouver. Hotel developers who are not vested in the interests of residents in the first place should not have the ability to bypass public hearings and opinions. City hall is not working in the interests of the city, especially when hotel developers received a different presentation from city hall regarding this proposal.	Melissa Pocock	Hastings-Sunrise	
2026-05-04	11:15	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose this motion for the following reasons: Displacement of local businesses, tenants, and renters. Rising land values and higher rents No dedicated affordable housing. Hotel developers get incentives and will bypass public hearings regardless of impact. I am also opposed due to the fact that developers received a separate presentation from City Hall about this proposal.	Colm O'Mahony	Kitsilano	
2026-05-04	11:21	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	You absolutely do not have my support to destroy our neighbourhoods with existing tenants, business and community centres to develop unaffordable units for the rich. None of this allows for below market units and displaces so many people just to fill developer pockets. Absolutely not!	Yulia Sokol	Kensington-Cedar Cottage	
2026-05-04	11:49	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	The COV consistently prioritizes developers over the needs of the community. This will displace local businesses, tenants, and renters; raise land values = higher rents; there's no dedicated affordable housing; hotel developers get incentives and will bypass public hearings regardless of impact. The COV overlooks the fact that a community is built by its people—those who live, work, raise families here, and maintain strong, lasting connections to it.	Lyndsay Cooper	Hastings-Sunrise	
2026-05-04	11:54	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I do not believe that there has been sufficient community outreach for this change to go ahead. (The low number of comments for such a significant change is indicative of this, is it not?) Further, I do not believe that this kind of mass rezoning allows for proper community input. It also appears that this is in effect a stealthy partial implementation of aspects of the Villages plan. Finally, I believe that the specifics of the rezoning are inappropriate for many of the specific areas targeted, although a full evaluation is difficult given the timeline, the amount of detail, and the quality of the map provided.	Rob Marsh	Kerrisdale	

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2026-05-04	12:28	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Dear Vancouver City Council,</p> <p>As an affected Vancouver resident and in advance of the May 5, 2026 public hearing, I object to the proposed citywide rezoning of shopping areas as C-2A.</p> <p>I object to the C-2A zoning because:</p> <ol style="list-style-type: none"> 1. Homogenization: Only one district zoning schedule will apply to all neighbourhood shopping areas. This eliminates variations that address local context, which will homogenize the affected areas. 2. Community plans: The new zoning overrides community plans previously agreed to by residents by allowing 6-storey rentals in areas where they were previously excluded by plans. This not only discards the existing plans; it also disregards and disrespects the process of community planning in our city. 3. 8-storey rentals and hotels: The zoning allows 8 storeys in “Transit Oriented Areas” but fails to specify locations affected. It also disallows future public hearings for up to 8 storeys of rentals or hotels in C-2A zones, precluding feedback from the public on how these changes will affect residents and businesses. 4. Increase in property taxes: The land lift resulting from this rezoning will likely trigger an increase in property taxes on the affected properties. Commercial property taxes in the target areas are already typically about four times higher than residential rates for existing small businesses, most of which are already struggling. 5. Displacement: The bigger incentives provided by this zoning will make it much easier and likelier to displace people and businesses to build 6-storey rentals and hotels, and in Transit Oriented Areas up to 8 storeys. 6. More expensive residential and commercial rents: Incentivizing redevelopment in neighbourhood shopping areas will result in more expensive commercial space, making it likely that only chain stores and large companies can afford the rent, and reducing viability and opportunities for local small businesses. 7. Scale: The overall size of these new buildings will overwhelm typical older character shopping areas. <p>Please vote against the proposed C-2A zoning.</p> <p>Thank you.</p> <p>Sincerely,</p> <p>Naomi W. Reichstein Master of Community and Regional Planning (MCRP) Vancouver</p>	Naomi Reichstein	West Point Grey	
2026-05-04	14:03	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Stop giving developers handouts!</p>	Linda Ong	I do not live in Vancouver	

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2026-05-04	14:08	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose the application	Jan V. Alexander	Dunbar-Southlands	
2026-05-04	14:11	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Stop giving developers handouts!!	Preet Sangha	I do not live in Vancouver	
2026-05-04	14:16	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	This rezoning will destroy affordability for our local and small businesses. Independent groceries, boutiques and restaurants are not only important to the communities they serve, but these are also reason why people from all over come to Main, Fraser and East Hastings. Zoning for hotels would raise property taxes to the point of making it impossible for small businesses to survive meaning these areas would be filled with only chain stores. Vote no for affordability.	Mikaela Smith	Mount Pleasant	
2026-05-04	14:25	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	This rezoning will destroy affordability for our local and small businesses. Independent groceries, boutiques and restaurants are not only important to the communities they serve, but these are also reason why people from all over come to Main, Fraser and East Hastings. Zoning for hotels would raise property taxes to the point of making it impossible for small businesses to survive meaning these areas would be filled with only chain stores. Vote no for affordability.	Mikaela Smith	Riley Park	
2026-05-04	14:38	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>I oppose this plan as it displaces local businesses, tenants, and renters.</p> <p>It will precipitate rising land values and higher rents with no dedicated affordable housing</p> <p>Hotel developers will get incentives and will bypass public hearings regardless of impact.</p> <p>This plan benefits developers and is short sighted, will little regard for the existing community and healthy environment that serves a wide range of people.</p>	Deboragh Varnel	Kerrisdale	