

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-12	12:03	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver!</p> <p>The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.</p> <p>The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly "monetizing" the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.</p> <p>The proposed development will decrease the liveability and beauty of the city that we have been proud of. Make choices that benefit low-income families, not big development</p>	Rosemary Toye	Grandview-Woodland	
2025-05-12	12:37	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attached letter. Thank you.	Alexandra Kuskowski	Grandview-Woodland	Appendix A
2025-05-12	13:01	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am writing to you with my concerns regarding the proposed high rise building at 1780 E Broadway.</p> <p>I moved to the Commercial Drive area 11 years ago because it still has the community/neighborhood feel that is missing from all the high-rise buildings . The proposed building does not fit this neighborhood in any way. There are no high-rise buildings here by choice of the residents.</p> <p>As well as the proposed building does not offer affordable rents. Is this because the developers are getting an exemption from the City's affordability policies.?</p> <p>Please do not allow this proposal to proceed as it is.</p> <p>Thank you</p>	No Name No Name	Grandview-Woodland	

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2025-05-12	13:08	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Another concrete castle cast                      where the hired come to clean                      They know they'll never live there                      Not even in their dreams</p> <p>This luxury laced development,                      the skytrain just out back,                      though those who come to live here                      take the towncar, not the track.</p> <p>A "housing" global strategy,                      acquire, bank, build or hold,                      a game so rigged, the players win--                      even when they fold!</p> <p>On this parking lot development plot                      tilt tonnes of blueprint "plans".                      No affordable homes, amenities blown, and community be damned!</p> <p>The Westbank arm of Crombie REIT,                      seeks an "upzone" boxed and bowed.                      Those Safeway clerks can do the math--can ABC? God knows!!!</p>	Schula Leonard	Grandview-Woodland	

2025-05-12	14:30	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Re: 1780 East Broadway Rezoning proposal - Reject</p> <p>I am strongly opposed to the present design proposal for the skyscrapers and Safeway for 1780 East Broadway.</p> <ul style="list-style-type: none"> <li>· I do not support increasing "housing" at any cost to the public. The new development request has reduced the portion of affordable housing and will do nothing to address the true housing shortage in Vancouver.</li> <li>· The developer Crombie Real Estate Investment Trust should not get an exemption from the City's affordability rules if you truly want to increase housing stock for everyone in Vancouver.</li> <li>· There is a growing glut of empty and unsold condos in Vancouver. Our housing pressure is at the lower end of the financial spectrum, not the high end.</li> <li>· The heights of the proposed skyscrapers are out of scale with the character of Commercial Drive and violates the Grandview Woodland Community Plan.</li> <li>· The public amenities have been cut back so much as to be useless to the public.</li> </ul> <p>I ask that you reject the proposal as is, and at the very least, direct City staff to significantly boost the affordability and liveability of this proposal.</p>	Greg Miller	Grandview-Woodland	
2025-05-12	14:35	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial. This project is proposing 1,044 rental units with 10% of the floor area for below-market rental units. This is not enough area dedicated to below market rents. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its Safeway development on Davie Street at \$3275/month to \$3900/month. Market rents are unaffordable for medium income earners. I have a decent job and I am not able to pay market rent in Vancouver. We need affordable housing in Vancouver. I ask that you turn down this proposal in favour of one that has a stronger affordability component.</p>	Kerry Hall	Mount Pleasant	
2025-05-12	14:47	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I oppose this rezoning. It is beside a ravine, it breaks the city's own laws on building limits, and it goes against our neighbourhood's values. The lack of affordable housing in this proposal is not acceptable. Affordable housing is an immediate need of Vancouverites, this proposal does not meet our needs as a neighbourhood or as a city.</p>	Martina Branco	Grandview-Woodland	
2025-05-12	14:55	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Good Afternoon,</p> <p>We wish to express our opposition to the current proposal for the redevelopment of the Safeway site at Broadway and Commercial by Crombie REIT - Westbank. We are opposed to this development because:</p>	Conor Murphy	Grandview-Woodland	

- it is an egregious violation of the Grandview Woodland Community Plan developed jointly by the Citizens Assembly and the City of Vancouver ( passed by council in 2014). This plan strives to preserve the health and wellness of our community with a focus on affordability, sustainability and densification by adding 10,000 new residents in the next couple of decades. This transformation is already rapidly underway. There are more than a dozen six storey apartment buildings currently under construction on nearby East Broadway, Nanaimo and 1st Avenue. On our own block (2000 block of East 6th Avenue), where pre-covid there were 14 single family houses, there are 15 new housing units being built. Unlike the majority of single family neighbourhoods in the city, we welcome this responsible level of densification. The Grandview Woodland Plan also provides for up to 24 storey towers above the retail plinth in the station precinct. The Crombie-Westbank development proposal calls for towers up to 44 storeys, exceeding the community plan limits by 83%.

-this will be an upscale and luxury development, with rents out of reach for most low and middle income households.

-90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.

-it contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver.

-there is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. What's proposed is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.

-the three towers are forbidding and out of scale with the eclectic

Commercial Drive. We completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.

-the interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly "monetizing" the site, if the re-zoning goes through.

Therefore, we urge you to turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.

Respectfully,

Conor Murphy and Jodie Johnson

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[Redacted]

[Redacted]

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2025-05-12	14:57	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The towers are now proposed to reach 44, 38 and 37 storeys in height, up from the 39, 36 and 35 storeys previously proposed. The height they originally proposed was too tall for the area and will cast shadows in the entire borough. Not to mention the safety issue. Do not forget that Vancouver is on a fault line, and the proce to build these towers should include sesimic considerations (as they use in Tokyo), yes this will add to the cost of building but increase the safety of residents. The taller the building the greater the safety cost, in turn the greater the cost to residents.</p> <p>The taller the building the greater the building cost and the longer the cconstruction time.</p> <p>There is a problem with lack of housing that needs to be sorted sooner rather than in 20 years when all of those towers may be built. If the City approves two towers no taller than 20 storeys with low rise condos connecting them, the building costs would be lower, there would still be a lot of housing added to the area, however it cold be built inside of 5 or 10 years.</p> <p>Building so much housing in Vancouver without the proper infrastructure andamenities is a bad idea. Increase the number of health facilities, schools, and community spaces is putting the cart before the horse. The develper should be required to build or porivde funding for these amenities.</p> <p>Environmental concerns - the cement needed just to build the foundations of such towers is an environmental disaster. The water used in construction and the use of these buildings is immense. With construction taking decades, the water use will greatly contribute to the annual water shortages in Vancouver. When the buildings are built, regardless of size, my preference is that they are no more than 24 storeys, they should be equipped with grey water reuse and rainwater harvesting systems*. These buildings could very easily have green roofs or living walls to contribute posiively to the ecology of the area.</p> <p>Given that my concerns are echoed with the concerns each one of you professed as a concern during election, fixing the housing crisis, the environment, concern for local residents (existing and future), and community safety. There is a reason for each of you to rethink this proposal. The developer needing tall buildings in order to turn a profit is not an issue to Vancouverites.</p> <p>Thank you, Stacy Taylor </p> <p>*All new builds in Vancouver should be equipped with water saving measures such as greywater reuse and rainwater harvesting.</p>	Stacy Taylor	Kitsilano	

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2025-05-12	15:18	CD-1 Rezoning: 1780 East Broadway	Oppose	the current design does not meet neighbour requirements, there was a nice design for a plaza but now it's been replaced with no public space and three giant towers, I am totally opposed to the new design	Jane Williams	Grandview-Woodland	
2025-05-12	15:24	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.I am against this current proposal for the following reasons:</p> <p>This will be an upscale and luxury development, with mega-rents.90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.</p>	Shiela Scott	Grandview-Woodland	

2025-05-12	15:42	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I've lived in Grandview-Woodland and Hastings-Sunrise for nearly 45 years. I've always appreciated the vibrant street life found in both neighbourhoods. Why am I opposed to this increasingly densified, upward thrusting (compare the number of floors from the first 2019 proposals to today) proposal? Just ask yourselves- where is the street-level infrastructure now and moving forward to accommodate this influx of new residents? Is Crombie REIT going to widen sidewalks on Broadway and Commercial to allow for easy movement of folks? Is the City?? Spend some time on the streets at that transit hub- it is neither pedestrian nor cycle-friendly. The rezoning proposal shoehorns in a small 'plaza' between the Expo Line to the west and the tri-tower concept. The busy east-west arterials of Broadway and 12th Avenue squeeze a large number of folks in already in that six square -block area bounded by Broadway, Victoria, Est 12th and Commercial. Are you imagining them making their way into and out of that immediate neighbourhood after work hours and on weekends primarily via Skytrain and bus transit? I urge you to refer again to the Grandview Plan, a 'vision project' looking ahead 30 years for the community. How many of its eight Plan Principles does this rezoning proposal embrace? Please, please remember and abide by these principles as well as 'visioning' not just these three towers, but the immediate neighbourhood and infrastructure as you make your deliberations,</p>	Colin Preston	Grandview-Woodland	
2025-05-12	16:01	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It is not just a select few people who oppose this development. There are many of us who have made comments over and over again and cannot believe that we are just ignored. We do not want huge towers. That is not good for any community. Plus, at minimum you must insist on affordability targets before approval. Actually, if you are doing your job you should be doing so much more than that. We need truly affordable rental with community planning and amenities in reasonably sized buildings. Go back and read all the comments that have been made, check out the statistics on average Vancouver wages and get some help with your math so you understand the word 'affordable'.</p>	Colleen Klassen	Grandview-Woodland	
2025-05-12	16:05	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Development needs to happen at this site however, I believe there must be changes to the proposed plan in order to ensure that it best serves the community.</p> <p>1) The proposed development does not include enough units that are properly fit for families. There is a severe lack of reasonably sized units. It does not appear that unit size is given in the drawings however, the drawings show bedrooms that are barely larger than a bed. We need units that are built for how people live-- units that take into account the growing number of folks that work from home. Families need well sized 3 and 4 bedroom units. The current proposal does not address our community's most pressing needs-- which is affordable housing for families, seniors, and lower income folks. My suggestion is to reduce the number of units and increase the sizes to better serve the tenants.</p> <p>2) The proposed development does not include sufficient community</p>	Tyson Gratton	Grandview-Woodland	

benefits. In particular, it is unclear to me why this development is only required to provide 10% below market when the established standard is 20%? 37 childcare spaces are welcome however it seems to me that the demand created by this proposed project will greatly exceed 37 spaces-- further straining limited resources in our community. Further still, there this proposal contains zero low income, social, non-profit, or other housing that actually serves low income folks. I see this mix as essential to preserving the character of our community and the proposal should be revised to include such housing.

3) The parking is grossly inadequate for the size of development. 187 spots for 1,044 units simply does not make sense. According to the 2018 Vancouver Transportation Survey, 89% of residents in East Vancouver have access to a car. While \*trips\* may be reduced due to proximity to the Skytrain, people will still \*own\* cars to travel outside of the city. Projecting for 18% ownership per unit is woefully inadequate.

4) The proposed community plaza is not practical and is a missed opportunity to create a vibrant hub for our community. People will not sit outside for arts events that are constantly being interrupted by the noise of the Skytrain. This idea that there will be community events directly below this very busy transit hub is simply not realistic. The proposal should be revised to create a space that is properly accounts for its surroundings to encourage use. To me the current proposal is a massive missed opportunity to create a vibrant hub for our community. The Grandview Woodland Community Plan addresses this directly.

5) Lastly, this is well out of scale with the neighbourhood and not in compliance with the Grandview-Woodland Community Plan. The Community Plan approved up to 24 storeys-- not 44. If the City is going to go against the Community Plan-- which was developed with significant engagement from the local community-- then there needs to be an overwhelming benefit for the community and the city at large. As proposed, I do not believe this project provides such a benefit to our community and as such, in my view, this rezoning application should be denied.

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2025-05-12	16:18	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway</p> <p>Dear Mayor Sim and Councillors,</p> <p>I strongly oppose the proposed development at the Safeway site at Broadway and Commercial.</p> <p>The present proposal is totally out of character with the neighbourhood and contrary to the community plan.</p> <p>The towers are far too high, way above what the community has agreed and out of keeping with the Drive. They also are ugly and would be a huge eyesore.</p> <p>They do not provide low-income housing, none of the proposed units are below average rents. This is luxury development for a profiteering corporation.</p> <p>The “community space” will be noisy and dark, not at all inviting</p> <p>Throw this idea in the garbage. The neighbourhood wants genuinely affordable housing built to an appropriate scale with pleasant green space.</p> <p>Yours Bill Hopwood</p>	Bill Hopwood	Grandview-Woodland	
2025-05-12	16:38	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It is inconceivable to me that the city would simply gift a developer the benefits of a billion dollar public amenity when it is clear that the developer will not develop the site given current market conditions. The inflationary cycle which has produced windfall profits is in plain view. But that is the nature of business. Elected officials have a duty to manage their affairs for the public good, not to aid or abet profit seeking businesses without extracting for the public good, some measure of value that will benefit the community. This proposal gives nothing back to the community that has created the value that this project depends upon. Vote NO.</p>	Ron Fisher	Grandview-Woodland	
2025-05-12	16:53	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>This project has dramatically changed from the original proposal. It appears to have no positive impact on affordable housing, and provides no substantial community space as initially planned. I strongly oppose this development!</p>	No Name ReCollect	Grandview-Woodland	

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2025-05-12	17:00	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <p>This will be an upscale and luxury development, with mega-rents. 90% of the units will be full market price; 10% are at average city rent. This violates the City’s housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</p> <p>There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</p> <p>The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.</p> <p>There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.</p> <p>The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.</p>	Susan Power	Grandview-Woodland	

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2025-05-12	17:10	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to a mega-project at Commercial and Broadway for a number of reasons.</p> <p>While I support this site for affordable housing, I do not support skyscrapers with rents that are too high for affordability. If only 10 % of rents are "average" for the City of Vancouver, that means 90% of the rents will be more expensive than what is average, and what is average is absolutely unaffordable.</p> <p>We need housing co-ops and non-profit housing, NOT more condos and unaffordable rentals. We also need buildings that are within the scale of the neighbourhood and within the Grandview Woodland Community Plan.</p> <p>The Commercial Drive neighbourhood is an eclectic community and we do not want to see our community character eroded by unaffordable towers that are constructed without regard to the impact on the community and its surrounding schools, shops, playgrounds, community centres, transit, etc.</p>	Jacky Coates	Grandview-Woodland	
2025-05-12	17:27	CD-1 Rezoning: 1780 East Broadway	Oppose	Lack of affordable housing	Danielle VanderWolf	Grandview-Woodland	
2025-05-12	17:29	CD-1 Rezoning: 1780 East Broadway	Oppose	It is disturbing to hear of another housing project that offers no real affordable housing. It is clearly just another example of "development" greed. And to build such a monstrosity of size in the middle of a community is the opposite of development and good city planning.	Jane Kalmakoff	Renfrew-Collingwood	
2025-05-12	17:31	CD-1 Rezoning: 1780 East Broadway	Oppose	I am absolutely opposed to the mega towers above Safeway on Broadway and Commercial. The area is already struggling and there is no infrastructure to support them. It will negatively change the environment and feel of the area.	Katherine Pellizzari	Grandview-Woodland	

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2025-05-12	17:34	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Council Members--</p> <p>I strongly oppose the rezoning application for 1780 East Broadway as it currently exists.</p> <p>I do so for the following reasons (among others).</p> <p>One, it provides minimal meaningfully affordable housing, which is desperately needed in this neighbourhood and the city more widely.</p> <p>Two, the public amenities provided by this development are minimal and poorly conceived.</p> <p>Three, the scale of these towers is utterly incompatible with the scale of the local area.</p> <p>Four, good faith proposals were made during the sham Citizens' Assembly for appropriately scaled density in this neighbourhood and those were roundly ignored. In addition, the Assembly came out strongly against this development and the City simply ignored the Assembly's recommendation.</p> <p>Five, this development has nothing to do with making a livable neighbourhood and is merely a proposal by a developer who wants to maximize profit. At public consultations the architect and developer were forthright about this: the added height to the original proposal was about maximizing revenue.</p> <p>I live one and a half blocks from this site and I am utterly opposed to this development.</p> <p>Sincerely,</p> <p>Christopher Pavsek</p>	Christopher Pavsek	Kensington-Cedar Cottage	

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2025-05-12	17:53	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>While increased density is welcomed, I believe that this is not appropriate for the area as it is. Several factors must be considered.</p> <ol style="list-style-type: none"> <li>1. Affordable housing : if the mandate across the city is for 20% of new builds to be committed for affordable housing, then it should be the case. Otherwise it is a slippery slope.</li> <li>2. Population- Community impact : with 1000s more people in this area, the stress on local community facilities will be pushed beyond their limits. At all sizes, there should be a required community component to help off load the already stretched community infrastructure in the area, including schools, playgrounds, swimming pools, health facilities.</li> <li>3. Pedestrian and automobile traffic safety: Any new build must ensure that the developer take on the cost of building walk ways for pedestrian safety and so that we are not inhaling exhaust fumes all day in stalled traffic.</li> <li>4. Character: 44 stories is HUGE. and will have a gauche impact on the feel of the street and neighbourhood. where most of the buildings are 2-3 stories.</li> </ol>	Frederick Rydz	Grandview-Woodland	
2025-05-12	18:10	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>As a resident, I've given up on trying to convince this elected city council that the Safeway proposal contravenes the agreement between City Hall and our community documented in our local area plan. Somehow, you've become convinced that all rental is good rental, even if the form of development is highly offensive to its neighbours and even if it only generates significant wealth for a select few corporate property owners (i.e. Crombie REIT and Westbank) who are completely disconnected from day-to-day life in Grandview Woodlands and who are only motivated to add value to their bottom line when they turn around and sell these approved development rights forward to some other corporation at a profit. This doesn't seem to matter to you, so I concede.</p> <p>However, I am very concerned that city staff are recommending that the developer get an exemption from the City's affordability policies. For a development of this size, the City typically requires that 20% of the homes rent at 20% below market rents. At this stage in our affordability crisis, I'd request that this requirement is retained (if not enhanced) and that all the below-market rental homes be transferred, at cost (value calculated as the amount of debt that these units can service from their net operating income through a CMHC financed ACLP or AHF loan), to a non-market housing provider to own and manage.</p> <p>Why would you endorse that Crombie REIT and Westbank receive an exemption from this city-wide affordability requirement (unless, of course, you're gauging that your political future rests in their wealthy hands instead of being of true public service to the residents you were elected to represent)?</p>	Kira Gerwing	Grandview-Woodland	

2025-05-12	18:37	CD-1 Rezoning: 1780 East Broadway	Oppose	This high-end housing will cause further gentrification in what is traditionally a low-rent area, causing a general rise in cost of living in the locale and squeezing out people who can't afford to pay luxury prices for everyday services and goods, especially seniors and single parents. Please build luxury condos in areas that are already fully gentrified and leave some space for us less well-off - we've nowhere left to go in Vancouver.	Molly Dern	Mount Pleasant	
2025-05-12	18:49	CD-1 Rezoning: 1780 East Broadway	Oppose	Do we really want a Brentwood Town Centre type development of concrete and towers that blocks sunlight, does not encourage a sense of community, and destroys the view corridors of which we are blessed to have? Do we really want the diverse, community centred Commercial Drive neighbourhood to turn into downtown Vancouver? Density is important as is increasing affordable rental housing, but if a 44 story building is approved, that will be the beginning of non stop development of towers. How sad would this be.	Pat Ko	Grandview-Woodland	
2025-05-12	19:39	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Opposition of Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This will be an upscale and luxury development, with mega-rents.</li> <li>2. 90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.</li> <li>3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</li> <li>4. These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</li> <li>5. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</li> <li>6. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the</li> </ol>	Fiona OConnell	Fairview	Appendix B

neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.

7. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.

8. The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.

Sincerely,

Proud and very concerned Vancouver resident,

Fiona O’Connell

2025-05-12	21:11	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>While I support thoughtful and inclusive urban growth, this project, as proposed, raises several serious concerns that I believe have not been adequately addressed:</p> <ol style="list-style-type: none"> <li><b>1. Shadow Impacts from High-Rises</b> The height and density of the proposed towers will cast significant shadows over surrounding homes, streets, and public spaces. This will severely diminish access to natural light, negatively affecting livability, mental well-being, the vitality of existing parks and gathering areas, reducing the walkability and safety of the neighborhood.</li> <li><b>2. Strain on Infrastructure</b> Our current infrastructure is already under strain. Roads are congested, schools and daycares are full, and public transit is insufficient for our existing population. Adding over 1,000 new units will overwhelm these systems, leading to long-term decline in service quality and quality of life.</li> <li><b>3. Insufficient Affordable Housing</b> Less than 10% of the proposed units are designated as below-market rentals. This is not enough to address the real housing affordability crisis in our city. A development of this size should include a significantly higher proportion of truly affordable housing that meets the needs of families, seniors, and low-income residents.</li> <li><b>4. Reduced Walkability and Safety</b> The proposed development will reduce walkability in the area due to increased traffic and pedestrian congestion without proportional investments in street lighting, sidewalks, and public amenities in the area. Our sidewalks are already crowded, particularly during peak hours and weekends. The proposed increase in population density will only worsen this issue, making pedestrian movement more difficult and less safe. Without planned expansions or improvements to pedestrian infrastructure, walkability and accessibility will decline significantly.</li> <li><b>5. Public Safety and Community Health</b> There is a growing issue of homelessness and open drug use in nearby public spaces, including those adjacent to essential services like Safeway. The current state of these areas reflects an ongoing lack of support services and enforcement, which this development will likely exacerbate. Safeway, for instance, is already struggling to manage safety concerns arising from individuals facing addiction. Adding hundreds more residents without a coordinated social support strategy will only worsen these conditions.</li> <li><b>6. Transit Overcapacity</b> Public transit in the area is already overcrowded, with long wait times and increasingly frustrated passengers. Buses and trains are often full during peak hours, forcing riders to wait for multiple vehicles or stand in unsafe conditions. This development will further overwhelm transit systems that are not currently equipped to handle additional ridership.</li> </ol> <p>In summary, this rezoning application is inconsistent with responsible, long term, community-focused development. It prioritizes density over livability, affordability, and safety. I urge the Planning Committee to reject this application as currently proposed.</p>	tara zeidler	Grandview-Woodland	
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2025-05-12	21:29	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>While I continue to support inclusive, well-planned urban growth, I remain deeply concerned about the proposed development in its current form. The revisions and justifications put forward thus far do not adequately address the community's core concerns. I respectfully submit the following points for your renewed consideration:</p> <ol style="list-style-type: none"> <li>1. Persistent Shadow Impacts and Height Concerns The scale and massing of the proposed towers remain excessive for the neighborhood context. The shadow projections will cast significant darkness over adjacent residential areas, streets, parks, and public gathering spaces. These impacts go beyond aesthetics; they compromise daily livability, reduce natural light critical to mental health, and diminish the usability of outdoor areas. This is a major urban design flaw that has yet to be resolved in a meaningful way.</li> <li>2. Infrastructure Pressures Remain Unaddressed Our community continues to face overburdened infrastructure: roads are congested, schools and daycares are at capacity, and transit service is already inadequate during peak times. The proposed addition of over 1,000 residential units will strain these systems further. Without binding commitments to upgrade transportation networks, expand educational facilities, and scale essential services, this project risks triggering a long-term degradation of service quality for all residents.</li> <li>3. Lack of Meaningful Affordable Housing The proportion of below-market rental units falls far short of what is needed. This token allocation does little to address the region's worsening affordability crisis. A project of this scale should serve as a model for equitable development by substantially increasing the availability of truly affordable units for families, seniors, and low-income residents.</li> <li>4. Declining Walkability and Pedestrian Safety The proposed increase in density will significantly impact the area's pedestrian infrastructure, which is already under strain. No clear commitments have been made regarding neighborhood sidewalk expansion, crosswalk improvements, or street lighting enhancements. The result will be increased congestion, unsafe conditions, and reduced mobility for those who rely on walking as a primary mode of transportation- particularly children, seniors, and people with disabilities.</li> <li>5. Public Safety and Social Services Deficiencies The proposal does not account for the current challenges related to homelessness, addiction, and public safety in the immediate area. With no clear integration of supportive housing, social services, or harm-reduction strategies, this development risks compounding existing problems. Grocery and corner stores are already grappling with safety concerns, and increasing residential density without addressing the root causes of these issues is both short-sighted and irresponsible.</li> <li>6. Transit Overcapacity Will Worsen Transit infrastructure is currently stretched thin. Overcrowded buses and trains, long wait times, and inconsistent service have become the norm. The influx of new residents will place even greater pressure on an already overburdened system. Without major transit upgrades guaranteed in</li> </ol>	Brad Shemko	Grandview-Woodland	
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				<p>tandem with development, residents (both current and future) will suffer diminished mobility and accessibility.</p> <p>This proposal continues to prioritize rapid densification over long-term community resilience. It lacks the essential elements of sustainable urban planning: adequate infrastructure investment, deeply affordable housing, and coordinated support for community health and safety.</p> <p>For these reasons, I respectfully urge the Planning Committee to reject the application in its current form.</p>			
2025-05-12	22:16	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I oppose the high density Re zoning of the Safeway property. The neighbourhood streets and community just can't support so many more people and cars. There is not enough roadways, services, and public space, and community centre services for such a big influx of people.</p>	Caroline Troffe	Hastings-Sunrise	
2025-05-12	22:20	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Subject: Opposition to Rezoning Proposal at 1780 East Broadway</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am writing to express my opposition to the proposed development at the Safeway site at Broadway and Commercial Drive. I live just a couple of blocks away, near Broadway and Lakewood Drive, and I care deeply about what is built in this area and how it reflects the needs of our community.</p> <p>I fully support the creation of affordable housing and believe that significant density makes sense near a major transit hub like this. However, the current proposal falls short in crucial ways.</p> <p>The development as planned is clearly aimed at the luxury market, with rents well beyond the reach of most Vancouver residents. Only 10% of the units are set at average market rent—none fall below that threshold. This is out of line with the City's own housing policies, which define "below-market" as a minimum of 20% under the average city rent, as outlined in the Transit-Oriented Development Policy (July 2024) and the Large Sustainable Development Policy.</p> <p>Worse still, there is no provision for deeply affordable housing—no units for low-income residents, and no social, non-profit, or co-op homes. In a city grappling with a severe housing affordability crisis, we need developments that offer real, lasting affordability—not just high-end rentals.</p> <p>The same developer and property owner, Crombie REIT and Westbank, are already charging between \$3,275 and \$3,900 a month for similar-sized units (around 680 sq ft) at their Davie Street location. There is little reason to believe rents at this site will be any different.</p> <p>Furthermore, the public space promised in the Grandview-Woodland Community Plan has been reduced to a narrow walkway running beneath the SkyTrain and a courtyard whose access appears limited and controlled. This is not a vibrant, welcoming public plaza, but rather a compromised,</p>	Paige Atyeo	Grandview-Woodland	

shadowy corridor. This project will also affect the beautiful views from Trout Lake.

While I support density at transit nodes, the three towers proposed—especially those exceeding 44 storeys—are overwhelming and out of step with the unique scale and character of Commercial Drive. The neighbourhood deserves thoughtful design that adds to its vibrancy, not imposing high-rises that block sunlight and offer little in return to the community.

This site is a prime opportunity to build something visionary for East Vancouver: a development with true affordability, excellent livability, and a generous, sunny public gathering space. Unfortunately, this proposal does not meet that standard.

I urge you to reject this rezoning application and call for a plan that puts affordability, community benefit, and good design at the forefront.

Sincerely,

Paige Atyeo

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-12	22:34	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This will be an upscale and luxury development, with mega-rents.</li> <li>2. 90% of the units will be full market price; 10% are at average city rent. This violates the City’s housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.</li> <li>3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</li> <li>4. These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</li> <li>5. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</li> <li>6. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.</li> <li>7. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.</li> <li>8. The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the rezoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.</li> </ol>	Ian Mackenzie	Grandview-Woodland	

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-12	22:49	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <p>This will be an upscale and luxury development, with mega-rents. 90% of the units will be full market price; 10% are at average city rent. This violates the City’s housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</p> <p>There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</p> <p>The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.</p> <p>There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.</p> <p>The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.</p>	Gail Mountain	Grandview-Woodland	

2025-05-12	22:52	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <p>This will be an upscale and luxury development, with mega-rents. 90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</p> <p>There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</p> <p>The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.</p> <p>There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.</p> <p>The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community</p>	Amber Rattlesnake	Hastings-Sunrise	
2025-05-12	23:35	CD-1 Rezoning: 1780 East Broadway	Oppose	Please find attached a letter expressing my comments.	Tomi Johnson	Grandview-Woodland	Appendix C
2025-05-13	00:41	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the current 3 Towers project, of 44 storeys, 38 storeys, 37 storeys – 1,044 units, Grandview-Woodland 1780 East Broadway, because,1.) these towers look “exactly” like many Condo Towers in the Broadway Plan, Oakridge Mall, Senakw, Jerricho Lands, Point Grey Safeway, Heather Lands, and in Burnaby Metro Town, Coquitlam, Port Coquitlam, North Vancouver, West Vancouver, Delta, Surrey, Richmond, so in effect, all the	K van Drager	Fairview	

developers/architects/city urban planners/city staff/Mayors and council, are designing a monolithic oligarchical simulacra “sea of Condo Towers” over the entire Greater Vancouver, which is incorrect in not being diverse housing or 'mixed zoning”, but a non positive hyper homogeneity, which is not great urban planning – ie diversity of choice – i.e. Jane Jacobs / Arthur Erickson / Frank Lloyd Wright 2.) these Grandview towers are ugly unaesthetic architecture, that look like “lego” mass produced pre fab quasi Rem Koolhaas Sci- Fi towers from an IKEA catalog. 3.) I greatly dislike the Sci - Fi look/style – ie Bus stops, as it's 'clinical' and 'sterile' – i.e. too mathematical, too grid-like, too monotonous – ie Louis Vutton pattern 4.) further, these towers' exterior design either look like 'medical buildings' – i.e. psychologically depressing, or political 'UN buildings' – ie. psychologically oppressing, or 'cliche Sci- Fi pseudo star-architecture buildings – i.e. cheap Hollywood b-movie kitch expression 5.) these towers, at market prices, will be for wealthy \$80,000 to \$100,000 per year income renters, which makes Vancouver, in all of its density plans, incorrectly marginalizing “low income persons” (transgressing Vancouver City Hall Code of Ethics) - i.e. diversity should include everyone, even non-wealthy persons- ie bellow \$40,000 per year income 6.) the ground level store fronts look like 'Continuous Store Fronts', whose white cube glass and steel design, will only truly service/rent to “Corporate Stores” and will displace “small family businesses' and “local small businesses', which reduces “community building”, transgressing Vancouver City Hall's Charter and Mission Statement 7.) In this, “small family businesses' can not rent retail spaces probably \$10,000 or \$15,000 or \$20,000 per month, diminishing “grass roots local community” character 8) Further, to high retail rents, will diminish 20 – 30 years old Youth – ie Gen Z and Millenials from opening small businesses in “ real” space, confining them to the internet ( currently, are Gen Z/ Millenial already excluded from owning retail small business across the entire City by too high retail rents, which is an illegal quality of all VANCOUVER CITY PLANs to date) 9.) the project states 35% units will be family sized for families, as two or more bedrooms, however, the exact 3 bedroom percentage is not stated in the Media, meaning probably not enough 3 bedroom units, so this project is not truly family oriented housing, as such requires “affordable” 3 bedrooms 10.) Lack of “affordable 3 bedroom units” will deplete the community of “community” - ie children, youth, growing up in city ( further most Towers in the Broadway Plan, Jericho Lands, Senakw, also have very few 3 bedrooms, so is Vancouver being intentionally designed to be anti- family?) 11.) this 3 Tower design is a 'downtown project', so build it east of Main and Hastings heading east along Hastings, or along South West/East Marine Drive, heading east of Granville ( density should develop from the edges of the city inward, not all over) 12.) this project's only 10% bellow-market rental goes against what is mandated – i.e. 20% below market rental; however, in fact, we need 35% bellow- market rental 13.) Further, below- market rates being only % 20 bellow today's or near future Rent – i.e. \$2,500 / month for one bedroom, will still be expensive at around \$2,000 / month, meaning \$24,000 per year total rent, meaning the renter needs an income of \$60-\$80,000 per year, which is not “affordable” housing, whereby affordable should be \$1200-1,500/month

rent for \$50,000 per year income and lower too 14) there is NO ONE TO ONE CAR PARKING, as there are only 438 vehicle parking stalls, which is illegal/incorrect, in that city dwellers have a Right To Travel outside the city by car to visit wild Nature 15) These Condo Towers are being built across Canada, in Calgary, Ottawa, Toronto, Montreal, Halifax, etc, and globally in America / Australia / England / Europe, so is the entire world being turned into this exact type of Condo living? If so, can Vancouver opt out?...just to be a unique City for middle class everyday people 16) Currently, Provincial regulations limit Air B and B, yet this Tower project looks perfect for 100's of Air B and B, so can there be a by-law to permanently ban Air B and in this project, if provincial laws in the future allow more Air B and B? 17 ) Can there be 1 Medical Walk in Clinic for the residents? As Vancouver currently, and will have even more of a shortage 18.) Are there enough Public Amenities, such as Public Swimming Pool, Public Gym, Public Library in project 19.) For every high end luxury Condo unit in this project – ie \$2,500 - 3000 / month one bedroom, there should build 2 “affordable” rentals- ie \$1,500/month one bedrooms, or Co ops, or social housing. 20) this project negates a large-treed Tree Canopy city – ie 50/60 foot street trees, the real cultural, urban and architectural identity of our West Coast “Indigenous” ( VANDRIP) “Rain forest” Vancouver, not Sci Fi Condo Towers posing as theoretical trees.

This project is the antithesis of a “livable”, “affordable” “community sourced” “family” “ architecturally culturally diverse inclusive” city, whereby I suggest, rather than these “high-end” “luxury” rental-market three 40 story Condo Towers for \$80,000/year plus renters, build a smaller overall development with more below-market rental housing – ie at least % 40 to % 50 of units, ( at \$1,500/ month for one bedroom – i.e. \$60,000/year income and lower ) of 8 to 10 to 12 story buildings, and 5 to 6 to 8 buildings, with exteriors of Stone/Wood- ie warm materials – i.e. Granville Island, ( no continuous store fronts), with a better less Postmodern Sci-Fi quasi Rem Koolhaas ( an amazing architect but not this project/area/neighborhood) design, with one to one car parking, one Medical Walk- in – clinic, a Public Library, a Public Gym and Swimming Pool, a Community Club center, a Community Public Art School/Gallery, a mini Out Patient Mental Health Facility, and with Retail Rent Controls/Limit 50% lower than current/future retail rental market rates for “small and family businesses” for 100 years, and half the project Co-op/social housing, planting 8 large fully grown 30 foot trees with no mathematical plant/bush/tree landscaping in and around project.

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	07:54	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim and Vancouver Councillors,</p> <p>While I am for building housing on the site, I am opposed to this proposal in its current form, primarily because it does not provide the minimum 20% affordable housing units, which are what a sizeable portion of Grandview-Woodland residents need. Also, the height of the buildings is grossly out of scale to the surrounding neighborhood. It should be limited to under 24 storeys, and preferably 12. The intersection there is already extremely busy. Where are the infrastructure increases for this large influx of people to the neighbourhood? The proposed plaza is small, dark and noisy, not the large, bright, and accessible one proposed by the the Grandview-Woodland Community Plan, which was carefully worked out, and which should not be violated. I have lived a few blocks from the development site for more than a decade. Of course we need housing built! But not gigantic towers of almost-all luxury housing in Grandview-Woodland. I also support a public library at this location.</p>	Denise Swanson	Kensington-Cedar Cottage	
2025-05-13	10:57	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>To approve this rezoning is to disrespect the work of the Grandview-Woodlands Citizens Assembly whose input resulted in the Community Plan adopted by City Council not so long ago.</p> <p>If you want to drive home the point that residents' views are meaningless and your own policies not to be relied upon, Council approval of this rezoning will do the trick.</p> <p>Anyone wanting a luxury home near a transit hub can move into Oakridge.</p> <p>Please take this opportunity to encourage homes that might be in financial reach of those who cherish the Commercial Drive neighbourhood.</p>	Sal Robinson	Kitsilano	

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	11:26	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>To: City of Vancouver Mayor and Councillors,</p> <p>I strongly oppose the redevelopment proposal for the Safeway site at 1780 East Broadway, next to the Skytrain Station, by Crombie REIT- Westbank. The proposal:</p> <ul style="list-style-type: none"> <li>-grossly exceeds the 24 storey limit outlined in the Grandview-Woodland Community Plan</li> <li>-does not adhere to the 20% threshold for non market housing applied to these type of purpose built rental buildings</li> <li>-does not include a single unit of subsidized housing for low income residents in East Vancouver</li> <li>-in visually unappealing and does not include green space accessible to the public nor a large sunny plaza away from the noise of the overhead skytrain station.</li> </ul> <p>Respectfully, Jodie Johnson</p>	Jodie Johnson		
2025-05-13	12:00	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I oppose the proposed towers for East Broadway. I have lived in this neighbourhood for 15 years and am raising my family here because of its unique character and focus on community, independent businesses, and walkability. Our neighbours have spent years developing the Grandview-Woodland community plan and I urge you to look to the recommendations therein to guide any project in this development zone.</p>	Asia Harvey	Grandview-Woodland	
2025-05-13	12:11	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Where are the below market rentals in this proposal?</p> <p>Please go back and try again. This is basically a luxury development for wealthy people and they are not the ones struggling to find housing in Vancouver.</p> <p>This is a HUGE disappointment. I hope Council will rethink this.</p>	Lisa Stark	Grandview-Woodland	
2025-05-13	12:40	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Unless Council demands that the majority of the suites be genuinely affordable to people who live in the East Side of Vancouver, this is just an erosion of the historical, cultural identity of the neighbourhood. Also, it contributes nothing to solving the housing crisis, so it's just one more example of City Council only governing for the richest citizens in Vancouver.</p>	David Bloom	Grandview-Woodland	

**CD-1 Rezoning: 1780 East Broadway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	12:53	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I oppose this rezoning of 1780 E Broadway for the following reasons:                      It does not fit in with the Commercial Drive area.                      The buildings are to high and will block the sun and the views for many residents.                      The rents are not affordable.                      There is no public social green space.                      I ask that the buildings that will go up be much smaller, fitting in with this wonderful community. That there are beautiful green spaces available for the community to use and that the rents are affordable.                      Please let this area remain as it is, a community and neighborhood.</p>	Coco Jensen	Grandview-Woodland	

Rezoning proposal for 1780 East Broadway.

Dear Mayor Sim and Councillors,

I am opposed to the proposed development at the Safeway site at Broadway and Commercial. I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.

I am against this current proposal for the following reasons:

1. 90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.
2. This permit only contains “37 childcare spaces” option as a proposal- with an additional 1044 units this will not even cover the childcare needs of half of the units, if that. The additional childcare needs will put an enormous strain on the rest of the system in the area – where needs are already over stretched
3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.
4. These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.
5. There is no centrally located, generous sunny public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.
6. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.
7. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.
8. The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask

that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.

Sincerely,

Alexandra Kuskowski

Opposition of Rezoning proposal for 1780 East Broadway.

Dear Mayor Sim and Councillors,

I am opposed to the proposed development at the Safeway site at Broadway and Commercial.

I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.

I am against this current proposal for the following reasons:

1. This will be an upscale and luxury development, with mega-rents.
2. 90% of the units will be full market price; 10% are at average city rent. This violates the City's housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.
3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.
4. These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.
5. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.
6. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.
7. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.
8. The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community.

Sincerely,

Proud and very concerned Vancouver resident,

Fiona O'Connell

**Tomi Johnson**

14 Freedom of Information and Protection  
[Redacted]  
[Redacted]  
[Redacted]

**May 12, 2025**

**Vancouver City Council  
453 West 12th Avenue  
Vancouver, BC  
V5Y 1V4**

**Re: 1780 East Broadway Rezoning Proposal**

Dear Members of the Vancouver City Council,

I am writing to express my strong opposition to the rezoning application proposal for 1780 East Broadway. As a resident living immediately west of the proposed development, I regularly walk and bike with my child along 10<sup>th</sup> Avenue next to the proposed site, to my child's school located east of the development. Additionally, I am a frequent patron of the independent businesses in the immediate area.

My primary concern is the height of the towers proposed in the development. The suggested 44, 38, and 37 storey buildings atop the Safeway store starkly contradict the Grandview-Woodland Community Plan vision, which envisions buildings of 12 to 24 storeys. The excessive height of these towers will lead to a significant loss of privacy, increased shading, and adverse impacts on affordability and childcare spaces. The proposed towers are out of scale and character with the Commercial Drive area, missing an opportunity to enhance this special community. Furthermore, the rezoning will obstruct the mountain views from cherished Trout Lake Park.

The proposed high-rise buildings will exacerbate affordability issues within our community. We need more affordable housing and reasonable rents for local businesses, not luxury high-rises that drive up property values and displace long-term residents. Higher floors command significantly higher prices, leading to increased property taxes for existing independent businesses and residents, making it more challenging to live and work in this area. We can achieve density without resorting to luxury heights, and I support a development that aligns with the GW Community Plan's vision of 12-24 storeys.

I am disappointed that the City would consider granting the developer an exemption from the City's affordability rules. Families in Grandview-Woodland are more likely to face challenges associated with single parenting and low incomes compared to other communities in Vancouver. Our community does not need luxury condos; we need affordable housing, and I believe we can achieve affordable density without high storeys.

The proposal should provide childcare spaces but will instead reduce them. The GW Community Plan indicates that the current childcare supply in Grandview-Woodland meets only 34% of the estimated need. Adding 1044 new units will increase demand for childcare spaces, yet the development only adds 37 spaces, which is insufficient at less than four new childcare spaces for every 100 new units. The development should not only offset the new childcare demand but also provide additional supply to support the GW Community Plan's call for a dramatic increase in childcare spaces (430 new).

There need to be more benefits for our community to offset the negative impacts noted above. In addition to new childcare spaces, let's make good on this rare and invaluable opportunity to create the vibrant civic plaza envisioned in the GW Community Plan—centrally located, sunny, welcoming, delightful, and designed to be people-friendly. The proposed public space under the shadow and noise of the overhead skytrain falls far short of the spirit of the GW Community Plan vision.

I respectfully request the City to uphold our community's feedback and the GW Community Plan. The developer's persistent plans that defy the GW Community Plan give the impression that they are trying to wear the community down until we capitulate. I feel both offended and frustrated with the developer and the City for allowing this to happen.

I urge you to reject the current proposal and, at a minimum, instruct City staff to substantially enhance its affordability and livability.

Thank you for your attention to my comments in this matter.

Sincerely,

**Tomi Johnson**