

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-04	15:56	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>The proposed new one district zoning schedule C-2A if approved will apply to all the neighborhood shopping areas in Vancouver. This one size fits all model totally ignores the uniqueness of each and every neighborhood in the city as does the Official Development Plan. There are definitely areas of Vancouver that could be easily upzoned whereas there are very iconic neighborhoods that are so loved they are frequented by people from all over the city. With this one size fits all model many small businesses in these shopping areas will be forced out as they will no longer be able to pay the large increase in what they already pay in triple net leases. Upzoning almost always automatically leads to enormous land lift, higher property taxes and even less affordability.</p> <p>Many residents believe that a one size district zoning schedule C-2A for the entire city's shopping areas will bring in more available secure rental housing, 8 story hotels, and more customers for small businesses. What is being offered under C-2A is market secure rental housing with no social subsidized component. If there is one it would only apply to 10% of the tenants who could not afford this so-called below market rent anyway.</p> <p>Vancouver has been on a building frenzy for years. It provides more density than any other city in Canada and is the third densest city in North America. Yet we have the highest rents in the country. Why is that? The old adage, promoted by both the development industry and some politicians that density leads to affordability, is simply not true.</p> <p>There are a tremendous number of young people in Vancouver who work several jobs so they can afford to pay their rent. Seniors who have always been housed are now homeless as rents have outpaced what they can afford. Currently there are over 3,650 condos sitting empty in the province so why does the city want to densify the shopping areas even more with a C-2A district schedule. Is the development industry expecting corporations that are very profit driven to swoop in and buy up all this new secure housing. A one size fits all plan for all the shopping districts in Vancouver make no sense. Hopefully in the next municipal election we can vote in a mayor and councilors who care about the rights of the people who put them in office and not solely development interests.</p> <p>As. Dr. Patrick Condon has stated:                      "Vancouver's legacy of neighborhood-led planning—emphasizing livability, social cohesion, and context-sensitive design—has been overshadowed by citywide growth strategies prioritizing scale and financial yield over local needs and character."</p>	Barbara May	Grandview-Woodland	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-04	16:19	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>The scale and pace of rezoning across Vancouver must be paused and rethought. Constant broad sweeping rezoning in the last five years to established neighbourhoods are not acceptable—this type of rezoning being proposed needs be limited to appropriate commercial areas. Enough is enough.</p> <p>Many homeowners have invested their life savings Vancouver and cannot simply absorb the constant rezoning upheaval.</p> <p>The City must find better ways to support amenities than trading additional height. In contradiction, this Council did not even consider amenities under the Broadway Plan, even after significant public opposition to this fact.</p> <p>In recent years policies pushed smaller hotels toward supportive housing use. Now it's a push to build hotels through much of the City. Vancouver needs clear, consistent, and responsible planning—not reactive, piecemeal decisions.</p>	Maria Mussenden	Hastings-Sunrise	
2026-05-04	16:29	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Do not remove the 20% below market housing units from 888 Cambie.	Deirdre Whalen	I do not live in Vancouver	<a href="#">Attachment 1</a>
2026-05-04	16:39	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Although some main streets in the city can do with improvements this blanket policy will destroy the best ones by tearing down older heritage buildings in quaint shopping areas with a variety of small local shops, cafes and restaurants, such as along Main Street and Commercial Drive and replacing them with ugly 4-6 story buildings with generic chain stores such as has happened on some blocks of West 4th Ave in Kitsilano around Whole Foods. Other areas of West 4th still maintain a distinct local small store feel. Those too are now in danger of being ruined! You can't force neighbourhood charm on a main street but you sure can ruin it. Main St is what 4th Ave used to be. Now you want to ruin that unique area too and make all our neighbourhoods generic and boring? ☹️ That isn't what attracts people to them. Learn from Europe. They preserve what they have. They don't destroy it.</p>	Elvira Lount	Kitsilano	
2026-05-04	17:33	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Oppose	Brittany Bartlett	Hastings-Sunrise	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-04	17:46	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>A one sized model for every shopping area in Vancouver is completely inappropriate. One wonders what the rationale of the city planners and most likely developers are in pushing new a new district C-2A zoning. 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. The bigger incentives provided by this zoning will make it easier and more likely to displace people and businesses to build 6 story rentals and hotels and in Transit Oriented Areas designated under by-law up to 8 stories. Incentivizing redevelopment in neighbourhood shopping areas will result in new more expensive commercial space, making it more likely that only chain stores and large companies can afford the rent and reducing viability and opportunities for local small businesses. The overall size of these new buildings will overwhelm typical older character shopping areas hence systematically destroying one neighbourhood after the other.</p> <p>As. Dr. Patrick Condon has stated:                      "Vancouver's legacy of neighborhood-led planning—emphasizing livability, social cohesion, and context-sensitive design—has been overshadowed by citywide growth strategies prioritizing scale and financial yield over local needs and character."</p>	Paolo Meret	Kitsilano	
2026-05-04	19:23	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Slashing public hearings does not equal secure affordable housing, quite the opposite. That's what we have seen in Vancouver for a long time. Building more didn't bring affordability. Even with what some say it's a condo crisis, it's still not affordable to buy in Vancouver proper.</p> <p>If we are in a crisis, and we haven't achieved affordability, how fast-tracking houses, and then adding hotels to it, will achieve secure and affordable housing?</p> <p>I'd like an explanation of how removing public processes (accountability) in a crisis produced by making things easier to build with no checks and balances is going to make housing secure. And how does hotels fast-tracking help with that? I understand you might say that it will incentivize investment, but again, slashing public processes to incentivize investment and making development easier hasn't worked.</p>	Javier Ojer		
2026-05-04	19:47	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	This application does nothing to address the affordability crisis.	Mike Biskar	Downtown	
2026-05-04	20:03	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose this sweeping zoning change because I support the preservation of our existing commercial areas like Main Street and Fraser Street.. We need to make it easier, not more difficult for local businesses to operate in our city. We also should be preserving our historic heritage storefronts, rather than incentivizing their demolition through this kind of upzoning.	Coltin Lillico	Killarney	
2026-05-04	20:31	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	The mayor of New York just gave thousands of residents in the Bronx free wifi... and this is what's on our agenda? Yikes	Shaelyn Arnould		

2026-05-04	20:43	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	The current proposal do not solve the issue of affordability in Vancouver. Creating more density has not made Hong Kong or New York city more affordable. There are already many, many empty units in the city that our younger and middle income residents cannot afford or raise a family in because they are too small. Allowing multiunit dwellings to be built on a single family house lot just means the land value of the lot will go up, and the developers are just going to pass that increased cost to buyers. Building these multiunit dwellings also means the destruction of the green canopy that Vancouver is renowned for.	Agnes Lee	Kerrisdale	
2026-05-04	21:17	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I'm upset and dismayed that there will only be one hearing to discuss this rezoning plan with the community. I believe the members of the community living there need to have their voices heard as equally if not more than the developers. As a member of social housing I'd be devastated if my own home was to be rezoned and then bought and sold to the highest bidder. I live near and spend time in the areas affected, and would be sad to see these neighbourhoods change and lose their unique personalities.  I don't want to see my city turned into a playground for the rich. We don't need higher land value. We need affordable housing for working folk.  Please stand up for residents and ensure these concerns are addressed.	Emmett Hatlelid	Downtown	
2026-05-04	22:09	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	It will harm our hotel workers. I work in a downtown hotel.	Lian Sheng Lin	I do not live in Vancouver	
2026-05-04	22:46	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	No more give aways! We need housing not hotels.	David Klainbaum	Mount Pleasant	
2026-05-04	22:48	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Stop this already. No more hotels!	abraham rodriguez	Mount Pleasant	
2026-05-04	23:22	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	It is imperative that you are aware that ALL but two of all the comments in support of this proposal (those to 5.30 PM April 30 and another 9 added by 3 PM May 4) are from a single person, Bruce Means, assuming he even is a real person. Bruce Means' comments include attachments that are total RUBBISH and have NO bearing on the matter under consideration. One attachment, for example, is a photo of two oranges!!! These bogus comments MUST be eliminated from consideration. This scamming of a public hearing process is unacceptable and these irrelevant comments MUST be excluded from the tally of citizens in support of this proposal. There are only TWO legitimate comments in support listed as of 3 PM May 4. Compare that to the legitimate comments opposed to this plan.	Roberta Olenick	West Point Grey	
2026-05-05	01:10	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Once again, I am appalled by this council's determination to shut out the citizens that you were elected to represent through under the public radar 'fast-tracking' this targeted rezoning which will fundamentally erase Vancouver's landmark neighbourhood commercial 'high streets'. Unfathomably, council and the 'planning' department have already disregarded Vancouver's foundational economic and social structure by erasing any acknowledgement or reference to our neighbourhoods in your recently approved ODP. Vancouverites closely identify with geographically determined areas they live in the city by reference to Mount Pleasant, Kerrisdale, Marpole, Grandview Woodlands, Cedar Cottage, etc. These are not arbitrary names, but reflect the developmental history of this place. Great cities are not made by obliterating their foundational beginnings. Take a look around the world and imagine if all historical references, buildings and place makings were 'urban renewed'. That now maligned mid-century North American model of urban renewal was proven to be untenable and destructive to healthy urban life, and was largely resisted in Vancouver	Joan Jaccard	West Point Grey	

through public protest against inner city freeway projects in the 1960's and 70's. A more civic minded and enlightened council of the time, listened and responded to public outcry. Consequently historical neighbourhoods like Strathcona, Chinatown and Kitsilano remain and have evolved over time. Jane's Jacobs' seminal book, The Death and Life of Great American Cities should be required reading for all politicians and urban professionals.

Coincidentally, council members may have taken the opportunity this past weekend to be sensitized to urban activist, Jane Jacobs' work, who fought urban renewal and its destruction of vibrant, on the street commercial spaces and social connectivity in New York and later Toronto. This past weekend, the annual Jane's Walks were hosted by passionate local citizens, leading participants in engaged urban walks and talks, highlighting local peculiarities, characteristics, community and public art projects, and successful urban initiatives, like city street rainwater management, Mole Hill and the World Habitat counter forum held at Jericho Beach Park, 50 years ago.

Lessons can be learned by revisiting the past and not repeating irreversible mistakes.

I decry Council's lack of respect for citizen input into our own neighbourhoods with your now normalized bare lip service to public engagement through scant and short public notice of this unprecedented rezoning. The economic fallout of this upzoning/uplifting of land values will have immediate impacts through raised taxes and the resultant decimation of our vibrant, small scale store front shops. This is a direct assault on Vancouver's historically evolved and beloved commercial streets, and for what reason?! These are the heart of Vancouver's twenty-two neighbourhoods, which reflect the evolving cultural identities and distinctiveness of the places we call home. The hodgepodge of our public 'living room' spaces and shops are where we engage in the public realm with shop keepers we know. These low rise street scapes are pleasant places to be, with sun penetrating the sidewalk, and street trees creating canopy. Six to eight storey buildings will kill that street market ambience, creating shade in our northern latitude city.

The character of our commercial streets, with their abundance of small scale, independently owned/leased shops, provide the essential needs of a walkable neighbourhood. Many are thriving: The Drive, East Hastings, Fraser and Main Streets, Denman Street, because of their diversity and character. And many need urban planning support to reinvigorate what makes these commercial streets the desirable social communities they have been, and can be.

The related city initiative to designate artificial 'Villages' is a thinly veiled objective to yet again up-lift property values, to the benefit of developers, by allowing greater density zoning. Instead, the city and planning department should be doing their job of community building and support of certain floundering commercial streets, such as West Point Grey Village, and Dunbar Street. The solution is not in unaffordable new builds, where larger retail space destroys small, independent business opportunities, promoting chain, characterless retail.

The passing of this ill-conceived rezoning proposal, generated I assume by a Manager of Planning, who is a recent immigrant to the city and clearly has no grasp of, nor taken the time to appreciate and respect what is good about and working in the urban fabric of Vancouver. His mandate to fast track all recent zoning regulations which are clearly intended to support and bow down to developer needs, without any priority of providing affordable housing is a disgrace of this civic regime. The only housing that is needed in this city is AFFORDABLE HOUSING, in its multitude of built forms.

I employ you to withdraw this city destroying rezoning initiative.

(And while I've got your attention, you can withdraw your downtown building height restriction review. If heightened, another Vancouver unique identity destroying bad idea, designed to only benefit developers.)

**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	09:00	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>This is for the Macdonald hotel redevelopment proposal but it generalizes to this much larger policy change:</p> <p>I was all in favour of the original proposal for more rental housing, but this hotel proposal is egregious.</p> <p>The height of the building in the middle of a residential and school neighbourhood - there isn't a building within miles and miles that comes anywhere close to this height. It will dominate the neighbourhood.</p> <p>It adds nothing to the local community - there are barely any local business for travellers to support (other than US fast food chains). People will come to sleep and go elsewhere, this is a residential neighbourhood not a destination. So we get an increased transient population with none of the community benefits. A developer should consider proximity to actual destinations (tourist, business, university, hospital) - this one is miles from anything except housing.</p> <p>There arent enough parking spots - 15 spots for 40 rooms plus staff? Street parking is already a problem in the neighbourhood, and its going to impact local community sports at Carnarvon Park when parents can no longer find parking.</p> <p>The way this has been is sneaky - there have been no notices sent out or billboard put up with the proposed change, we only learned about it last minute because someone sent a news article. This is a defining change for the neighbourhood, and its not getting community buy in.</p> <p>We need more housing. We are onboard with higher density residential housing. But a hotel in this neighbourhood is a bizarre and inappropriate judgement that will anger the local community, especially since it seems to primarily benefit a developer who made a bad bet on the housing market and is pivoting to commercial. This was not originally designed as a hotel development, and it shows in its lack of cohesion.</p> <p>A vote for this is a vote for cronyism, not for the community.</p>	Pelle Nielsen	Arbutus Ridge	
2026-05-05	09:18	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>This is for 3215 Macdonald St. My family lives on W 18th behind the proposed development. At 6-8 stories the development would look into our backyard. We have 2 young kids, as do many others on our street. We are a family neighbourhood with a residential feel, as we are a block away from Carnarvon Elementary. We are concerned about the noise, privacy encroachment and transient nature of people staying in a hotel. A Airbnb style hotel with self-checkin provides no accountability to caring for the neighbourhood. There has been no public notification to our knowledge, no mailers or development board at the property, it has taken us and our neighbours by surprise. We supported a 5 story residential building to provide housing, we do not support this taller self-serve Airbnb style hotel. The scale of the building does not match anything in the neighbourhood and would be invasive.</p>	Sheri Nielsen	Arbutus Ridge	
2026-05-05	10:35	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Where is the notice for any of this? What is going on here? Who has authorized all of this bizarre rezoning without any notice? This is crazy.</p>	kim read	Kerrisdale	

**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	10:45	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Firstly, of the 51 communications in support of this application as of 3pm May 4, only 2 are not from a babble-generating bot. If Council is informed that the supporting feedback includes the 49 with no further clarification, the process is joke.</p> <p>That said, I oppose the application because it is one more nail in the coffin of resident input into how our neighbourhoods develop. I can think of appropriate places for small-scale hotels outside of the areas we are accustomed to finding them, but residents should have a voice in welcoming them, or not.</p> <p>What are the ramifications of a new "highest and best use" for existing businesses? Will this initiative drive out the legacy commercial activity that would draw visitors to a hotel? Will tenants now living in the building that a new hotel replaces get more protection than is offered by the Broadway Plan - which is none?</p> <p>Please give us a break from "mass" everything.</p>	Sal Robinson	Kitsilano	
2026-05-05	10:46	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	Oppose. Will lead to more gentrification and unaffordability issues.	Ross Birdwise	Grandview-Woodland	
2026-05-05	10:59	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I am not in support of fast tracking this plan. It should be given proper procedure with feedback from each community it affects.	Gail Mountain	Grandview-Woodland	
2026-05-05	11:16	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I want live in Vancouver close to my work.	Jacquelyn Tay		