

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	13:40	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Thank you for the opportunity to comment.</p> <p>While this site does need redevelopment, the current proposal - as with all the previous ones - displays a flagrant disregard for the Community Plan, and the City's own affordable housing goals. Please, at the very least, do NOT give this or ANY developer concessions on affordable housing.</p> <p>Thank you, Edward Gregr</p>	Edward Gregr	Grandview-Woodland	
2025-05-13	14:08	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>So many people in this community are opposed to the size of this development and so I support them in opposing this project. The fact that "Abundant Housing" advocates are contemptuous of their concerns and calling on their minions to write in support is also very concerning. We don't need more Brentwood style developments in BC, period.</p>	Anna Temple	Kitsilano	

2025-05-13	14:17	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 of three skyscrapers at the Safeway site at Broadway and Commercial.</p> <p>I am in total favour of affordable housing at that location, and completely support substantial density near this transit hub but the proposed development DOES NOT address this need.</p> <p>I am against this current proposal for the following reasons:</p> <ul style="list-style-type: none"> - 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. - it contains zero low income, social, non-profit or co-operative housing which is desperately needed in Vancouver – this proposal will only contain sky high mega rentals. - the Vancouver Housing Strategy sets a target of 15% below-market rental units in the City, to be built by private developers. We currently are far short of that goal. - these will be luxury suites similar to the CROMBIE REIT/Westbank 680 sq ft rental units at its sister Safeway development on Davie Street that rent for \$3275 - \$3900/mos. - the three skyscrapers are forbidding and out of scale with the eclectic Commercial Drive. These skyscrapers soar higher than 44 storeys, cast cold shadows over the neighbourhood and multiple properties, and offer no genuine affordable housing. <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 – flipping it – 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 and does not loom over neighbourhood.</p>	Patty Carmichael	Grandview-Woodland	
2025-05-13	14:18	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I strongly oppose this project which, once again, puts developers' profit before the needs of current and future residents. This massive proposed project completely ignores the wishes of the community, will likely result in a very congested, and less livable neighbourhood. Building more housing doesn't solve the housing crisis unless the units are really affordable and provide adequate living spaces for varied family types.</p> <p>When is the City finally going to engage in real consultation and really listen to Vancouver residents who are telling you, over and over, they don't want towers in their neighbourhood and don't want to live in tiny units ? We don't</p>	Annie Cassells	Mount Pleasant	

need anymore huge towers which destroy neighborhoods, reduce community interaction, don't provide affordable housing and only benefit greedy developers.

Instead of huge towers, we need to build smaller clusters of 4 to 8-storey buildings with community gardens, more spacing for light and privacy in between. If we add so much density, we need to add much needed large public green space and outdoor play areas, not just a token plaza with a few bushes, to create a strong sense of community feeling, make the area more livable and inclusive for singles, couples, seniors and families with children with different income levels.

These monstrous towers will do nothing to improve the streetscape and blend into the existing neighbourhood. They will destroy the views to the North Shore Mountains and drastically reduce the existing Trout Lake Public views that the City is also intent on destroying. Why add so much density at an intersection which is already one of the busiest hubs in Vancouver ? Unless public transportation is significantly improved, and the number of both underground and street parking spaces is greatly increased, traffic flow and parking availability are going to be a nightmare.

What kind of legacy, do we want to leave to our children and to the future residents of Vancouver, the so-called 'Greenest city on earth' ? A concrete jungle where lonely people disconnected from their community, stuck in tiny units on the 30th floor will be at risk in case of fire or earthquake ?

What else is wrong with this project ?

- Not enough childcare spaces : 37 spots for over 1000 units ?
- Not enough underground parking spaces: about 1/3 of the units will have a spot
- Tiny living spaces (below the City's own minimum SQF requirements ...
- Would any of the developers or Council Members consider living in 500 Sqft on the 40th floor of a tower for \$3500 or more?
- Most units are studios and 1Bdrm
- Not enough 2 or 3 Bdrm family units
- Too close to Skytrain for sound, vibration
- Not enough below-market units
- Eyesore, way too high buildings
- Unsafe towers ... what happens in case of fire or earthquake ?
- Poor architectural design
- Low-rises are way more sustainable and 28% more energy efficient than high-rises

				<ul style="list-style-type: none"> - Climate impact : 4-6 storey buildings have a lower lifecycle GHG emissions - Wood has a lower carbon footprint than concrete and steel - Wood-frame buildings outlast steel and concrete structures - Height and density out of scale for area - No CAC, DCL from developer : How is the City going to fund and address the need to expand sewer capacity, school and childcare capacity, recreation facilities capacity, etc ? ... and the list can go on ! <p>Vancouver needs more housing but not just any type of housing. Most Vancouver residents support increasing density in their neighbourhood as long as :</p> <ol style="list-style-type: none"> 1. It promotes a more human-scale, more livable design, which contributes to human interaction, inclusion for diverse family and multi-age needs. 2. It provides more sunlight and much more access to outdoor space. 3. It includes needed amenities such as daycare, school, community center, park space and more parking (not less) to accommodate increased number of residents. 4. It shows respect for the land by minimizing impact on the environment. 5. It is meant to be climate resilient. <p>I strongly oppose this project and ask the City to reengage with the Grandview community to follow their original design and vision.</p>			
2025-05-13	14:41	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I live very close to this location and strongly oppose 3 forty floor mega-towers on the gateway to our beloved Commercial Drive for the following reasons: 1) high-rises detract from the character, human-scale, and vibrancy of the community around them; 2) concrete high rises are terrible for the environment; 3) while I can understand some arguments for doing it on this log, it will set a precedent for other high-rises around this location, completely changing the character of the neighbourhood. INSTEAD, please build 6-12 storey tall-wood mid-rises with a focus on social amenities, mixed income use, and embrace local community. I know this will mean less short-term profit for developers and the City but I don't care, this is the right thing to do the for the neighbourhood as a whole and the city and planet.</p>	Mathew Dolf	Grandview-Woodland	

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2025-05-13	15:25	CD-1 Rezoning: 1780 East Broadway	Oppose	<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 and even the Broadway Plan define “below-market” as 20% discount off average city rent.</p> <p>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>The Vancouver Housing Strategy sets a target of 15% below-market rental units in the City, to be built by private developers. We currently are far short of that goal.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank this spring has been renting 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 skyscrapers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But skyscrapers 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 – flipping it – 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>	Barbara May	Grandview-Woodland	

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2025-05-13	15:29	CD-1 Rezoning: 1780 East Broadway	Oppose	<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 and even the Broadway Plan define “below-market” as 20% discount off average city rent.</p> <p>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>The Vancouver Housing Strategy sets a target of 15% below-market rental units in the City, to be built by private developers. We currently are far short of that goal.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank this spring has been renting 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 skyscrapers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But skyscrapers 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 – flipping it – 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>	Paolo Meret	Kitsilano	

2025-05-13	15:43	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I encourage council members to ask the following questions of the applicant and staff:</p> <p>Why is there no below-market housing component in this application? The applicant proposes “10% of the residential floor area as units with rents set at rates not exceeding the city-wide average market rents by unit type in Vancouver” (Referral report, p. 14). The City of Vancouver normally requires large rental projects to include below-market housing, usually 20% of the residential floor area at rates 20% below city-wide average market rents by unit type. Does this application signal a change in city policy?</p> <p>Why are potential noise and odours from building exhaust vents not being considered in the plaza design? Both noise and odours are a significant problem at Kensington Gardens, the Westbank development at 2220 Kingsway. In that project, exhaust vents from the underground parking and from a restaurant are located in or next to the designated public space. Much of the time, the noise and odours from these vents make the public space unusable. Condition 1.77(a) for this application asks for evaluation of the “impact of SkyTrain noise and vehicular traffic on plaza acoustics,” but makes no mention of the possible impact of exhaust vents. Are any exhaust vents from this building located in or near the plaza?</p>	Jeanette Jones	Kensington-Cedar Cottage	
2025-05-13	16:08	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>At public hearing on 15 May 2025:</p> <p>1. CD-1 Rezoning: 1780 East Broadway</p> <p>I write to you as a 45 year resident in Cedar Cottage. I have watched the City of Vancouver (CoV) steadily degrade my neighborhood by making massive gifts to big developers while getting less than nothing in return. Start with the \$1 billion handout to Malek/Millennium. The Safeway site has been our usual grocery store for decades.</p> <p>All the City of Vancouver ever seems to do anywhere is to pile infrastructure deficit onto the backs of existing residents. To jack up property taxes far in excess of inflation. It is so obvious, who gets dinged and dissed and who walks off with big freebies.</p> <p>With 3365 Commercial, we learned a lesson. If a big developer like Cressy wants something that goes against existing policy, well, no problem, CoV will just mangle existing policy to give them what they want. That shameful double-header hearing was the last time I put work into pointing out that the CoV has stated policy. Because I came to understand that existing policy will just vanish into vapor at developer ask.</p> <p>And to top that insult off, CoV gave Cressy a crucial piece of land for far less than fair market value. Icing on their cake, a gift straight out of CoV's conflict-</p>	Joseph Jones	Kensington-Cedar Cottage	

of-interest riddled double-dealing Property Endowment Fund. When CoV isn't upzoning for its masters, it is speculating in real estate on its own account. That is corruption coming and going.

The asymmetry is beyond belief. All take for the developer. No give for the community. There is the abysmal bottom line.

The history of the so-called planning for 1780 Broadway constitutes a singular atrocity. I wasted an entire day participating in the fake "Citizen's Assembly" that cost CoV who knows how much. Now here I am, appalled and so not surprised at how CoV conspires to allow Westbank-Crombie to bring forward this repeatedly maximized ripoff.

For this precedent-setting Safeway site in particular, the ongoing redefinitions of the terms "below-market" and "affordable" have turned into sellout jello. You eat and spout that sludge. Such ugly stuff.

From the Westbank abuse at 2300 Kingsway, we learned that "plaza" to them means nothing more than fragments of PERIPHERAL public space that needs to be left open for other reasons anyway. At 2220 Kingsway, the "plaza" got chopped up into an entrance to the grocery store's fortress podium and a few blades of treeless grass on a back corner. (Westbank chops down the one tree and never replaces it. Who cares? CoV sure doesn't. Conditions of development are a demonstrable joke.)

The PARK-ette at the back corner functions as a waste receptacle for massive underground PARKing to exhaust to, with constant jet-engine noise – and for a dim sum restaurant to blow out stink with yet another jet-engine. I walk on the other side of the street and wish I did not have to walk past the place at all. What a hellscape.

Now Westbank is setting up to do the same thing at 1780 East Broadway. To apply the "plaza" word to a dark little corridor that runs underneath and alongside the noisy SkyTrain. Probably to jack up the decibel level by using jet-engines to spew underground parking waste air into that space.

I wonder if CoV, on top of that racket, plans to install screechers to drive away any homeless who might try to use the exhaust air and overhead SkyTrain to keep warm and dry?

More and more, I come to hate my city – not as a geographic location but as a ravaged, extractionist, inequitable municipality that insistently accelerates into unliveability. Standout example: street trees clearcut everywhere with no replacements.

The likely poetic justice in this specific case? The humongous big-box grocery store that DEFINES the whole development promises to turn into a vacant monument to planner venality, because digitality will revolutionize the

				<p>business of grocery retailing. At least I get to foresee that bit of Schadenfreude. And perhaps live long enough to witness the outcome. Think what Hudsons Bay used to be like ...</p> <p>Joseph Jones Long-time Resident of Cedar Cottage</p>			
2025-05-13	16:25	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I strongly oppose this rezoning application. The proposed development fails to include any affordable housing, prioritizing wealthy buyers and investors over community needs.</p> <p>It lacks adequate green space – an unacceptable oversight in a rapidly warming urban environment – and will put undue strain on nearby parks and infrastructure.</p> <p>The scale and design are completely out of step with the historic character and cultural significance of this neighborhood, one of Vancouver’s oldest.</p> <p>This proposal is not a responsible or thoughtful development.</p>	Michael Sivucha	Grandview-Woodland	
2025-05-13	16:43	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see letter attached for details.	Laverne Thompson	Grandview-Woodland	Appendix A
2025-05-13	19:36	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the proposed development at the Safeway site at Broadway & Commercial.</p> <p>I am in favour of affordable housing at that location and also support increased density near this transit hub.</p> <p>My opposition is based on:</p> <ul style="list-style-type: none"> - lack of affordability - only 10% will be average city rents which aren't truly affordable; - lack of low-income, social, non-profit or co-operative housing; - exempting the developer from providing 20% below-market suites; - the extreme height of the towers being proposed; - its incongruity with the character of the neighbourhood. <p>I urge the Mayor and Council to reject this proposal in favour of one more affordable and liveable for low-income renters and one that is in keeping with the neighbourhood,</p>	Chris Tonge	Grandview-Woodland	

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2025-05-13	20:48	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the redevelopment plan at 1780 East Broadway. I saw the new application with dismay, and I am disappointed that this comes up over and over again. The development plan does not conform to the Grandview Woodland plan, that was previously approved through much work and public consultation. Why do all that work if it is just going to be ignored. None of this is in keeping with the Grandview-Woodlands community plan. This plan should be REJECTED. In fact, any plan that does not fit the spirit and the letter of the already agreed-upon Grandview-Woodlands plan should be outright rejected, and should not even make it to a public consultation. It feels as if the developers are just trying to wear the community down and sneak a proposal through that is pretty much the same as previous proposals when we aren't looking. These excessively tall towers are totally not in keeping with the Commercial Drive neighbourhood. This is not Metrotown or Brentwood. I am not against density but the Commercial Drive neighbourhood is recognized internationally for its distinct character, and is a major tourist draw to our city, so any development needs to respect that character and not detract from the community.	No Name ReCollect	Kensington-Cedar Cottage	
2025-05-13	22:19	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose this développement. I think this would be a huge loss to the community. We need more affordable housing. And erecting giant towers in a neighbourhood that has kept building small on purpose, is very detrimental. This is frankly just not what Vancouver needs and it's a decision based solely capitalism and rich person gain. Please don't pollute our neighbourhood forever by building huge towers	Aylah Jovanovski	Grandview-Woodland	
2025-05-13	22:48	CD-1 Rezoning: 1780 East Broadway	Oppose	While I am not opposed to developing and creating more density in the Commercial-Broadway area, it must be done thoughtfully with a view to preserving the character of this wonderful, historical neighbourhood. This plan proposes that three enormous high rises be built in a family-oriented area. Commercial Drive is not the next Brentwood mall, and the rest of the city doesn't want to see it turn into one. People love the independently owned shops that have been here for decades, and they come from all over the city to experience the vibrant community. I support developments that will increase density to address our housing crisis, but these aims can be achieved without compromising community character. We've seen the city recognize the importance of preserving communities, and we've seen it protect areas like Kitsilano and Shaughnessy. East Vancouver may not have the same political clout or have residents with the same deep pockets, but this community is just as important. Please reject this proposal, and work with a developer who will create a development that will reflect the nature of our community.	Carmen Hamilton	Grandview-Woodland	

2025-05-14	07:49	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The proposed development fails to meet the community/city's need for affordable housing, fails to provide adequate green space as previously planned, and do not align with the Grandview Woodland Community Plan's approved height recommendations.</p> <p>Respect the community process that has determined what is best for a livable, thriving community by voting NO to this development proposal.</p>	Sara Yuen	Grandview-Woodland	
2025-05-14	07:50	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Re: 1780 East Broadway Rezoning Proposal</p> <p>In my submission below, I will explain why I oppose the development proposal above (I hope that if you disagree with my position you will still continue to read on)</p> <p>Dear Mayor Sim and Members of Vancouver City Council,</p> <p>Before I give you more on why I specifically oppose the Crombie Real Estate Investment Trust proposal, I would like to take you back several decades in history. I know that you are very busy; however, I hope you will be patient and travel to 1989 with me when I was much younger and president of the Grandview Woodland Area Council (GWAC). At that time Intercom Developments brought forward a development proposal to build an 18 floor condominium highrise and a somewhat lower office/retail tower, while also constructing a concrete slab across the Grandview Cut. The proposal was for the busy Northeast Corner of Broadway and Commercial (on the other side of the street from the Safeway and Sky Train Station).</p> <p>After some time, the Intercon proposal came to a public hearing, It was held at the Trout Lake Community Centre at which approximately 700 residents attended with almost all the speakers opposed the proposed development. Although the vast majority of those speakers agreed that change was not the issue, and that they supported increased density, by and large the consensus was the proposed highrise development did not "fit into the neighbourhood" nor into a long worked upon Grandview Woodland Area Plan. In short, much of the community opposition was not about density, but about building form, the lack of affordable housing in the development and the impact it would have outside of the site on existing housing and small businesses. Sound familiar? And it is here that I return with you (hope you are still with me) to today and my opposition to Crombie REIT proposal soon to come before you.</p> <p>Building Form and Density</p> <p>It is my opinion that the proposed development coming before you, if not significantly altered, will not only overwhelm what is now the Safeway site itself but will also overwhelm the surrounding neighbourhoods. This overly dense, heavy on the land proposal not only contravenes the community's area plan, but in doing so, very likely, as we have seen elsewhere, lead to the net loss of some of the most affordable rental housing left in Vancouver, while driving up the cost of land outside the development site.</p>	John Shayler	I do not live in Vancouver	

This has happened over the years in many instances over past years when large and mega-developments are dropped into the middle of communities. It is happening now in the streets near the proposed massive Broadway Plan, and I am sure developers and speculators have been focusing much attention of properties near the proposed plan for the Safeway site. In the early 1980's when I was working with residents in the Downtown Eastside, the mere announcement of the mega-development of the North Side of False Creek led to land speculators descending on the neighbourhood and within 2 years of the mere announcement approximately 2,000 units of Single Room Occupancy housing was lost to demolition, rent increases, and change of use. It was during this time that homelessness began to rise. In some ways those residents and those who lost their homes during Expo 86 (approximately 1,000 evicted and displaced) were the canary in the coal mine of our current housing crisis.

Another common topic about our housing situation is density. In many ways, we do not understand the idea of density when it comes to building form. Too often we are told that density is achieved by building straight up and ever higher. This is certainly not true. There are many ways to increase density and many examples how to do it in Canada and around the world. Many neighbourhoods, including those near the Broadway and Commercial site have been doing this for many years, gradually and incrementally over time. Once again, the proposed development violates the community's established plan. Many areas outside of the downtown peninsula want a choice of building form and in this case haven't been given that choice. In his best selling book, *Cities for People*, world renowned architect and urban planner Jan Gehl wrote, "The tower is a lazy architectural solution for density." He also cautions that we must make the distinction between "senseless density" and "sensible density".

Housing

Given the current housing crisis who would argue that the development with all its high and heavy density is sensible, considering that the housing units in those massive towers will not meet the demand of those who are struggling to pay the high rents that are now called average in our city. It begs the questions who will benefit the most from this development? Certainly not those, many of whom work in the service sectors in Vancouver and will not be in the running for the high prices for very small units. I also understand that only 10% of the units will be offered at "average city rent". Once again, average city rents are not affordable to many, either for buying or renting. So, who is benefitting most from the development? Well, that would be the developer. One would think that City's should demanded more and used its zoning powers to get more.

Years ago, when I was working with others across Vancouver on housing issues, we would often say that the housing market was broken. In Economics 101, students are told that if there is a strong demand for something, let's say housing, then there should be appropriate supply to meet that demand. That's the theory. In reality, the greatest demand for affordable housing is from those with medium or low incomes. Supply alone

will not solve this disconnect. There is a common belief that is being pushed that if we keep increasing housing supply prices and rents will come down and lower priced homes will trickle down to those who need it. My question is how has that worked so far in Vancouver?

Simply put, the development proposal will not deliver much needed affordable housing where there is the greatest demand, especially from people who live and work near the site. In fact, as mentioned above, the proposals high and bulky towers will surely lead of the loss of some of the most affordable rental housing in the surrounding neighbourhoods.

Amenities

Speaking of public plazas: the one proposed for this development isn't one. I have been fortunate to have been able to travel and to relax and enjoy many public plazas and piazzas. These are places for public for conversation, contemplation, or leisurely people watching. All this is not possible in the shadow of Skytrain rumbling overhead and people speeding by trying to get the hell out of there. Yes, the word "senseless" does comes to mind". With the City's power of zoning, I am wondering why a real public plaza can't be established away from the Skytrain and on a different part of the site, perhaps where there will be more clam and brightness. Again, the question arises, who is this development for?

Not to often will you here "views" referred to as a public amenity. There is no doubt that Vancouver has wonderfully geography. The First Nations chose this rich and beautiful place.

One of the best things about the views, for example, is that they are free no matter what your income. And we are losing them. In the time that I have been involved in community issues, we have moved from open views to views corridors to view cones, which in turn are being infringed upon. With this, a public amenity for all is being privatized for those who can afford it. This is why people, particularly where the overly built highrise tower is being opposed in areas such as Grandview Woodland and other neighbourhoods close to this proposed development. Again, many want a choice in how their communities adds density. In short, people want "sensible" and thoughtful planning, not spot zonings that are developer driven.

Conclusion

I, like many am not opposed to change and finding ways to increased density that is liveable, affordable, and environmentally sustainable. There is not doubt that the Safeway land could be a highly attractive site that enhances the communities surrounding it.

I obviously do not think that Crombie Real Estate Investment Trust will neither do that job on the site itself nor fit in and enhance the neighbourhood that surround the Safeway site. I oppose the proposal because it is developer driven and gives little of any benefit to its neighbours or the city at large. In short, I concur with architect Jan Gehl, who I quoted earlier, that this proposal is both lazy and senseless density. With this in mind, I have the following recommendations:

				<ul style="list-style-type: none"> • That City Council send the developer back to the drawing board and use its zoning powers to come up with a proposal that is in keeping with the Grandview Woodland Area Plan. And that the building form not interfere with the clear site lines of the North Shore Mountains from places such as Trout Lake. • That the City demand that the developer create a generous sunny plaza away from the clutter of the SkyTrain and the rush of the transient commuters. • That the ratio of affordable rental be raised to 20% of the units and that these should be available at 20% of average rents in accordance with the City's affordability policies. <p>It is my opinion that the Crombie REIT proposal gives far to much to the developer and very little in return to the community. Therefore, I ask you to reject the proposal as is and direct City staff to significantly boost the affordability liveability of this proposal.</p> <p>Submitted by John Shayler</p>			
2025-05-14	10:36	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the proposal to rezone the Safeway site at 1780 East Broadway.</p> <p>I have been a resident of the Commercial Drive neighbourhood since 1993. My objection is that this development does not offer truly affordable housing. It appears to me that the developer, Crombie Real Estate Investment Trust, is getting an exemption from the City's affordability rules. The proposed development offers only 10% of the units at "average city rent", and that is not affordable. There should be at least a 20% discount off of average city rent, as set by the City's affordability rules. To be accepted, the development proposal should offer more than a mere 10% of units at a discount of at least 20% below average city rent. I noted that the proponent of another current development proposal on the southwest corner of Prince Edward Street and East 10th Avenue has been able to meet the City's affordability rules, and I don't see why Crombie REIT is not able to do so.</p>	Stephen Kelen	Grandview-Woodland	
2025-05-14	11:27	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Our iconic view of Trout Lake is proof of our green city! Building towers that encroach this view will be felt for all future generations! There are many other great building sites!</p> <p>Commercial/Broadway is already a busy hub! It would be better to densify Nanaimo, Grandview, etc! This city is losing it's beauty!</p>	Alison Mills	Kensington-Cedar Cottage	Appendix B

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	11:54	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am a Vancouver resident living in Marpole, and I frequently visit the Commercial/ Broadway neighborhood.</p> <p>The City of Vancouver needs to equitably spread its new housing developments to ALL neighbourhoods in the city. In this way we don't need to depend so much on large scale housing projects. Collections of towers such as those proposed for the Safeway site at Broadway and Commercial are too big and overwhelming to be community and people friendly. This proposal will create a physical environment that is cold and unfriendly, one that is not in sync with the existing community.</p> <p>Community building must be a part of the developement process, creating people friendly spaces for both current residents and future residents alike that include ample green space, and that complement and improve upon the existing community ammenities.</p> <p>We can, and should, build beautiful spaces for all income levels, in all neighborhoods of Vancouver.</p>	Ingrid Thornton	Marpole	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	12:59	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Subject: Opposition to Proposed 3-Tower Development proposed for 1780 East Broadway, Vancouver</p> <p>Dear Mayor Sim, City Council and Planning Department,</p> <p>I am writing to express my strong opposition to the proposed development of the three high-rise towers on 1780 East Broadway, Vancouver</p> <p>The towers are far too large—both in height and scale—and are completely out of character with the unique heritage and human-scale atmosphere of the Commercial Drive area.</p> <p>This project threatens to overshadow the vibrant, community-oriented nature that defines this Grandview-Woodland neighborhood.</p> <p>Myself and many neighbors have concerns about the overall scale of the project, including the number of residential units, the potential for overcrowding, and the impact on the neighborhood's existing infrastructure. The scale of this development risks straining local services and amenities that are already under pressure.</p> <p>In addition, I am deeply concerned that the extensive public plaza originally promised as a key feature of the proposal has either been drastically reduced or removed altogether. This change undermines the original vision presented to the community and raises serious questions about the transparency and accountability of the development process.</p> <p>As a local resident and taxpayer, I urge you not to approve this proposal in its current form. It does not reflect the values or needs of the existing community and would do lasting harm to the character of Commercial Drive.</p> <p>The way I see it, the only people benefiting from this proposed project as it will be Westbank, in partnership with Crombie REIT.</p> <p>Please protect the integrity of our neighborhood. Reject this oversized, out-of-scale development.</p> <p>Sincerely, David Clarke</p>	David Clarke	Grandview-Woodland	Appendix C

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	13:11	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>Makes housing affordability crisis worse</p> <p>This will be an upscale and luxury development, with mega-rents. Mega-rental stock does nothing to solve the affordable housing crisis, and in fact makes it worse while also undermining the public transit system.</p> <p>As you are likely aware, average rents in Vancouver are too high already. Many young people struggle to stay in Vancouver where they must endure paying \$1000 a month for a small area in a house sharing one kitchen and two bathrooms with five or six other people. This is the shape of the housing crisis in Vancouver. We need decent places for average people to live. This development is not for them. Why do we need this?</p> <p>In fact, developments such as this mega rent monstrosity make the housing crisis worse. They do so by squandering a precious opportunity to increase affordable housing. At the same time, they are driving an increase in the cost of average market rent across the city. Sweet for landlords and property developers. Not sweet for people needing affordable housing.</p> <p>High end renters who can afford services such as Uber and Lyft should be housed elsewhere</p> <p>This is not the development that Vancouver needs in one of its prime public transit locations. The location would better be developed for housing average people at average rents who will benefit from and use public transit. Let us not forget that public transit would also benefit from development of affordable housing at that site.</p> <p>Put up the luxury towers elsewhere and keep the prime public transit location for affordable housing.</p> <p>Thank you for your attention and your public service.</p> <p>Lavinia Mohr</p>	Lavinia Mohr		
2025-05-14	13:44	CD-1 Rezoning: 1780 East Broadway	Oppose	Too dense too tall and too unaffordable	David Steele	Mount Pleasant	
2025-05-14	13:45	CD-1 Rezoning: 1780 East Broadway	Oppose	These development plans are an insult to the local community. Nowhere else in East Vancouver are there towers of this magnitude. The construction alone would destroy and disrupt the local area for years to come. Leave our neighbourhood alone until you have a realistic and reasonable plan to provide.	Nick Dunn	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	13:54	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose because the design does not fit in our neighbourhood, it's too high, and it does not provide affordable units.	Francine King	Grandview-Woodland	
2025-05-14	13:57	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>This project has shifted so far from the initial proposal. I live a few blocks away and support additional housing, at reasonable rental rates with the addition of a larger proportion of rent-geared-to-income units.</p> <p>I was initially excited about the proposed development, but it has morphed into something else entirely.</p> <p>The proposed green space and plaza has been changed to a shadowy concrete walkway, and now the scope and shifting of the building will be changing the cone views at Trout Lake & surrounding park, in multiple areas.</p> <p>What is the use of public consultations and compromise if what is agreed upon can be ignored and preference to the building owners takes priority? Great community & green space builds health (both mental and physical).</p> <p>Ignoring the impact of changes on the existing community of people, shifts costs to other areas. With our current mental health crisis, leading to illness, addictions & crimes against people how can you not prioritize and respect the existing community?</p> <p>This is not about people not liking change. It's about people wanting the positive change they agreed with, to be respected and adhered to - not to be tossed aside as if it does not matter.</p> <p>Thank you.</p>	Rodger Levesque	Kensington-Cedar Cottage	
2025-05-14	14:07	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It's just too high. Not enough social housing and green space.</p> <p>I lived in that area for almost 40 years. Had to leave to find suitable housing.</p>	Astarte Sands	Riley Park	
2025-05-14	14:15	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The propsed buildings are way too tall</p> <p>Where do all kids who would live there go to school?</p>	Carolyn Messmer	Kensington-Cedar Cottage	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	14:16	CD-1 Rezoning: 1780 East Broadway	Oppose	<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 unaffordable rent. 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 and even the Broadway Plan define “below-market” as 20% discount off average city rent.</p> <p>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>The Vancouver Housing Strategy sets a target of 15% below-market rental units in the City, to be built by private developers. We currently are far short of that goal.</p> <p>These will be luxury suites. CROMBIE REIT/Westbank this spring has been renting 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 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 skyscrapers are forbidding and out of scale with the spirit of Commercial Drive. I completely support substantial density at a transit hub, but skyscrapers 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 – flipping it – 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>	Jamie Atyeo	Grandview-Woodland	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	14:22	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial for many reasons.</p> <p>While I am supportive of affordable housing at that location, with substantial density since this is adjacent to a transit station, this proposal is unacceptable.</p> <p>This project is unaffordable with only 10% of the units at average city rents so doesn't even meet the most basic of City required affordability requirements. Yet it is given a huge amount of density bonusing, far beyond double the Provincial minimum mandates of 20 storeys or as per the Grandview Woodland Community Plan.</p> <p>Also, in spite of all this bonus density, there are no meaningful amenities. The so-called plaza is a small noisy shadowed walkway. Again this does not meet the basic requirements in the Grandview Woodland Community Plan.</p> <p>These luxury suites will likely be similar to what 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 little to no demand for these kinds of small expensive units and it is likely not going to start building soon, if at all, given the state of the market so there is no need to rush this through.</p> <p>The three towers are a poor design and out of scale for Commercial Drive. With towers up to 44 storeys, casting huge shadows over the neighbourhood, this offers no genuine affordable housing and 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>REITs like this typically do not have the community interest at heart. Given the low demand state of the real estate development economy, it is entirely possible that they are looking at "monetizing" the site through speculation and flipping, and unlikely to build anytime soon.</p> <p>Please do not approve this tower as currently proposed and instead insist on a plan that is a better design and more in scale with the local Community Plan, has a strong affordability component, and with a sunny accessible plaza that enhances the community.</p>	Elizabeth Murphy		

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	14:27	CD-1 Rezoning: 1780 East Broadway	Oppose	I am opposed to this development. I feel it will dramatically alter the fabric of the neighbourhood to the detriment of existing and future residents. The proposed building are way too high and spoil the views from Trout lake and surrounds. There are also not enough affordable rental units proposed.	Jon Humble	Grandview-Woodland	

Ken.Sim@vancouver.ca, CLRbligh@vancouver.ca, CLRfry@vancouver.ca, CLRdominato@vancouver.ca, CLRkirbyyung@vancouver.ca, CLRmontague@vancouver.ca, CLRmeiszner@vancouver.ca, CLRklassen@vancouver.ca, CLRzhou@vancouver.ca, lucy.maloney@vancouver.ca, sean.orr@vancouver.ca

Dear Mayor Sim, and Vancouver City Councillors Bligh, Dominato, Fry, Orr, Maloney, Meiszner, Montague, Zhou, Klassen and Kirby-Yung

Re: 1780 East Broadway Rezoning proposal

The Grandview Woodlands neighbourhood is made up of diverse, vibrant, civically engaged residents and is known to have a high voter turnout. It has been a great place to live, in the same house for 48 years, 17 years as a renter, 31 years as a homeowner. My home is six blocks from the Safeway site. My adult children can't afford to purchase a home here and I wholeheartedly support the city to make a concerted effort to create affordable housing here.

However, the proposed development at the Safeway site at Broadway and Commercial concerns me for a number of reasons which is why I do not support the amendment.

The new height proposals for the Safeway site are a sharp increase from those recommended by the Transit Oriented Density Act (which prescribed 20, 12 and 8 stories). Although the existing parking lot site is a prime location for new housing, this plan's massive densification of population right on top of the busiest transit hub in the city is bound to compound already existing social problems in the area. There will be further traffic chaos and congestion. How will existing social challenges such as open drug use, unkept, overcrowded transit stops, overflowing garage bins, and an environment that often feels unsafe after the sun sets be helped by more density.

Most importantly, the rental units will be in no way affordable to current east side residents, and this fact emphasizes the wealth gap that is already apparent in this city. The rental rates being proposed do not meet existing Council policy for affordability. The city-wide average rents are currently unaffordable, so the paltry 10% of units set aside to be "affordable" are all out of reach of a typical local renter. With our city undergoing a sustained housing affordability crisis, this proposal falls short of addressing the needs of our community.

Significant exemptions to the existing rules have been made by City Hall, apparently to appease developers who rely on speculative investors to buy into their project. Regarding both the height of the buildings and the percentage of affordable rental units provided, these alterations to the previously agreed upon rules change the nature of the project. Thoughtful input has been provided by the Grandview Woodland Area Council's plan, including a request for affordability, for a 20 story limit to the heights and the need for public amenities such as

provision of a public green central plaza. The creation of a daycare is a welcome bonus. But the plaza has been much diminished, and is now reduced to an entry walkway to a big box Safeway and on Commercial Drive a slight expansion to the current dusty sidewalk on a noisy street. Most of the community requests were ignored.

I call on the Mayor and Council to pause this project, to consider the very serious issues of affordability and appropriate scale. If our city continues to invest in density without investing in the area's liveability, we are setting our city up for failure. The goal to design a city where most people don't need a car is laudable. But that will only work if people actually want to live in these places - with maintained public places, pathways and streets pleasant to walk in. The increased level of density must be matched with investments in quality of life.

Vancouver City Hall needs to prioritize taking leadership in identifying alternative models for affordability and to identify meaningful ways to help this project address and avoid the numerous problems that it will create.

Sincerely,

Laverne Thompson

"s.14 Freedom of Information and Protection of Privacy Act"

[Redacted]

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[Redacted]

- **Public view 27.1: Keep boundary of the view both sides of the view**
- **Public view 27.2: Raise the view cone and move boundary to the west**



Subject: Opposition to Proposed 3-Tower Development proposed for 1780 East Broadway, Vancouver

Dear Mayor Sim, City Council and Planning Department,

I am writing to express my strong opposition to the proposed development of the three high-rise towers on 1780 East Broadway, Vancouver

The towers are far too large—both in height and scale—and are completely out of character with the unique heritage and human-scale atmosphere of the Commercial Drive area.

This project threatens to overshadow the vibrant, community-oriented nature that defines this Grandview-Woodland neighborhood.

Myself and many neighbors have concerns about the overall scale of the project, including the number of residential units, the potential for overcrowding, and the impact on the neighborhood's existing infrastructure. The scale of this development risks straining local services and amenities that are already under pressure.

In addition, I am deeply concerned that the extensive public plaza originally promised as a key feature of the proposal has either been drastically reduced or removed altogether. This change undermines the original vision presented to the community and raises serious questions about the transparency and accountability of the development process.

As a local resident and taxpayer, I urge you not to approve this proposal in its current form. It does not reflect the values or needs of the existing community and would do lasting harm to the character of Commercial Drive.

The way I see it, the only people benefitting from this proposed project as it will be Westbank, in partnership with Crombie REIT.

Please protect the integrity of our neighborhood. Reject this oversized, out-of-scale development.

Sincerely,

David Clarke
