

Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	08:52	Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site	Other	I am writing regarding the proposed amendments to the Vancouver Official Development Plan and Regional Context Statement for the former Molson Brewery site at 1550 Burrard Street and 1655 West 1st Avenue, to change the land use designation from “Industrial and Employment” to “Mixed-Use High-Rise 2” and from “Industrial” to “General Urban.” In principle, I support: 1. Change in land use: Moving from industrial to mixed-use and general urban is appropriate for this centrally located waterfront site and aligns with broader city objectives for more housing and employment space in well-served areas. 2. Mixed-use intent: A combination of residential, commercial, and employment uses can help create a more vibrant, active area and better integrate this site with surrounding neighbourhoods. However, I have significant concerns that I urge Council and staff to address before any future rezoning or development approvals: 1. Building height and massing (“over 26 storeys”): The public notice references “buildings over 26 storeys,” but does not clearly indicate the maximum permitted height, number of towers, or overall massing. Given nearby large-scale developments, there is a real risk of overbuilding and substantial impacts on views, skyline character, and shadowing on adjacent neighbourhoods and public spaces. Clear height limits, tower separation, and view/shadow analysis should be established in the Guiding Principles and Rezoning Guidelines, and communicated transparently to the public. 2. Cumulative impacts with nearby high-rise development: The area is already experiencing significant change with major high-rise projects nearby. Any future development on the Molson site must be evaluated not in isolation, but in terms of cumulative effects on the skyline, livability, and public realm, including view corridors, access to sunlight, and the overall sense of scale along Burrard and the waterfront. 3. Infrastructure and community amenities (parks, schools, childcare, transportation): If this site is to accommodate high-density residential and employment uses, there must be a clear plan for: - Adequate park and open space provision - School capacity (K–12) and childcare spaces - Transportation impacts, including traffic, transit capacity, walking and cycling connections - Parking and loading, to avoid spillover impacts on surrounding streets and neighbourhoods These elements should be embedded in the Guiding Principles and Rezoning Guidelines, with explicit expectations for developer contributions and phasing to ensure that growth is matched by amenities and infrastructure. 4. Clarity on “Mixed-Use High-Rise 2” policy framework: For the public and Council to meaningfully evaluate this land use change, the City should clearly explain what “Mixed-Use High-Rise 2” entails in terms of typical heights, densities, and built form, and how this designation will be applied specifically to the Molson site. Without this clarity, it is difficult to understand the full implications of the proposed change. In summary, I support the shift away from industrial use and the general move toward mixed-use, higher-density development at this location. However, I ask Council to ensure that future planning and rezoning for the former Molson Brewery site: - Sets clear, reasonable limits on building height and massing - Addresses cumulative skyline and livability impacts with nearby high-rise projects - Is tied to a robust plan for parks, schools, childcare, transportation, and other community	Shaun Greffard	Kitsilano	

				amenities. Balancing growth with livability and a high-quality public realm is essential if this important waterfront site is to truly serve the broader public interest. Thank you for considering my comments.			
2026-07-21	16:17	Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site	Other	These comments are about the Public Hearing regarding the Former Molson Brewery Site at 1550 Burrard Street and 1655 West 1st Ave	Kira Leeb	Fairview	Attachment 1