

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	12:02	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Village plan should be kept to immediately block on commercial street. Expand to more blocks on westside to gain density, we are packed in in e van!. How will you capture land lift to have funds for coops and social housing?</p> <p>No Neighbourhood Centres should move ahead. They should be consistently categorized as the successful model of VILLAGES that they are. Not loaded with 12-18 story towers!</p>	Vicki Scully	Grandview-Woodland	
2026-05-05	12:08	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>As a long time resident I strongly oppose fast track developments that risk displacing existing residents and causing economic harm to local small businesses.</p> <p>I also oppose new developments above 3 stories that do not included multi level underground parking with at least 1 parking space per unit.</p> <p>These communities are already densely populated and are community destinations for greater Vancouver, these proposed developments also risk damaging the vibrant culture that makes these areas valuable in the first place.</p>	Ben Middleton	Hastings-Sunrise	
2026-05-05	12:32	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>I am opposed to the proposed C-2A zoning. The priority should be affordability for residents. Where is there any protection for our local groceries, businesses and renters from upzoning and displacement.</p> <p>I object generally to the lack of planning for infrastructure - among other things, apparently the city needs a new water supply. Before further increasing development, council must plan responsibly for the future. I also object to this current council giving special consideration and incentives to developers while seeming to be deaf and blind to residents' legitimate concerns.</p>	Valerie Porter	Kitsilano	
2026-05-05	12:37	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>The project on 3215 McDonald st. was approved as a remedy for lack of housing in the area. Re-zoning for a hotel in a residential area is not what the area needs.</p> <p>As a family of 6 on 17th avenue, the transient nature of a hotel is concerning for an our residential neighbourhood. With neighbouring elementary schools near by, this should also be a concern to your council.</p> <p>I would like an answer in regards to why local residents have not been advised in regards to this rezoning application. Billboard on site, mail to area residents or otherwise. It is very hard to get proper informed feedback if you are not doing your jobs on informing the tax paying citizens of the area.</p>	Colten Sketsch	Arbutus Ridge	
2026-05-05	12:48	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Why is this being fast tracked? Who in these communities was consulted or has shown any support for Sims' council's fast tracking of ridiculous developments before he's voted out?</p>	Eric Keeping	Downtown	
2026-05-05	12:52	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>We don't need more handouts to big developers. Protect the homes of Vancouverites! Protect affordable housing in Marpole. Invest in what is already here and the people who live here if you want to keep having our support.</p>	Grace Ma	Marpole	
2026-05-05	13:10	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Removing below market rental requirements in these areas is unconscionable. Shame on you, get out of developers' pockets.</p>	Montanna Mills	Grandview-Woodland	

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2026-05-05	13:18	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	We need to be consulting the community to a greater degree for these kinds of large rezoning proposals. This city needs affordable housing options - not more handouts for developers who want to make some money off FIFA and are not supporting the communities needs or evaluating the impacts of the developments properly. My feeling is that the city council should be looking further ahead to what we need in this city. There is already enough hotels and market rentals. We need affordable housing.	Nolan Gillouin	Mount Pleasant	
2026-05-05	13:20	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>As residents of w.18th Avenue between MacKenzie St and Macdonald St, we are very concerned about the way the development application amendment at 3315 Macdonald St to put in a self-serve 6 storey aparthotel, rather than the approved 5 storey rental unit housing, has been put through for review without adequate community notification and consultation.</p> <p>The primary issues I see with this aparthotel proposal are:</p> <ol style="list-style-type: none"> 1. This is not in line with the Villages planning for the surrounding neighbourhood. I went through all of the documentation from the most recent Vancouver Villages planning stage, and nowhere had anyone suggested a hotel would benefit the community. 2. We need more housing for residents, and more amenities geared towards residents. An aparthotel will have the opposite affect on the community, bringing transient people who will not have a vested interest in taking care of their surroundings and who will be looking for tourist-related amenities. Likely, shops will pop up catering towards these people rather than the community. <p>We support an apartment building going in, but not a hotel.</p> <p>I am requesting that this be tabled and that neighbours be provided with leaflets to ensure adequate awareness and consultation.</p> <p>I am sending this message now, not earlier today, because I am on maternity leave taking care of my baby and could not go onto this form before now, and I know there are other working parents in the neighbourhood who require significantly more time to be able to be properly consulted on this process.</p>	Kathryn Moore	Arbutus Ridge	
2026-05-05	14:22	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>Hello,</p> <p>I had accidentally submitted my case with the address 3315 Macdonald St, but it should be 3215 Macdonald St.</p> <p>Thank you, Kathryn</p>	Kathryn Moore	Arbutus Ridge	

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2026-05-05	15:06	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>This blanket rezoning is not acceptable.</p> <p>One-size does NOT fit all. This plan disrespects the individuality of unique neighbourhoods.</p> <p>It seriously jeopardizes the already-struggling small local business and favours instead boring chain stores with deeper pockets. If anything happens to the Naam Restaurant on West 4th due to this plan, I will be devastated. I eat there at least once a week and have been eating there since 1978 when I first moved to Vancouver. It is just one of many such wonderful uniquely Vancouver enterprises at risk.</p> <p>Council keeps talking about the affordability crisis. This plan does nothing to address affordability. Hotels will not provide housing for those who live here. And this plan reduces requirements for below market rentals (which are themselves not really affordable). This makes NO sense.</p> <p>The public has not been properly informed about this proposal. Too little, too late, provided too close to the public hearing date. Important information is missing entirely, including the exact properties near TOA to be zoned for 8 storey hotels. Once again, it sure seems like mayor and council do not want to be bothered listening to those who elect them.</p> <p>A hard NO to this.</p>	Roberta Olenick	West Point Grey	
2026-05-05	16:33	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	This need more than one public hearing!!!!	Jason Clisby	Grandview-Woodland	
2026-05-05	16:41	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I oppose the application for reasons that have been eloquently and concisely summarized in a previous comment by Naomi Reichstein, which I would urge you to re-read. These include but are not limited to homogenization of neighbourhoods, the over-riding of community plans, the prospect of out-of-scale buildings overwhelming older shopping areas, and more expensive residential and commercial rents. Please reconsider the proposed C-2A zoning in such a manner that is friendlier to our City. Thank you.	Susan Tha	West Point Grey	
2026-05-05	16:48	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	I've been living in Moscrop st and paying way more extra rent than I earn.	Nitin Gowri	Renfrew-Collingwood	
2026-05-05	16:59	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Oppose	<p>The provincial government's Bill 47 (2023) which applies to my property at the address below, was passed without any notice to us residents solely for the financial benefit of wealthy developers.</p> <p>The C-2A zone is essentially a neighbourhood renovation. I doubt this will instill confidence in renters. And south Dunbar has nothing to offer tourists. I see C-2A turning the area into a high-priced slum.</p>	Henry Wrinch	Dunbar-Southlands	