

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	14:37	CD-1 Rezoning: 1780 East Broadway	Oppose	I live in the Grandview Woodlands area and use Trout Lake Park several times a week. It is already a extremely well used park it does not need to be come over used and lose its sense of being a green space that is a place of peace and relaxation. I strongly feel that there is not enough green space for the influx of so many more people. Not enough amenities are being provided for these huge towers. Please consider lowering them in line with the community plan. Don't invade the neighborhood and ruin it. Wr welcome new comers but not these vast towers and large numbers of people.	Joy Brown	Grandview-Woodland	
2025-05-14	14:44	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose this development for its lack of affordable housing. The homeless population in Grandview-Woodland is growing steadily. How will towers full of unaffordable condos help them? Grandview-Woodland has historically been an affordable neighbourhood thanks to the small apartment buildings and co-op housing. The housing proposed for this development completely ignores the needs of our community. We are a REAL, LIVING neighbourhood here. Condo towers are not a neighbourhood. And none of these proposed units will be at all affordable to all the many local people who desperately need housing -- like my grown children, who are currently at the mercy of the owners of their three-floor walkups that could be sold at any moment. Please give us the housing we need, not the towers that will profit developers.	Marial Shea	Grandview-Woodland	
2025-05-14	14:50	CD-1 Rezoning: 1780 East Broadway	Oppose	This is not affordable housing and does not fit with the neighbourhood! Please return to the consultation that was done with the community - this is not it!	Debora Gordon	Grandview-Woodland	
2025-05-14	14:55	CD-1 Rezoning: 1780 East Broadway	Oppose	I am currently out of the country. I submitted my opposition and comments. Did you receive my submission? Thank you! John Pozer <small>§ 14 Freedom of Information and Protection of Pr</small> [REDACTED]	John Pozer	Grandview-Woodland	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	15:02	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 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>	McKenna Sanchez	Grandview-Woodland	

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2025-05-14	15:03	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim, and Vancouver City Councillors Bligh, Dominato, Fry, Orr, Maloney, Meiszner, Montague, Zhou, Klassen and Kirby-Yung</p> <p>Re: 1780 East Broadway Rezoning proposal</p> <p>I am opposed to the unaffordable skyscrapers and big box Safeway proposal for 1780 East Broadway.</p> <ul style="list-style-type: none"> • The development needs substantially MORE truly affordable housing. • The exemption of developer Crombie Real Estate Investment Trust from the City's affordability rules could be construed as special treatment and why is this happening? • The heights of the proposed skyscrapers are out of scale with the eclectic character of Commercial Drive and is contrary to the Grandview Woodland Community Plan. • There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan, therefore no community amenities are being offered. • This rezoning will block mountain views, including from Trout Lake Park, a public asset. • How does the addition of skyscrapers add to the community as the development is a vertical car-oriented gated community which divides the natural walkable connections between Cedar Cottage and Grandview Woodland neighborhoods? • The introduction of such buildings encourages more of the same, as this development would set a precedent for even more skyscrapers in this area, and continue to erode community cohesion. <p>I ask that you reject the proposal as is, and at the very least, direct City staff to significantly boost the affordability and reduce the building heights of this proposal.</p> <p>Yours truly, Cylia T. Wong Peter H. Finch</p>	Cylia Wong	Kensington-Cedar Cottage	

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2025-05-14	15:10	CD-1 Rezoning: 1780 East Broadway	Oppose	Hi, I oppose these bizarre-looking three high-rise towers in an otherwise low-to medium-rise neighbourhood. The alternative plan proposed by the No Mega Towers at Safeway community group is my preferred option for this area. If the province stipulates 20-storey towers (which is a bad policy; Victoria should stipulate a desired density, not a particular built form), then why would you even consider allowing the developer to more or less double the height WITH NO CERTAIN PROVISION THAT A SUBSTANTIAL PART OF THESE UNITS WILL BE "AFFORDABLE"? I don't understand at all why you would allow that. If you make Vancouver uglier with these high-rise monstrosities (which will have and cause many climate-change related problems), YOU MUST AT LEAST INSIST THAT HALF THE UNITS ARE "AFFORDABLE". Everything else is a BAD DEAL FOR VANCOUVER. Thank you.	Frank Heinzelmann	West Point Grey	
2025-05-14	15:18	CD-1 Rezoning: 1780 East Broadway	Oppose	Trout Lake and its views are an iconic part of East Vancouver. Losing more mountain views will be a loss to the whole city.	No Name ReCollect	Killarney	

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2025-05-14	15:24	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim, and Vancouver City Councillors Bligh, Dominato, Fry, Orr, Maloney, Meiszner, Montague, Zhou, Klassen and Kirby-Yung,</p> <p>I'm writing as a long-time resident of Grandview-Woodland to voice my strong opposition to the proposed development at 1780 East Broadway. While I fully support the urgent need for more housing—including truly affordable options—this project falls short of the city's stated values and sets a dangerous precedent that favours developers over the long-term wellbeing of communities.</p> <p>This proposal disregards the Grandview-Woodland Community Plan. It replaces thoughtful, community-informed urban planning with out-of-scale towers that do not reflect the social or architectural fabric of this neighbourhood. A small, token public space is no substitute for the vibrant, sunny plaza that was originally envisioned to serve residents and families.</p> <p>Most concerning is the lack of real affordability. Only 10% of the units meet even the City's own minimal affordability standard—and those rents are still out of reach for many. Why is the City granting exemptions to its affordability rules for a corporate real estate developer during a housing crisis?</p> <p>This kind of project prioritizes short-term profit over long-term community health, and it risks turning meaningful planning processes into hollow gestures. If this development is approved in its current form, it may open the door to similar projects that erode the very character that makes our neighbourhoods livable.</p> <p>Just recently, Time Out magazine named Commercial Drive the 5th coolest street in the world, recognized for its cultural diversity, independent businesses, strong café culture, and resistance to gentrification. That recognition reflects decades of community investment and a spirit that cannot be replicated by glass towers and generic retail.</p> <p>We're not saying "no" to housing—we're saying yes to smart, sustainable, inclusive growth. This development, as proposed, is not it.</p> <p>Please reject the rezoning in its current form, and insist on a design that respects the community plan, increases real affordability, and reflects the vibrant, inclusive future we all want for Vancouver.</p> <p>Sincerely, Glynnis Osher</p>	Glynnis Osher	Grandview-Woodland	Appendix A

2025-05-14	15:43	CD-1 Rezoning: 1780 East Broadway	Oppose	Stop already with the horrible towers. This is a complete eyesore smack dab in the middle of one of the best parts of Vancouver. It is being for no other purpose than greed. No way will this ever be affordable housing. A horrible way to try and normalize how people have to live. Stop the madness!!!!	Mary Degnan	I do not live in Vancouver	
2025-05-14	16:05	CD-1 Rezoning: 1780 East Broadway	Oppose	The height of these buildings is way out of proportion to the existing surroundings. There are not enough affordable units in the plan. The shadow from the buildings will be oppressive. The walkways are not conducive to safe walking.	Penelope Hedges	Grandview-Woodland	
2025-05-14	16:06	CD-1 Rezoning: 1780 East Broadway	Oppose	I am greatly concerned with the small proportion of the proposed development that is going to be affordable!	Adrian Kense	Mount Pleasant	
2025-05-14	16:10	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Executive Summary</p> <p>Thank you for the opportunity to address the proposed high-density development in the Commercial-Broadway area (CD-1 Rezoning: 1780 East Broadway). As a 30-year resident of this community with multi-generational family ties to the neighbourhood, I present these concerns not as opposition to growth, but as advocacy for development that aligns with our community's character and needs. The current proposal for three high-rises (44, 38, and 37 stories) comprising 1,044 rental units above retail space represents a fundamental transformation that warrants careful reconsideration.</p> <p>The proposed development significantly will impact the surrounding neighbourhood gardens and the flora and fauna of the "cut" by casting extensive shadows, particularly during late afternoon hours and blocking the light in winter time.</p> <p>Our Community's Unique Heritage and Character</p> <p>The Commercial-Broadway East Side neighbourhood is a vibrant and eclectic neighborhood in East Vancouver, renowned for its rich cultural diversity, artistic spirit, and strong sense of community, and historically, a working-class area. Since the 1970s, the neighbourhood has also become a haven for counter-culture movements. Political activists, artists, musicians, and members of the LGBTQ+ community have long been drawn to the area for its progressive values and alternative spirit. Institutions like Spartacus Books—a radical volunteer-run bookstore founded in 1973—reflect this long-standing commitment.</p> <p>In addition, the Commercial-Broadway area represents one of our city's most historically significant communities, characterized by human-scale architecture primarily below six stories. What makes our area truly exceptional is the preservation of numerous century-old homes that residents have lovingly maintained to protect the neighbourhood's heritage legacy. These historic properties, many exceeding 100 years in age, create an irreplaceable architectural tapestry that connects present-day residents with our city's origins.</p> <p>This family-oriented environment fosters interpersonal connections among neighbours, creating a true community where multiple generations often live within blocks of each other. The neighbourhood supports a diverse ecosystem of independent businesses, family-owned establishments, and local cafés that reflect our community's entrepreneurial spirit. Children who</p>	Yolanda Triana		

grow up here frequently choose to remain and raise their own families in the area, maintaining vital community bonds that span decades.

The proposed mega-towers would fundamentally alter this environment, replacing our community-centered scale with an imposing urban presence that would permanently transform the neighbourhood's character and residents' experience. This development would not only contrast sharply with our historic architecture but potentially trigger a cascade of similar projects that would irreversibly change the area's unique character.

Environmental and Quality-of-Life Considerations

The development would permanently obstruct unimpeded mountain views from Trout Lake, a vital community asset that provides essential visual relief and psychological space for residents. These views represent more than aesthetic value—they constitute a fundamental element of our neighbourhood's identity and residents' well-being, offering a crucial counterbalance to urban density.

Walking around Trout Lake while enjoying unobstructed views of majestic mountains and open sky creates an experience of being transported away from city life, a rare quality in our increasingly urbanized environment. Many of my neighbours, including some suffering from depression, regularly walk around the lake specifically to experience these natural vistas as a form of mental and psychological therapy. Once these sight lines are blocked by high-rise structures, this natural heritage cannot be recovered, representing a permanent loss to the community and its residents.

Furthermore, allowing one significant tower development would likely establish a precedent for additional similar projects, as demonstrated in areas like downtown's Shangri-La, Brentwood near the Brentwood SkyTrain station, and the Cambie and Marine Drive corridor. Trout Lake represents the last East Vancouver neighbourhood sanctuary connecting residents with the natural landscape, and its preservation should be considered a community priority.

Housing Affordability and Community Displacement

The proposed development does not address the actual housing requirements of current residents. Recent new buildings in the area have set rental rates starting at \$2,500 for one-bedroom units and \$4,200-\$4,900 for three-bedroom units. Following the standard affordability guideline that housing should consume no more than 30% of income, residents would need monthly incomes of \$7,500 and \$15,000 respectively to afford these units. This economic reality has already impacted family planning decisions, with at least six local couples choosing not to have children due to housing cost concerns.

The premium-priced units would accelerate gentrification processes already affecting the area, potentially displacing long-time residents, seniors on fixed incomes, and essential workers as property values and rental rates increase. The development risks transforming a diverse, multi-generational community into an area accessible primarily to those who can afford premium housing, effectively erasing decades of community history and connection. Local businesses that have served the neighbourhood for generations could be replaced by franchise operations, further diminishing

			<p>the area's unique character.</p> <p>Infrastructure Impact Assessment</p> <p>The addition of over 1,000 residential units would place significant strain on existing infrastructure. Narrow neighbourhood streets would experience increased congestion, while the transit system—where residents already encounter capacity issues during peak hours—would face additional pressure. The Commercial-Broadway station functions as a critical transit hub, with commuters currently waiting for up to five trains during rush hour before being able to board. Precedents from similar high-density developments near transit centers (such as Marine Drive/Cambie and Olympic Village) demonstrate the infrastructure challenges that can emerge when development exceeds capacity.</p> <p>Recommendations for Balanced Development</p> <p>I respectfully request that Council members evaluate this proposal beyond metrics of density targets and short-term revenue potential, prioritizing the long-term livability of our city and the community's right to maintain its essential character while accommodating responsible growth. The current proposal sacrifices too many elements that define the Commercial-Broadway neighbourhood's unique identity.</p> <p>I advocate for development that preserves neighbourhood scale, protects irreplaceable natural views, ensures housing affordability for existing residents, and strengthens rather than overwhelms local infrastructure.</p> <p>Other Canadian cities, such as Niagara-on-the-Lake, Quebec City and Victoria, have successfully preserved their historic neighbourhoods, which now serve as must-visit destinations generating significant tourism revenue through hotels, restaurants, small shops, and cafés. Our neighbourhood's heritage character represents not just community value but economic opportunity through thoughtful preservation.</p> <p>By preserving the Commercial-Broadway unique character and resisting large-scale urbanization, the city stands to gain greater long-term economic value through cultural tourism. Visitors—both Canadian and international—are increasingly drawn to authentic, historic neighbourhoods with vibrant local businesses, diverse communities, and human-scale architecture. Preserved districts in cities like Victoria and Quebec City have become must-visit destinations, Vancouver's Commercial-Broadway charm can attract sustained tourism revenue through spending on shops, cafés, and cultural events—far exceeding the short-term gains of high-rise development.</p> <p>The objective is a future that honours the community's existing character while creating appropriate space for sustainable growth—one that maintains the multi-generational, family-oriented nature of our neighbourhood while allowing for sensible development that serves current and future residents' needs. By preserving what makes Commercial-Broadway special, we can create a model for development that respects heritage, maintains affordability, and enhances rather than diminishes community connections.</p>			
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2025-05-14	16:11	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>While I believe density should be focused around the main transportation hubs to promote use of public transit, any redevelopment needs to respect and contribute positively to the communities around it. The proposed development falls short in three key ways.</p> <ul style="list-style-type: none"> - The existing public infrastructure (transportation and park facilities) are already at capacity and can not support the population influx from the proposed tower units. Planning and improvement of existing infrastructure needs to take place in parallel with or prior to building additional housing. - The ratio of affordable to market rate housing units in the proposed towers is well below the 20% target, which is unacceptable as it does not address the current affordability crisis. We currently have an excess of market rate condos available in Vancouver that the majority can not afford to buy. Any new housing needs to help solve the problem, not contribute to it. - The proposed height of the towers are not in keeping with the size and scale of housing in the surrounding community. The skyline and view cones from the Grandview greenway and Trout Lake would be significantly impacted and considerably detract from the beauty and character of the neighbourhood. 	Megan Sheffer	Grandview-Woodland	
2025-05-14	16:19	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>While I support increased density around the Broadway-Commercial transit hub, I am opposed to the 1789 East Broadway Rezoning proposal for these two main reasons:</p> <ol style="list-style-type: none"> 1. Insufficient affordable units -- Only 10% of units at "average city rent", no below market rentals 2. Too tall -- Violates Grandview-Woodland Community Plan, increases urban isolation <p>We as a City can do much better.</p>	K Louise Allen	Grandview-Woodland	
2025-05-14	16:34	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It is not in the best interest of the city and its people. Taking away from the local economy, O have worked in the area and this rezoning would jeopardize the development of a thriving neighborhood and businesses. The community should be protected not exiled which is what would happen with this rezoning approved.</p>	nubia G. M	I do not live in Vancouver	

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2025-05-14	16:47	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to this particular plan for a development because:</p> <ul style="list-style-type: none"> - there is no low income housing - there is way too much high income housing - the public grounds are much to small - there is no playground - there is very limited outdoor space for the residents and for the public - it does not meet the previously developed city standards - it does not fit with the community plan <p>We can do better than this. We can have high density housing with great amenities for residents, community members and the public. We can and must have much more low income housing available. High income residents and potential residents have options about where they live. Housing for people with low and medium incomes is becoming harder and harder to find. There is not park and recreational opportunities for children or adults.</p> <p>Let's change it!</p>	Beth Hutchinson	Hastings-Sunrise	

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2025-05-14	16:48	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim, & Vancouver City Councilors Bligh, Dominato, Fry, Orr, Maloney, Meiszner, Montague, Zhou, Klassen and Kirby-Yung</p> <p>Re: 1780 East Broadway Rezoning proposal</p> <p>I am opposed to the proposed skyscrapers and Safeway for 1780 East Broadway.</p> <ul style="list-style-type: none"> • It does not include truly affordable housing as a substantial portion of this development. • Crombie Real Estate Investment Trust (REIT) is receiving an exemption from the City's affordability rules. • 10% of the units offered at "average city rent" is not affordable – there should be at least a 20% discount off of average rent – as set by the City's affordability policies. • The heights of the proposed skyscrapers are out of scale with Commercial Drive and the surrounding neighbourhood. • The proposal violates the Grandview Woodland Community Plan & the solutions proposed by both the earlier community plan & the Citizens Assembly. • There is no generous sunny public plaza as promised and accepted in the Grandview-Woodland Community Plan. • This rezoning will block mountain views, including from Trout Lake Park, a public asset. • There is inadequate parking, while being opposite the busiest transit hub in the City which cannot deal with the current ridership demand so will discourage renters from using it. • Broadway & Commercial, one of the City's major transportation hubs cannot manage the long term disruption this development will cause. • There is no guarantee that the project manager will in fact meet the promises as made, given the example of their work at the 2300 Kingsway project. • Lastly, currently there is a surplus of rental properties coming online. <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>	Dorothy Barkley	Grandview-Woodland	Appendix B
2025-05-14	16:55	CD-1 Rezoning: 1780 East Broadway	Oppose	Much too dense, much too high. Misfit with the neighbourhood. Poor Vancouver, poor us. Our City has lost its charm and character. Please stop this sad over-development that robs our sun and light.	Marie-Odile Marceau	Hastings-Sunrise	
2025-05-14	16:58	CD-1 Rezoning: 1780 East Broadway	Oppose	There is no room for this many additional people in this area. Traffic is already bad enough here. This won't work.	Leanna Hildebrand	Hastings-Sunrise	

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2025-05-14	17:01	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Our neighbourhood has been engaged in community planning for years. These proposed towers go against almost everything we want and need as a community.</p> <p>We are desperate for affordable housing for both middle and lower income folks. We need human scale density and great transit options. While I appreciate the location for this development being near a skytrain station, we cannot sacrifice liveability for this hypothetical benefit.</p> <p>Any plan must include preservation of green space, daylight for all species, support for small local businesses over big box stores, and green meeting spaces for community to gather and connect. The currently plan does not meet these requirements in any way.</p> <p>I stand firmly against this proposal.</p>	Surya Govender	Grandview-Woodland	
2025-05-14	17:03	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I live in the Broadway commercial neighborhood. I am concerned that the current plan does not provide for sufficient affordable housing. Market rents in Vancouver are not affordable to many locals particularly young people with families. My 2 kids who grew up in this neighborhood had to move away from Vancouver because of the high cost of housing. I believe as part of this project the developer should agree to provide a percentage at subsidized rents (based on tenants needs and income) and a percentage at below market rents.</p> <p>My second concern is that the plan should ensure there is livable public space with good light and public amenities. A balance needs to be struck between density and livability.</p> <p>Thank you in advance for your consideration of my concerns Rochelle</p>	rochelle Appleby	Grandview-Woodland	
2025-05-14	17:11	CD-1 Rezoning: 1780 East Broadway	Oppose	Not enough affordable housing	nigel haggan	Grandview-Woodland	
2025-05-14	17:15	CD-1 Rezoning: 1780 East Broadway	Oppose	I appreciate the vision for the Broadway corridor, but I'm very concerned that this proposal doesn't take into account the unique history and character of the Drive neighbourhood, doesn't properly address the provision of accessible and welcoming community greenspace, and doesn't do nearly enough to address the issue of affordable housing for lower income residents, especially working artists, who are such important contributors to this vibrant, exciting part of the city.	melody anderson	Grandview-Woodland	

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2025-05-14	17:15	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I apologize for my late comments about the Safeway rezoning.</p> <p>I am strongly opposed to the current physical form, unit mix and pricing proposed.</p> <p>It will cut out sunlight to hundreds of neighbour's in winter, lacks local context and does not accomplish any of the goals promised to the community over the past few years.</p> <p>The original presentations spoke gratuitously and almost exclusively about the importance of a neighborhood.</p> <p>This is a betrayal of that sentiment and the whole public consultation process. The community has requested a development that strengthens rather than adds strain to our community and the social fabric of Canada.</p> <p>Please make sure my comments are listed as opposing.</p>	Ian Egloff	Grandview-Woodland	
2025-05-14	17:19	CD-1 Rezoning: 1780 East Broadway	Oppose	Please do not go ahead with this horrible development plan.	Irit Shimrat	Grandview-Woodland	
2025-05-14	17:32	CD-1 Rezoning: 1780 East Broadway	Oppose	Oppose.	Amy La		
2025-05-14	17:36	CD-1 Rezoning: 1780 East Broadway	Oppose	Moving towards density is an important strategic plan. As a renter myself, affordability is important. However, towers are not necessarily the solution and not the right remedy at Commercial and Broadway. Those who oppose are not just NIMBYs but those who see neighbourhood character being eroded by unaffordable business leases in the commercial sections of corporate towers as well as restrictive city zoning that makes having shared retail / commercial and residential spaces difficult to nonexistent. High rises dislocate neighbours and also create a large population footprint without the ability to create the small businesses and creative space that are the lifeblood of creative and artistic as well as working class neighbourhoods. High rises can have a good effect in certain areas and Vancouver needs density but well built low rise walkups with workshop and DIY spaces are the answer not towers that profit the biggest fish at the expense of small businesses and neighbourhood character / connections.	Mawuena Mallett	Sunset	
2025-05-14	17:38	CD-1 Rezoning: 1780 East Broadway	Oppose		Jullianne Biay	Kensington-Cedar Cottage	

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2025-05-14	18:04	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>- Affordability needs to be amended to more accurately reflect the needs of the community and city.</p> <p>- Height(s) do not reflect the original recommendation set out in the Grandview Community Plan.</p>	Ken Sidorchuk	Grandview-Woodland	
2025-05-14	18:07	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>May 14, 2025</p> <p>To Vancouver City Council,</p> <p>re:1780 Broadway Re-Zoning proposal.</p> <p>I am writing to express my opposition to the development at 1780 E Broadway.</p> <p>Most importantly it is unacceptable that given the acute housing affordability crisis in our city that Crombie Real Estate Investment Trust is being given a exemption on the city's affordability rules. The proposed 10% of units at "average city rents" makes a mockery of affordability — as you well know "average city rents" are beyond the reach of more and more people living in our city.</p> <p>I am dismayed by the height proposed by these towers. While I am absolutely in favour of density I am also in favour of continuing some semblance of the architectural character that exists in the Grandview Woodlands neighbourhood. I would be interested in less height in these towers and some allowance for small business at the retail level.</p> <p>I also understand the neighbourhood plan includes a plaza that hasn't been included in the plans. These kinds of amenities are essential to making our city a livable, even a viable place to be. There should be somewhere that the folks in these towers can get outside and let their kids move and run around. To not add any public outdoor space for the hundreds of folks who will move in here is very poor planning.</p> <p>Regards Jen Weih</p>	Jennifer Weih	Grandview-Woodland	

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2025-05-14	18:14	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I have concerns about the impact on the surrounding neighbourhood with the influx of so many people, families, and cars.</p> <p>Trout Lake community centre is already overwhelmed with the present population. Additional community services, recreation, and public works should be prioritized in the ground level of this megalith instead of retail spaces.</p> <p>Also, as a commuter cyclist who utilizes 10th Ave to commute to work, I fear that this project could shut down the 10th Ave/central Greenway corridor permanently if not considered in the master plan. Has the final plan considered the impact of vehicle traffic on this bike route? I ask because the plan seems to neglect cycling infrastructure while considered everything from cultural viability to shadow consequences.</p> <p>10th Ave between commercial and Victoria is a very important artery connecting two major cycling corridors that has recently had its infrastructure upgraded to separate cars from cyclists and new light being put in as I type this at Victoria near the Grandview cut.</p>	Lewis McGinn	Grandview-Woodland	
2025-05-14	18:19	CD-1 Rezoning: 1780 East Broadway	Oppose	I do not support this proposal because the towers are much too tall & that the land lift on this property will make others in the nearby area, which are currently affordable, unaffordable in the near future. Approving this proposal will not remotely help those who want to rent (or in the future) own as the units will be too expensive (look at the proformas). And in order to make a profit, the developers will require small units - suite size will discourage couples and families from staying in the area. This is the opposite incentive you want to encourage.	Kathy Hochachka	Fairview	
2025-05-14	18:20	CD-1 Rezoning: 1780 East Broadway	Oppose	If any housing is to be built in the area, it must include low income and affordable units. Vancouver currently has a housing crisis and young people and families, as well as seniors, can no longer afford to stay in the city. Of the council wants a vibrant city, with or without swagger, affordable and low income housing must be a significant proportion of new units.	Nathalie PATEL	Grandview-Woodland	
2025-05-14	18:27	CD-1 Rezoning: 1780 East Broadway	Oppose	I absolutely oppose the development at 1780 E Broadway. I do not think the height of the buildings will benefit the community, and I think the further gentrification this development will bring will be detrimental to the vibrant community of Commercial Drive. This is a development to serve the interests and pockets of developers, and does not consider the importance of community-led development.	Spencer Eastman	Hastings-Sunrise	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	18:34	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I have lived in the Commercial Drive area all 22 years of my life - my family was drawn to this neighbourhood because of the particularly special culture and warm, close-knit community here, but as Commercial Dr gets more and more gentrified, the spark that made people fall in love with the neighbourhood fades.</p> <p>This high rise condominium would bring such a different crowd to our loving and supportive community, and change the atmosphere of one of the city's most beloved neighbourhoods for the worse. Members of our community need affordable housing, not massive glass towers for only the upper-middle class to occupy. Commercial drive is special because of the way we come together to support one another, in spite of our varying situations, and by bringing huge numbers of random well-off people into our neighbourhood, our entire landscape will shift. We refuse to allow this to happen because community wellbeing will ALWAYS be more important than financial profit. This community is strong and will keep fighting for the preservation of the authenticity of this special Vancouver neighbourhood, and against those aiming to capitalize off of it.</p>	Sian Kilpatrick	Grandview-Woodland	
2025-05-14	18:35	CD-1 Rezoning: 1780 East Broadway	Oppose	The project will destroy the calmness and vibrancy of the neighborhood. It will prevent the transit lines from functioning well as they will be overwhelmed. The project could be 4-8 floors max; there is no place for giant towers in this neighbourhood. It will completely destroy how it feels like around our neighborhood. I am saddened this proposal is considered and I am hopeful the voices opposed will be listened to because we love living in Grandview Woodland and this project is not cohesive with the area.	Eve Gagnon	Grandview-Woodland	
2025-05-14	18:37	CD-1 Rezoning: 1780 East Broadway	Oppose	Too high of a building. No below market value housing nor affordable housing. And this building and the people moving in will create traffic jams and parking problems on the area. There is no public area of this development.	Maria Jackman	Grandview-Woodland	
2025-05-14	18:40	CD-1 Rezoning: 1780 East Broadway	Oppose	I believe that this plan does not adequately reflect an integration with the existing neighbourhood and provide a net positive gain. The towers are simple too tall and will negatively impact the Grandview- Woodland community.	Lesley Ormiston	Grandview-Woodland	
2025-05-14	18:41	CD-1 Rezoning: 1780 East Broadway	Oppose	There is a legitimate need to create affordable housing in this city, but the proposed building will not provide affordable housing and will in fact raise rents in the area. It will also drastically change a vibrant cultural centre, and is being built not taking into account the environment around it at all.	Kyla Gilbert	Kensington-Cedar Cottage	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	18:55	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>As participant in the Grandview Woodlands Community Plan I was inspired and impressed by the commitment, dedication and diversity of all those who participated and provided input for the report. The final planning document that was produced and approved by council was a result of hard work and a painstaking effort of inclusion. Renters, home owners, business, indigenous, community groups, etc...</p> <p>GWCP reflects real "Community Building" In contrast to "Community Appropriation," for maximum profit.</p> <p>This application kind of gives "the finger" to the Grandview Woodlands Plan. (well... 3 fingers, actually)</p> <p>That it does not consider coops, and other ownership initiatives in combination with truly secure below market housing is a squandered opportunity.</p> <p>To quote the Simpsons "We've tried nothing and we're all out of ideas."</p> <p>The amenity or "Plaza" also offers no favours. Manifesting dead zones or wind tunnels similar to the Burrard Skytrain Station, or Robson underground Plaza.</p> <p>Council therefore is requested to send this proposal back to staff for further review.</p> <p>The Community deserves better. The applicant needs to do better.</p> <p>Density is not an Amenity.</p>	Murray Price	Grandview-Woodland	
2025-05-14	19:02	CD-1 Rezoning: 1780 East Broadway	Oppose	This development will directly negatively impact the surrounding neighborhood and make low-income housing even more difficult to find for East Vancouverites. This is not enriching but destroying the culture of the neighborhood	Georgia Guthrie		
2025-05-14	19:13	CD-1 Rezoning: 1780 East Broadway	Oppose	The height and scale of this proposed project will destroy the sense of community in this neighbourhood, and dwarf any other buildings on the East side. It will quickly herald the end of the human scale, welcoming, diverse streetscape in the Broadway and Commercial Drive area. This community should not be disregarded, but viewed as a vital part of the heart and soul of this rapidly changing city.	Rudi Leibik	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	19:38	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The development doesn't make sense for many reasons. Here are 4:</p> <p>1-doesn't match the commitments of the agreed Grandview woodland plan – a plan developed with renters, owners and locals committed to making it match the community and fabric</p> <p>2-there is not enough lower cost rental stock - 10% average rent and the rest at "current market "rates ? Who can afford \$3500-4500/month for a 2 bedroom? It won't be locals working and living in the Grandview area. It will be private equity investors that win; not local Vancouverites of all types that work and play here.</p> <p>3-similar to Burnaby Brentwood area; the towers aren't welcoming for foot traffic and the shadows from 40+ storeys aren't natural. The commitments to 20-24storeys make more sense from the 2016 GW plan.</p> <p>4-Car-mageddon... 120 car parking spaces for 1000 units (the rest will be for Safeway; don't be fooled!). Unless you solely going to use transit; this will create parking havoc and scarcity for the area. Its already busy enough- more building car parking spaces should be included in the design.</p> <p>5- the aesthetic of the buildings and public gathering spot; can we not get a better design- that helps bring the community together; and not along a dark noisy corridor next to the Skytrain? It's not a good solution.</p> <p>There are better ways to tackle this.</p> <p>Many who live in this area request this plan be rejected and redesigned to transform it into a more liveable and affordable plan.</p>	Loris B.	Grandview-Woodland	
2025-05-14	19:49	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Pls keep commercial area local!!! No more sky rises!! I shop at this Safeway every week, very convenient and accessible to me and all my roommates. Pls stop prioritizing rich, over developing!! Vancouver needs more community, not more condos !!!</p>	Henny Klyne	Hastings-Sunrise	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	20:04	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Subject: 1780 East Broadway Rezoning proposal</p> <p>Dear Mayor Sim, and Vancouver City Councillors Bligh, Dominato, Fry, Orr, Maloney, Meiszner, Montague, Zhou, Klassen and Kirby-Yung</p> <p>Re: 1780 East Broadway Rezoning proposal</p> <p>I am opposed to the unaffordable skyscrapers and big box Safeway proposal for 1780 East Broadway.</p> <ul style="list-style-type: none"> · I want a substantial portion of this development to include truly affordable housing. · I am angry that the developer Crombie Real Estate Investment Trust is getting an exemption from the City's affordability rules. · Only 10% of the units offered at "average city rent" is not affordable – there should be at least a 20% discount off of average rent – as set by the City's affordability policies. · The heights of the proposed skyscrapers are out of scale with the eclectic character of Commercial Drive and violate the Grandview Woodland Community Plan. · There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan. · This rezoning will block mountain views, including from Trout Lake Park, a public asset. <p>I ask that you reject the proposal as it is and design smaller buildings with affordable rent and that fit in with the Commercial Drive aesthetic. This is your chance to break free from the developers and the greed and actually listen to the people who live in and love this community.</p> <p>Sincerely,</p> <p>Colleen Johnson</p>	Coco Jensen	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	20:07	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am strongly opposed to the proposed development for the Safeway site at 1780 East Broadway. I live [REDACTED] from the site and have raised my family here over the last 25 years. I'm in favour of density at transit hubs. But not in this form. The proposal doesn't offer enough affordable housing or public space, and the towers are dramatically out of step with the vibrant streetscape of the neighbourhood.</p> <p>Most importantly, there is not enough affordable housing introduced by the proposed plan. Only 10% of units are anticipated to be at "average city rent". The proposal contains zero low-income or social housing. The result: 90% of the units will seemingly be above market and luxury units. At its sister Safeway development on Davie Street, the same developer's luxury rentals start at 25% over average city rents. This is not going to help with the housing affordability crisis. Flooding the market with BMWs does not bring down the cost of Toyotas.</p> <p>Second, the heights of the proposed towers are too high. Allowing towers of 37 to 44 stories makes a mockery of previous community plans and consultations, where the community urged for human scale maximums. Buildings of six or fewer stories engage residents with the surrounding street life; anything above 10 stories does the opposite, disengaging residents from their surroundings. The massive towers are deeply out of step with one of the defining qualities of Commercial Drive: the low-scale buildings that create an inviting streetscape for residents to walk and shop and live locally.</p> <p>Third, there is not enough public and green space in the proposed plan. The depiction in the plan renderings of the public plaza as sunny seems unlikely given the three 37+ story towers surrounding it. Even more concerning is that the plaza isn't anywhere near large enough to be the promised "primary gathering and social place" in the area. In fact, its placement outside the skytrain station and narrow profile make it appear to be more of a walkway than a plaza.</p> <p>I do not support this proposal. Vancouver can do better.</p>	Daphne Gurney	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	20:10	CD-1 Rezoning: 1780 East Broadway	Oppose	I am a student living in Kensington-Cedar Cottage and Safeway is the grocery store I do most of my shopping at. I do not have a car so it is the most walkable and affordable grocery store to me. City Avenue Market is only a bit further but many essential items are either not affordable or unavailable. Plus it is busy enough as is. The construction closing safeway (whether that be temporary or permanent) would be detrimental to many of the residents in the area and a huge betrayal to the community. That's not even addressing the huge issue with affordable housing and the massive impact these luxury apartments would cause for the area.	Gwen Halsted	Kensington-Cedar Cottage	
2025-05-14	20:10	CD-1 Rezoning: 1780 East Broadway	Oppose	not prioritizing affordable housing is outrageous. we don't want or need luxury rentals. the design is awful, I don't want to look at BROWN towers 24/7, 365. density is good, these prices are not.	Aria Wells	Grandview-Woodland	
2025-05-14	20:17	CD-1 Rezoning: 1780 East Broadway	Oppose	I am not in support because of Density without infrastructure, building shadow, parking, absence of developer public space contributions, limited parks in the neighbourhood, reduction in % of below market rentals. This is not reflective of the community & neighbourhood. The GW Citizens Assembly's recommendations are being ignored over & over again. NO to Megatowers.	paula No Name	Grandview-Woodland	
2025-05-14	20:21	CD-1 Rezoning: 1780 East Broadway	Oppose	There is clearly not enough affordable housing included in this proposal. Also the amount and quality of courtyard space is a real issue and the height is still too tall.	Liz Scully	Grandview-Woodland	
2025-05-14	20:37	CD-1 Rezoning: 1780 East Broadway	Oppose	I don't agree with this rezoning because it will dramatically change the neighbourhood and make it more unaffordable. These luxury towers don't fit the demographic. There needs to be more affordable housing for people who live in this area. This is a place for creative people, families and people of all walks of life. It will change this quaint little community into something unrecognizable.	Lisa Maio	Grandview-Woodland	
2025-05-14	20:39	CD-1 Rezoning: 1780 East Broadway	Oppose	I don't agree with this rezoning because it will dramatically change the neighbourhood and make it more unaffordable. These luxury towers don't fit the demographic. There needs to be more affordable housing for people who live in this area. This is a place for creative people, families and people of all walks of life. It will change this quaint little community into something unrecognizable.	Maria Maio	Grandview-Woodland	
2025-05-14	20:41	CD-1 Rezoning: 1780 East Broadway	Oppose	I don't agree with this rezoning because it will dramatically change the neighbourhood and make it more unaffordable. These luxury towers don't fit the demographic. There needs to be more affordable housing for people who live in this area. This is a place for creative people, families and people of all walks of life. It will change this quaint little community into something unrecognizable.	Maria Maio	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	20:44	CD-1 Rezoning: 1780 East Broadway	Oppose	Towers erode communities. More affordable housing will meet the needs of the existing community, especially families.	Cindy Connor	Grandview-Woodland	
2025-05-14	20:53	CD-1 Rezoning: 1780 East Broadway	Oppose	lack of affordable housing	Justis Price-Brown	Grandview-Woodland	
2025-05-14	21:03	CD-1 Rezoning: 1780 East Broadway	Oppose	Lived here for 37 years on 7th near Commercial. This proposal is extreme and will forever change this neighbourhood in a negative way. So many people, so many cars, and to have the skyline taken away. It seems another venture for some people to make a lot of money and will not benefit the needs of most people or our community.	Leonard Thor	Grandview-Woodland	
2025-05-14	21:10	CD-1 Rezoning: 1780 East Broadway	Oppose	Heights of towers are excessive. The wind tunnels will be terrible. The views from John Hendry Park will be severely diminished. The proposal does not meet neighbourhood area plan (that had extensive engagement). The public spaces do not meet expectations for a comfortable place to gather..	Karen Black	Grandview-Woodland	
2025-05-14	21:10	CD-1 Rezoning: 1780 East Broadway	Oppose	This development is totally out of character with the community and the community plan. Out neighbourhood is set up for a maximum of 20 story buildings, yet these developers want to DOUBLE the height requirements without doubling the affordable housing! No subsidized rent, very little reduced rent suites - this looks to be rich developers creating condos and apartments for rich people and not serving our local community. This sounds like the US President pushing aside the people who need help to make more money! Do we want to give the rich a free ride on the backs of those who need help? I think a series of 20 story rental towers is a good solution for this site. Don't be tricked by developers who keep waiting to make the tallest towers in Vancouver, in East Van!	Brian Shankaruk	Grandview-Woodland	
2025-05-14	21:14	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am all for increased density on this site, but as someone who kept close tabs on the community plan as it was being developed, I am very concerned that the applicant has removed from their proposal such a large chunk of the community green space that had been agreed upon. Additionally concerning is the notable lack of low-income or subsidized units in this proposal. I thought the city had mandated a minimum of 15% below market rental units in any private developments..also, it seems the family low rise units have disappeared, along with the promised setbacks (aside from on the one side). Add to that the increased height of these three proposed towers (which put them even more out of proportion to anything anywhere nearby) and you start to understand why community members like me are concerned.</p> <p>This area absolutely warrants redevelopment. But it does not warrant it at any cost. We must take this opportunity to provide some real benefits to the community that already resides in this area, to Grandview-Woodland residents, in exchange for what we give up when we allow for such massive builds to blight our communities.</p>	Barbara Lando	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	21:18	CD-1 Rezoning: 1780 East Broadway	Oppose	The area community plan allows for buildings up to 20 stories in our neighbourhood. These developers have been pushing for years for double this size, with very little reduced rent, not to help people, but to make more money. Where is the green space?! Where are the public facilities?! I think that a series of 20 story buildings are more appropriate for the area and will better benefit the people there. This is just a money grab, pretending to help people.	Ann Henry	Grandview-Woodland	
2025-05-14	21:25	CD-1 Rezoning: 1780 East Broadway	Oppose	I live in this area and my friends have had to move away from the area due to the lack of affordable housing. This development "pretends to care for people" but it doesn't support the locals, it just wants to build the tallest towers in Vancouver with very little supportive and below market housing. It is just a money grab and thinks if it hangs on long enough, city council will give it what it wants. Make these the community agreed upon twenty story buildings, with real social helpful housing. See how interested these money-grubbing developers are in this project then. Make them follow the rules and help people for a change!	Roan Shankaruk	Grandview-Woodland	
2025-05-14	21:27	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the development as it currently stands. In a city that is starving for more affordable housing and rental units we need to prioritize these.	Victor Wong	Hastings-Sunrise	
2025-05-14	21:28	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the demolition of single-family homes for high-rise towers because it erodes community character, displaces long-term residents, and prioritizes developer profit over sustainable, inclusive neighborhood planning.	Kate Ebner	Grandview-Woodland	
2025-05-14	21:35	CD-1 Rezoning: 1780 East Broadway	Oppose	This is way to big of a development for this space. It is not human friendly or human scale. There are not enough amenities/services planned for the density that is being proposed. Also, it is not a healthy plan. The amount of noise and air pollution is huge. Increasing low rise density in the radius would allow transit users to walk up to 20 minutes giving a much healthier option.	Susan Garber	Grandview-Woodland	
2025-05-14	21:35	CD-1 Rezoning: 1780 East Broadway	Oppose	I am extremely opposed to the proposed high rise buildings at Victoria and Broadway. As a neighbour I am concerned that there are so few affordable homes available at this site. I think the City has a responsibility to respond to the economic needs of the community. I am also interested to know what additional resources will be dedicated to the area in terms of community centres, schools and green spaces. Please reconsider moving forward on this project. Sincerely Susan Rome	Susan Rome	Kensington-Cedar Cottage	

2025-05-14	21:37	CD-1 Rezoning: 1780 East Broadway	Oppose	Hello, I am deeply opposed to the development at Broadway and Commercial as it stands, our community needs more social housing which has now been removed from this project in favour of developers and real estate investors. This community needs social housing, and low and middle income housing that people on actual low and middle incomes can afford.	Sam Shea	Grandview-Woodland	
2025-05-14	21:37	CD-1 Rezoning: 1780 East Broadway	Oppose	This will do nothing to alleviate the housing crisis in Vancouver! Nothing!	Brad Eastman	Grandview-Woodland	
2025-05-14	21:38	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 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> <p>If Canada, our province, and the City of Vancouver is to maintain any sense of humanity and integrity, we would be building affordable housing at every turn and opportunity. Every level of government MUST be committed to this goal if we are upholding a decent standard of living for each and every</p>	Heather Hay	Riley Park	

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				<p>citizen.</p> <p>I elected this council to act with humanity, with integrity, with intelligence and with compassion. Do the right thing and do not approve this development.</p> <p>Thank you Heather Hay</p>			
2025-05-14	21:43	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Towers are social experiments gone wrong--bad for mental health, view-destroying, overly dense, and stresses on parks and community centres. Please amend this permit to BUILD LOW-RISE apartments up to 6 storeys, NOT MEGA-TOWERS</p>	Bob Ennenberg	Grandview-Woodland	
2025-05-14	21:48	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>towers are too high and not affordable at all we don't want ugly buildings either</p>	Mikaela Kilpatrick	Grandview-Woodland	
2025-05-14	22:21	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the project due to its lack of affordable housing and height.</p>	Janice Whitehead	Grandview-Woodland	

2025-05-14	22:28	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Everyone constantly talks about how density is how we will make housing affordable.</p> <p>But Vancouver has added more housing units than any other North American city since the 1970s. And housing prices have only gone up since then. As well, the amount it has increased continues to move faster.</p> <p>Developments like this seem to only go up where the property is cheapest. That is typically done by buying up already cheap housing to replace it with more expensive housing all the while displacing the folks who lived in the affordable housing.</p> <p>The Canadian federal government significantly reduced and, in some cases, stopped funding affordable housing in the 1990s. In 1992 they terminated the co-operative housing program, which had built nearly 60,000 affordable homes.</p> <p>In 1993 they froze social housing expenditures and restricted future support to 1993 levels.</p> <p>In 1994 new long-term investments in social housing were canceled, leaving provinces to pick up the slack.</p> <p>In 1994 The federal budget proposed a reduction in Canada Mortgage and Housing Corporation (CMHC) spending.</p> <p>In the early 2000s The federal government further reduced its role in funding affordable housing, shifting the primary responsibility to provincial and municipal governments.</p> <p>In 2001, the BC government ended funding for new social housing for those in economic need, but continued to support some existing projects.</p> <p>So while we should definitely be building more housing, it absolutely needs to be purpose built affordable housing.</p> <p>We need the cities, provinces and federal government to all work together to build affordable housing.</p> <p>Building more housing without requiring it be affordable will only further increase the lack of affordable housing. There is absolutely no data that shows otherwise.</p>	Liam Shea	Grandview-Woodland	
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CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	22:37	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the rezoning development application for 1780 East Broadway. The towers are massive in scale and height and this kind of density is not suitable to the neighbourhood. The building design does not attempt to provide quality amenities in and around the towers for the residents nor the public, like what was once proposed. The building design is actually quite imposing and extremely unattractive looking. Please send this rezoning application back to staff for a better design, a more human scale density and aesthetics. Thank you.	Janie Brown	Hastings-Sunrise	
2025-05-14	22:45	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I support increasing density at transit hubs and creating new housing in our Grandview-Woodland community, but I am disappointed to see the lack of secured affordable housing proposed in this plan. A development of this scale could have been an opportunity to create so many more units of more affordable housing for low and middle income earners, yet only 10% has been designated for "average market rental" rates? This current proposal goes against the City's own housing strategy that has committed to at least 20% below-market and supportive housing.</p> <p>New purpose built rental buildings in the area are already unaffordable to most individuals and families (eg. 1br units starting at \$2800). New housing at these rates are not helping our community, and I struggle to see how these new homes will be any more accessible to those in need of housing under the current proposal.</p> <p>I support the pursuit of new housing at the Safeway lot and am glad to see the addition of childcare in this proposal, but I want to see council uphold your commitments to affordability outlined in the City's Housing Strategy when considering this development.</p>	L Labelle	Grandview-Woodland	
2025-05-14	22:50	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose this rezoning application. Given the economic outlook and stall on multitude tower projects, we do not need another high-rise tower project proposal that will just sit stalled for many years to come. In addition people do not enjoy living in box in the sky homes. They are contrary to good urban design and liveability. Jane Jacobs states up to 5 storeys is ideal so people can have connectivity to the street level (eyes on the street) and to the community. These towers are extremely tall and expensive, and given there's a glut of expensive rental apartments this should really be sent back to staff given these issues mentioned here.	Lauren Federico	Grandview-Woodland	
2025-05-14	22:53	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose this rezoning application.	Sophie Hui	Victoria-Fraserview	
2025-05-14	22:55	CD-1 Rezoning: 1780 East Broadway	Oppose	Affordable housing is gravely needed in this neighbourhood. Please restore that in this plan.	Darcy Stainton	Grandview-Woodland	
2025-05-14	22:56	CD-1 Rezoning: 1780 East Broadway	Oppose	.	Annika Flower	Renfrew-Collingwood	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	22:58	CD-1 Rezoning: 1780 East Broadway	Oppose	I don't think the neighborhood is ready to handle so much density without proper city planning for amenities, schools, daycares, health care.	Amy Chen	Grandview-Woodland	
2025-05-14	23:22	CD-1 Rezoning: 1780 East Broadway	Oppose	The scale of the design is too disruptive to the community and will also be too expensive for ordinary families. The existing community will lose a lot of things like access to patks, schools, clinics, etc. with no positive contribution.	Sharon Van Volkingburgh	Grandview-Woodland	
2025-05-14	23:26	CD-1 Rezoning: 1780 East Broadway	Oppose	We all know this won't be affordable rentals or ownership but another completely unaffordable tower that does nothing to solve the housing crisis and ruins our iconic views.	No Name No Name	Kensington-Cedar Cottage	
2025-05-14	23:33	CD-1 Rezoning: 1780 East Broadway	Oppose	Too much height. Too little affordability.	Dirk Duivesrein	Grandview-Woodland	
2025-05-14	23:38	CD-1 Rezoning: 1780 East Broadway	Oppose	Where is the original designated green space? I am not a 'NIMBY', but this plan has deviated considerably since the original one and does not pay any attention to the real needs of this neighbourhood.	Nina Watts	Grandview-Woodland	
2025-05-14	23:44	CD-1 Rezoning: 1780 East Broadway	Oppose	How did we get here? This rezoning application is a gross departure from the Grandview Woodlands Community Plan, and the years of input from the citizens of the community. This is a greedy REIT proposal that is grossly overly dense on this maximum two 'tower' site. There is no true affordability in this proposal for the mean income of the citizens that this site should serve. The towers have grown with each iteration of this proposal, and will give no benefit to the family housing needs of the community, and to Vancouver as a whole. What has happened to responsible professional planning and urban design in this city?!! The heights and density are overwhelming for this site, and will block public views of the mountains from Trout Lake Park and will cast long shadows over the surrounding neighbourhood. This form of extreme tower development is an affront to all such neighbourhoods in Vancouver as it does not acknowledge nor respect community character or context. Joan Jaccard Vancouver resident	Joan Jaccard	West Point Grey	
2025-05-14	23:44	CD-1 Rezoning: 1780 East Broadway	Oppose	Too tall, will obstruct views and sense of natural beauty	Jillian Lusina	Kensington-Cedar Cottage	
2025-05-15	00:51	CD-1 Rezoning: 1780 East Broadway	Oppose	This proposal would change the face of Vancouver's best neighborhood. We need more affordable housing that makes the city more livable for everyone. Three to six-storey apartments would address this while not over-crowding a neighborhood that would be ruined by high rises.	Lorraine Jamison	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	01:37	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 mega-rents.</p> <p>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>	Veronica Ellis	Kensington-Cedar Cottage	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	03:26	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"> -grossly exceeds the 24 storey limit outlined in the Grandview-Woodland Community Plan -does not adhere to the 20% threshold for non market housing applied to these type of purpose built rental buildings -does not include a single unit of subsidized housing for low income residents in East Vancouver -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. <p>Respectfully, Zoë Johnson</p>	Zoe Johnson	Grandview-Woodland	
2025-05-15	03:54	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>To: Mayor and Council, City of Vancouver</p> <p>I am writing to express my firm opposition to the proposed redevelopment of the Safeway site at 1780 East Broadway, adjacent to the SkyTrain station, by Crombie REIT and Westbank. While I naturally believe in the importance of increasing housing density in Vancouver, the proposal is concerning because: it significantly exceeds the 24-storey height limit that was determined as part of community engagement in the Grandview-Woodland Community Plan; It fails to meet the required 20% allocation for non-market housing typically expected for projects of this nature; It does not provide any units of actual affordable housing, which are urgently needed by low-income residents in East Vancouver.</p> <p>I urge Council to reject this proposal and demand a development that respects community plans and serves the needs of local residents.</p> <p>Sincerely, Robert Gorwa (North Vancouver)</p>	Robert Gorwa	I do not live in Vancouver	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	06:10	CD-1 Rezoning: 1780 East Broadway	Oppose	I find it disappointing that we develop community plans and then immediately approve large scale variances in height and density. Yes, let's density near transit hubs but let's stay within the community plans that we spent so much time and consultation developing.	Siddharth Hathiramani	Grandview-Woodland	
2025-05-15	06:42	CD-1 Rezoning: 1780 East Broadway	Oppose	I do not support towers of such a scale particularly because of the removal of any significant amount of social housing or below market rental housing. The proposal is a reversal of what was promised and what was agreed to in the initial proposals. Additionally is an affront to the years I spent participating in the Citizen's Assembly to involve the public in shaping our neighbourhood. As a result my current view of planning and city planners is that of cynicism and manipulation by planners who think they know better than the residents who actually live in neighbourhoods. Not the opinion I held a decade ago,	Nigel Peck	Grandview-Woodland	
2025-05-15	06:50	CD-1 Rezoning: 1780 East Broadway	Oppose	My family has lived at Victoria Gardens Coop behind this location for 25 years. We are sad to see our neighborhood being destroyed by new developments.	François Castonguay		
2025-05-15	07:00	CD-1 Rezoning: 1780 East Broadway	Oppose	I'm concerned that the infrastructure is not in place to support this proposal. The lack of community amenities in this neighborhood continues to be problematic. This development is far too large for the site and the neighborhood.	J. Sheil	Grandview-Woodland	
2025-05-15	07:08	CD-1 Rezoning: 1780 East Broadway	Oppose	I think highrise towers will ruin the aesthetic of the drive, with the compromise of very little affordable housing this deal is unacceptable.	Cao Yolland	Hastings-Sunrise	
2025-05-15	07:43	CD-1 Rezoning: 1780 East Broadway	Oppose	I have been living in Vancouver since 1982. I don't like the way Vancouver has been developing. A city of towers half empty, of which condos are bought for investment and speculation. It's far away from building communities. Housing has been a commodity in the last 20 years instead of a necessity. Affordability doesn't seem to be cared for by the City of Vancouver. We live in a city of constant construction with the message that profit means more than people. A total failure. So I'm opposed to any kind of market and profit construction until the City wakes up and thinks about people, not developers.	Florence Debeugny	Victoria-Fraserview	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	07:53	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the current proposal for the redevelopment of 1780 East Broadway.</p> <p>The heights of the towers are vastly out of scale with the surrounding neighborhoods and violate the Grandview Woodland Community Plan. It will block the spectacular mountain views from Trout Lake - an experience hard to quantify but which benefits the many residents and visitors that spend time at the park.</p> <p>Why is the developer getting an exemption from the city's own affordability rules when the city has an affordability crisis?</p> <p>I do support housing density, especially when that comes with a significant portion of genuinely affordable housing and is planned around transit hubs. But these projects should improve the character and livability of the area. Cities and projects around the world and locally (Olympic Village!) have shown that there is a way to achieve this without imposing skyscrapers. We should be able to do better in Vancouver when it comes to human scale neighbourhoods, and architecture.</p>	Tracey Loverock	Grandview-Woodland	
2025-05-15	08:05	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>To whom it May Concern</p> <p>I am opposed to the current proposal for the redevelopment of 1780 East Broadway.</p> <p>The heights of the towers are vastly out of scale with the surrounding neighborhoods and violate the Grandview Woodland Community Plan. It will block the spectacular mountain views from Trout Lake - an experience hard to quantify but which benefits me and the many residents and visitors that spend time at the park.</p> <p>Why is the developer getting an exemption from the city's own affordability rules when the city has an affordability crisis?</p> <p>I do support housing density, especially when that comes with a significant portion of genuinely affordable housing and is planned around transit hubs. But these projects should improve the character and livability of the area. Cities and projects around the world and locally (Olympic Village!) have shown that there is a way to achieve this without imposing skyscrapers. We should be able to do better in Vancouver when it comes to human scale neighbourhoods, and architecture.</p>	Grant Pearse	Grandview-Woodland	

2025-05-15	08:10	CD-1 Rezoning: 1780 East Broadway	Oppose	These mega towers are not welcome in this neighborhood. Looking at the proposed images of these massive buildings towering over the Buddhist temple and the beautiful historic neighborhood of commercial drive makes me want to cry. These are funded by a company outside the city and offer no solutions to Vancouvers housing crisis. These towers offer nothing to the community other than an opportunity for the ultra wealthy to gentrify a neighbourhood full of families, young working class people, and the elderly.	Arthur Bush	Grandview-Woodland	
2025-05-15	08:18	CD-1 Rezoning: 1780 East Broadway	Oppose	I am not against development and support the need for housing BUT the proposed development at this site is too big/dense for the area and out of scale for the neighbourhood. It contravenes the Grandview Woodland development plan. Not only are the buildings TOO HIGH, what happened to the promise of affordable units? I am not clear how in good conscience that city council can approve this development proposal, like really.	Peter Toppings	Grandview-Woodland	
2025-05-15	08:26	CD-1 Rezoning: 1780 East Broadway	Oppose	I do not want high rise towers in my neighborhood of east vancouver. Towers belong in the downtown core. Our neighborhood has families that need space for kids and elders, kids that need parks and gardens and green space, workers that need affordable housing that is less than 40% of their income near public transit and bike paths, people experiencing homelessness that need below market level housing. We need apartment blocks that are 3-5 stories max that still allow for community, access to green space, and affordability. High rise towers are not that, and do not meet our community needs.	Daniella Loscerbo	Kensington-Cedar Cottage	
2025-05-15	08:35	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim, and Vancouver City Councillors Bligh, Dominato, Fry, Orr, Maloney, Meisner, Montague, Zhou, Klassen and Kirby-Yung</p> <p>Re: 1780 East Broadway Rezoning proposal I am opposed to the unaffordable skyscrapers and big box Safeway proposal for 1780 East Broadway.</p> <p>I want a substantial portion of this development to include truly affordable housing.</p> <p>I am dismayed the developer Crombie Real Estate Investment Trust is getting an exemption from the City's affordability rules.</p> <p>Only 10% of the units offered at "average city rent" is not affordable – there should be at least a 20% discount off of average rent – as set by the City's affordability policies.</p> <p>The heights of the proposed skyscrapers are out of scale with the eclectic character of Commercial Drive and violate the Grandview Woodland Community Plan.</p>	Allison Dunn	Grandview-Woodland	

				<p>There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan.</p> <p>This rezoning will block mountain views, including from Trout Lake Park, a public asset.</p> <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> <p>My comments:</p> <p>I am opposed to the current proposal for the redevelopment of 1780 East Broadway.</p> <p>The heights of the towers are vastly out of scale with the surrounding neighborhoods and violate the Grandview Woodland Community Plan. It will block the spectacular mountain views from Trout Lake - an experience hard to quantify but which benefits the many residents and visitors that spend time at the park.</p> <p>Why is the developer getting an exemption from the city's own affordability rules when the city has an affordability crisis?</p> <p>I do support housing density, especially when that comes with a significant portion of genuinely affordable housing and is planned around transit hubs. But these projects should improve the character and livability of the area. Cities and projects around the world and locally (Olympic Village!) have shown that there is a way to achieve this without imposing skyscrapers. We should be able to do better in Vancouver when it comes to human scale neighbourhoods, and architecture.</p>			
2025-05-15	08:38	CD-1 Rezoning: 1780 East Broadway	Oppose	I am concerned about the lack of affordable housing included in this development, as well as the height of the proposed towers, which I believe would have an overall detrimental effect on the neighbourhood.	Ellen Saenger	Grandview-Woodland	
2025-05-15	08:43	CD-1 Rezoning: 1780 East Broadway	Oppose	Too tall. Too expensive.	Gary Cristall	Grandview-Woodland	
2025-05-15	08:45	CD-1 Rezoning: 1780 East Broadway	Oppose	There are already too many vacant "luxury" condos in the city and not enough housing for working people and families	Valdine Ciwko	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	08:56	CD-1 Rezoning: 1780 East Broadway	Oppose	I've lived in East Van for the past 35 years. I believe that building towers at the Broadway/Commercial SkyTrain site is a sure way to deaden our neighbourhood; make it like Metrotown, a big, ugly concrete mall, or downtown Vancouver (do you see a lot of people downtown on the weekends?) Will those people in towers know their neighbours? I doubt it. I know my neighbours - we help each other and that makes our lives better. I believe building towers will not stop gentrification of our neighbourhood, it will make it worse by increasing the value of the land even more - we certainly don't need more overpriced luxury condos. I would like to see the city stop building up and giving real estate developers huge bonuses by letting them build towers. I would like to see the city invest in families. Studies have shown the children do well in low rise buildings, but not towers. I would like the city to petition the federal government to re-establish co-ops. Despite the ongoing rhetoric that we have a supply problem in Vancouver, that is not the case - we have an affordability problem. Building towers for the upper class just makes things worse. Do the right thing and listen to the people instead of private industry.	Kim Thompson	Grandview-Woodland	
2025-05-15	09:00	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Counsellors and Mayor Sims,</p> <p>I am writing to you for the first time as I would like to express my concern over the direction the Safeway towers site seems to be going in. I believe it makes good sense to develop housing near transit hubs, but this development seems more driven by the goal of maximizing profits, to the point that the development group is considering reselling once they get rezoning.</p> <p>Why is the city supporting this development group? Why does Crombie REIT have an exemption from our affordable housing policies?</p> <p>I am opposed to the excessive height of the towers. Three towers of 44, 38 and 37 stories makes no sense in this community and is especially galling when the Transit-oriented Density Act prescribes 12 and 8 stories density on Vancouver's west side.</p> <p>I ask council to reject this proposal for its closely packed, excessively high towers, and its lack of affordable housing.</p> <p>Sincerely, Lynda Nakashima</p>	Lynda Nakashima	Grandview-Woodland	

2025-05-15	09:00	CD-1 Rezoning: 1780 East Broadway	Oppose	As a lifelong resident of East Vancouver and a proud member of the Commercial Drive community, I strongly oppose the continued gentrification of our neighbourhood through the development of high-rise mega towers. These projects threaten the unique character, affordability, and social fabric of the area.	Takoda Godin	Grandview-Woodland	
2025-05-15	09:02	CD-1 Rezoning: 1780 East Broadway	Oppose	We don't need luxury apartments that are going to be an eyesore to our neighbourhood, we need affordable housing.	Jade Dierolf	Grandview-Woodland	
2025-05-15	09:34	CD-1 Rezoning: 1780 East Broadway	Oppose	While I am generally in favour of densification where it does not displace residents or green space the complete lack of regard for affordable units in this project is alarming. As is the small number of childcare spaces. Do better! 10% of units under market value is still not providing affordable housing.	Layla Frances smith	Grandview-Woodland	
2025-05-15	09:35	CD-1 Rezoning: 1780 East Broadway	Oppose	Dear Mayor Sim and Councillors, This proposed development falls far short of community plans and needs. Primarily affordable housing. Please do the right thing and stop this re-zoning till a plan comes forward from the proponent that meets Vancouver Housing Strategy targets for affordable housing. Devaluing and shading the properties within the shadows of this development also needs consideration.	Richard Haslinger		
2025-05-15	09:40	CD-1 Rezoning: 1780 East Broadway	Oppose	Dear City Council and Planning Staff, Thank you for the opportunity to provide feedback on the revised rezoning application for 1780 East Broadway. 1. Housing Affordability and Diversity While I appreciate that the proposal adds over 1,000 rental units, I am concerned that only 10% of the floor area is below-market, with no clear commitment to deeply affordable or family-friendly units. For this scale of development, we need a broader diversity of housing types—including accessible units and affordable options for lower-income households—to ensure equitable access to this transit-rich location. 2. Transportation and Traffic Despite its location at a major transit hub, the project includes only 438 vehicle parking spots for 1,044 units plus a large-format grocery store. The existing Safeway already has 136 stalls, meaning the project adds just 302 new spaces—an amount unlikely to meet resident needs. Most Vancouver households in dense areas still own at least one vehicle, especially families and those seeking to access regional natural areas, which are a major draw to this part of the city. The intersection at Broadway and Commercial is already heavily congested, and additional strain—especially	Averill Hanson	Grandview-Woodland	

				<p>after road closures like Woodland Drive—could significantly impact livability and safety.</p> <p>Street parking is already in short supply, and this proposal doesn't sufficiently account for the local realities of car usage, deliveries, and visitor needs.</p> <p>3. Public Benefits and Community Amenities The proposal references a grocery store as a benefit, but the site already has one. While the inclusion of a 37-space childcare facility is welcome, it's a modest addition relative to current demand and the scale of the proposed population increase.</p> <p>I am concerned about the lack of clarity around how community amenities like schools, libraries, and community centres will be scaled up to serve hundreds of new households. I would also like assurance that the public plaza space will be truly accessible, safe, and usable throughout the year, not simply a design feature.</p> <p>4. Equity and Inclusion It's unclear how this project will serve marginalized populations, including Indigenous residents, low-income families, and people with disabilities. Large-scale rezoning should include intentional strategies to foster equity, not just market solutions.</p> <p>5. Environmental and Climate Considerations There is little information in the public documents about green building standards, energy efficiency, or urban biodiversity. For a project of this scale, environmental leadership should be a requirement, not an afterthought.</p> <p>6. Precedent-Setting Finally, this proposal far exceeds the height and density guidelines in the Grandview-Woodland Community Plan (12–24 storeys). While I understand the need to evolve, overriding carefully developed community plans—especially without clear, compelling public benefits—sets a troubling precedent. It risks eroding trust in future planning processes.</p> <p>In summary, while I support adding rental housing in transit-oriented areas, I believe this proposal needs substantial improvement to ensure affordability, livability, and equity for current and future residents. Please do not approve the rezoning in its current form.</p> <p>Sincerely, Averill Hanson 5-14 P130000128</p>			
2025-05-15	09:40	CD-1 Rezoning: 1780 East Broadway	Oppose	there needs to be ample parking for this project. places to park that equals the number of units - otherwise our residential streets nearby will be badly affected!	Susan Swanson	Mount Pleasant	

2025-05-15	09:50	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear City Council and Planning Staff,</p> <p>Thank you for the opportunity to provide feedback on the revised rezoning application for 1780 East Broadway.</p> <p>1. Housing Affordability and Diversity While I appreciate that the proposal adds over 1,000 rental units, I am concerned that only 10% of the floor area is below-market, with no clear commitment to deeply affordable or family-friendly units. For this scale of development, we need a broader diversity of housing types—including accessible units and affordable options for lower-income households—to ensure equitable access to this transit-rich location. The Grandview Community Plan requires "that new development includes housing for families and low-income residents."</p> <p>2. Transportation and Traffic Despite its location at a major transit hub, the project includes only 438 vehicle parking spots for 1,044 units plus a large-format grocery store. The existing Safeway already has 136 stalls, meaning the project adds just 302 new spaces—an amount unlikely to meet resident needs. The Grandview Woodlands Community Plan requires "new development includes sufficient off-street parking to reduce pressure on neighbourhood streets" and to "Manage traffic and transportation impacts of new development." Most Vancouver households in dense areas still own at least one vehicle, especially families and those seeking to access regional natural areas, which are a major draw to this part of the city. The intersection at Broadway and Commercial is already heavily congested, and additional strain—especially after road closures like Woodland Drive—could significantly impact livability and safety. Street parking is already in short supply, and this proposal doesn't sufficiently account for the local realities of car usage, deliveries, and visitor needs.</p> <p>3. Public Benefits and Community Amenities The proposal references a grocery store as a benefit, but the site already has one. While the inclusion of a 37-space childcare facility is welcome, it's a modest addition relative to current demand and the scale of the proposed population increase. I am concerned about the lack of clarity around how community amenities like schools, libraries, and community centres will be scaled up to serve hundreds of new households. I would also like assurance that the public plaza space will be truly accessible, safe, and usable throughout the year, not simply a design feature.</p> <p>4. Equity and Inclusion It's unclear how this project will serve marginalized populations, including Indigenous residents, low-income families, and people with disabilities, as laid out in the . Large-scale rezoning should include intentional strategies to foster equity, not just market solutions.</p>	Averill Hanson	Grandview-Woodland		
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				<p>5. Environmental and Climate Considerations</p> <p>There is little information in the public documents about green building standards, energy efficiency, or urban biodiversity. For a project of this scale, environmental leadership should be a requirement, not an afterthought.</p> <p>6. Precedent-Setting</p> <p>Finally, this proposal far exceeds the height and density guidelines in the Grandview-Woodland Community Plan (12–24 storeys). While I understand the need to evolve, overriding carefully developed community plans—especially without clear, compelling public benefits—sets a troubling precedent. It risks eroding trust in future planning processes.</p> <p>In summary, while I support adding rental housing in transit-oriented areas, I believe this proposal needs substantial improvement to ensure affordability, livability, and equity for current and future residents. Please do not approve the rezoning in its current form.</p> <p>Sincerely, Averill Hanson</p>			
2025-05-15	09:52	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear City Council and Planning Staff,</p> <p>Thank you for the opportunity to provide feedback on the revised rezoning application for 1780 East Broadway.</p> <p>1. Housing Affordability and Diversity</p> <p>While I appreciate that the proposal adds over 1,000 rental units, I am concerned that only 10% of the floor area is below-market, with no clear commitment to deeply affordable or family-friendly units. For this scale of development, we need a broader diversity of housing types—including accessible units and affordable options for lower-income households—to ensure equitable access to this transit-rich location.</p> <p>2. Transportation and Traffic</p> <p>Despite its location at a major transit hub, the project includes only 438 vehicle parking spots for 1,044 units plus a large-format grocery store. The existing Safeway already has 136 stalls, meaning the project adds just 302 new spaces—an amount unlikely to meet resident needs.</p> <p>Most Vancouver households in dense areas still own at least one vehicle, especially families and those seeking to access regional natural areas, which are a major draw to this part of the city. The intersection at Broadway and Commercial is already heavily congested, and additional strain—especially after road closures like Woodland Drive—could significantly impact livability and safety.</p> <p>Street parking is already in short supply, and this proposal doesn’t sufficiently account for the local realities of car usage, deliveries, and visitor needs.</p> <p>3. Public Benefits and Community Amenities</p> <p>The proposal references a grocery store as a benefit, but the site already has one. While the inclusion of a 37-space childcare facility is welcome, it’s a</p>	Jeff Radomsky	Kensington-Cedar Cottage	

				<p>modest addition relative to current demand and the scale of the proposed population increase.</p> <p>I am concerned about the lack of clarity around how community amenities like schools, libraries, and community centres will be scaled up to serve hundreds of new households. I would also like assurance that the public plaza space will be truly accessible, safe, and usable throughout the year, not simply a design feature.</p> <p>4. Equity and Inclusion</p> <p>It's unclear how this project will serve marginalized populations, including Indigenous residents, low-income families, and people with disabilities. Large-scale rezoning should include intentional strategies to foster equity, not just market solutions.</p> <p>5. Environmental and Climate Considerations</p> <p>There is little information in the public documents about green building standards, energy efficiency, or urban biodiversity. For a project of this scale, environmental leadership should be a requirement, not an afterthought.</p> <p>6. Precedent-Setting</p> <p>Finally, this proposal far exceeds the height and density guidelines in the Grandview-Woodland Community Plan (12–24 storeys). While I understand the need to evolve, overriding carefully developed community plans—especially without clear, compelling public benefits—sets a troubling precedent. It risks eroding trust in future planning processes.</p> <p>In summary, while I support adding rental housing in transit-oriented areas, I believe this proposal needs substantial improvement to ensure affordability, livability, and equity for current and future residents. Please do not approve the rezoning in its current form.</p> <p>Sincerely, Jeff Radomsky 2320 woodland drive Vancouver bc</p>			
2025-05-15	10:23	CD-1 Rezoning: 1780 East Broadway	Oppose	Make housing affordable!	Emily Maric	Mount Pleasant	
2025-05-15	10:30	CD-1 Rezoning: 1780 East Broadway	Oppose	This is going to cast a showdown all the way to Clark. If it's not real affordable housing. It shouldn't be even an option. This city had struggling peoples. Unless this is made for people who can afford to live there, units under 2000 it shouldn't be built. It's already bad enough hurting the ecosystem let alone allowing more homes for rich people who don't need it. Thanks	Tajai Vaughan Griffiths	Grandview-Woodland	
2025-05-15	10:31	CD-1 Rezoning: 1780 East Broadway	Oppose	Opposing the mega structure	Raechel Meindertsma	Mount Pleasant	
2025-05-15	10:33	CD-1 Rezoning: 1780 East Broadway	Oppose	my neighborhood should be protected!!	Julia Robinson	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	10:36	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the heights of the proposed development at 1780 East Broadway, and would like to see the City commit to NOT allowing any rezoning or relaxation of heights at this site.</p> <p>I am opposed to any changes from the Grandview Woodlands Community Plan.</p> <p>I am a resident who lives nearby, at [REDACTED], and who cares deeply about the landscape of the Broadway and Commercial intersection and surrounding area.</p> <p>Thank you kindly, Kristina Zalite</p>	Kristina Zalite	Grandview-Woodland	
2025-05-15	10:38	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor and Council,</p> <p>As a long time resident of East Vancouver, I'm writing to express deep concern over the proposed Safeway Towers development at Commercial and Broadway.</p> <p>This project, now taller than ever, offers no below-market or low-income rental options—despite receiving concessions from the City. While the units are technically rentals, the reality is they will be unaffordable to most people who actually live in this neighbourhood.</p> <p>These towers will cast long shadows, not just over the street, but over the hopes of families, seniors, and working-class folks who are being priced out of their own community. Vancouver is already losing its soul to luxury developments that sit half-empty while long-term residents are forced out. All the parties talk about improving vancouver's housing crisis and creating affordability, and this is a chance to actually be the party to do something about it.</p> <p>Please do not approve this project as it stands. Send it back to the Planning Department and ask the developers to come back with meaningful affordability. We need homes for people—not just investments in the sky.</p> <p>Thank you for your time and for standing with the community.</p> <p>Sincerely, Adam Lando Resident of Commercial Drive, Vancouver.</p>	Adam Lando	Grandview-Woodland	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	10:43	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.</p> <p>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>	Jules Narm	Strathcona	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	10:43	CD-1 Rezoning: 1780 East Broadway	Oppose	I support a major redevelopment of this site, but the current proposal is wrong for this neighbourhood. Many highly livable and dense European cities (Vienna being the best example), have capped heights at 6 stories. It is a magic number of sorts, the ideal balance between maximizing density and minimizing shadowing and sight line obstructions. I would support any plan that caps heights at 6 stories, even if lot coverage increased.	Oliver Schneider	Grandview-Woodland	
2025-05-15	11:05	CD-1 Rezoning: 1780 East Broadway	Oppose	Developers out of East Van! Gentrification kills our community, it's creativity, what makes East Vancouver unique and attractive to artists, makers, community carers.	Keiana Mayer	Strathcona	
2025-05-15	11:16	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The Grandview Woodland Area Council is strongly opposed to the proposed rezoning for 1780 East Broadway.</p> <p>This proposal has a stunning lack of affordable housing, offers little public benefit and leaves the public realm in shambles.</p> <p>It doesn't seem like City staff have made any real effort to ensure the proposal benefits our community or City.</p> <p>Despite providing clear feedback at every available opportunity, our contributions seem to never have been genuinely considered.</p> <p>This project is not acceptable to our community.</p> <p>Please see our attached letter for a fulsome explanation of our concerns.</p>	Craig Ollenberger		Appendix C
2025-05-15	11:20	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I disagree with the proposed buildings at the Safeway site at Broadway just off Commercial Drive.</p> <p>Those buildings are too high, would take up too much space, and the apartments for sale are ridiculously expensive. This neighbourhood does not need these tall, expensive buildings taking up a huge amount of space there.</p>	Ann Webborn	Grandview-Woodland	
2025-05-15	11:46	CD-1 Rezoning: 1780 East Broadway	Oppose	We want more affordable housing. No luxury condos! I absolutely oppose the towers being proposed. I live on commercial and 1st and this would inherently skyrocket rents in the area.	Devin Teed	Grandview-Woodland	
2025-05-15	11:46	CD-1 Rezoning: 1780 East Broadway	Oppose	Where will existing neighbors get groceries? Please act for the people you are meant to serve, stop prioritizing profit over your citizens wellbeing	Samantha Senior	Kensington-Cedar Cottage	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	11:52	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Public Greenspace and Plaza</p> <p>The most recent plan needs to add back the large public plaza and green space.</p> <p>Three massive towers with minimal common area is a big missed opportunity.</p>	Adrian Sinclair	Grandview-Woodland	

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

I'm writing as a long-time resident of Grandview-Woodland to voice my strong opposition to the proposed development at 1780 East Broadway. While I fully support the urgent need for more housing—including truly affordable options—this project falls short of the city's stated values and sets a dangerous precedent that favours developers over the long-term wellbeing of communities.

This proposal disregards the Grandview-Woodland Community Plan. It replaces thoughtful, community-informed urban planning with out-of-scale towers that do not reflect the social or architectural fabric of this neighbourhood. A small, token public space is no substitute for the vibrant, sunny plaza that was originally envisioned to serve residents and families.

Most concerning is the lack of real affordability. Only 10% of the units meet even the City's own minimal affordability standard—and those rents are still out of reach for many. Why is the City granting exemptions to its affordability rules for a corporate real estate developer during a housing crisis?

This kind of project prioritizes short-term profit over long-term community health, and it risks turning meaningful planning processes into hollow gestures. If this development is approved in its current form, it may open the door to similar projects that erode the very character that makes our neighbourhoods livable.

Just recently, Time Out magazine named Commercial Drive the 5th coolest street in the world, recognized for its cultural diversity, independent businesses, strong café culture, and resistance to gentrification. That recognition reflects decades of community investment and a spirit that cannot be replicated by glass towers and generic retail.

We're not saying "no" to housing—we're saying yes to smart, sustainable, inclusive growth. This development, as proposed, is not it.

Please reject the rezoning in its current form, and insist on a design that respects the community plan, increases real affordability, and reflects the vibrant, inclusive future we all want for Vancouver.

Sincerely,
Glynnis Osher



Dorothy D. Barkley

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

May 14, 2025

City of Vancouver

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

Re: 1780 East Broadway Rezoning proposal

I am opposed to the proposed skyscrapers and Safeway for 1780 East Broadway.

- It does not include truly affordable housing as a substantial portion of this development.
- Crombie Real Estate Investment Trust (REIT) is receiving an exemption from the City's affordability rules.
- 10% of the units offered at "average city rent" is not affordable – there should be at least a 20% discount off of average rent – as set by the City's affordability policies.
- The heights of the proposed skyscrapers are out of scale with Commercial Drive and the surrounding neighbourhood.
- The proposal violates the Grandview Woodland Community Plan & the solutions proposed by both the earlier community plan & the Citizens Assembly.
- There is no generous sunny public plaza as promised and accepted in the Grandview-Woodland Community Plan.
- This rezoning will block mountain views, including from Trout Lake Park, a public asset.
- There is inadequate parking, while being opposite the busiest transit hub in the City which cannot deal with the current ridership demand so will discourage renters from using it.
- Broadway & Commercial, one of the City's major transportation hubs cannot manage the long term disruption this development will cause.
- There is no guarantee that the project manager will in fact meet the promises as made, given the example of their work at the 2300 Kingsway project.
- Lastly, currently there is a surplus of rental properties coming online.

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.

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

Date



VIA EMAIL

May 11th, 2025

Attention: Mayor Sim and Council,

The Grandview Woodland Area Council wishes to convey our strong opposition to the Rezoning Application for 1780 East Broadway.

This proposal is a frustrating lost opportunity and continues to fail the test of good city-making on a variety of levels. The proposal is not acceptable to the community in its current form and must be rejected.

This proposal is a serious threat to all elements of neighbourhood affordability

The lack of any real affordability in this project will harm our community. City staff have allowed the proposal to go forward with 90% of the suites at market rent and the remainder at only city average. These rents are well beyond what people in our community can afford and are a serious threat to our neighbourhood. There is no crisis of luxury rental suites in our City, we have plenty of that. What we need is affordable rental.

Further, this project will result in the destruction of the affordable housing stock in the surrounding neighbourhood and displacement of our community members. The imposition of such a massive amount of luxury rental will put unsustainable inflationary and speculative pressure on the current affordable housing in the adjacent blocks and that pressure will undermine affordability across a very broad area of the neighbourhood for decades to come.

Luxury rental suites offer no benefit to our community and will only cause further displacement of our neighbours. This application must be resubmitted with a focus on deeper affordability.

This proposal is a tragic missed opportunity for generational change for Grandview Woodland

This site was clearly identified by both the City and community as a significant place representing a generational opportunity for city-making. This site was granted special benefits in the Community Plan understanding that it would be developed into the heart of the new neighbourhood of Transit Oriented Density which is coming to our busy transit hub.

The Community Plan calls for “a new large plaza as part of the redevelopment of the Safeway site”, “a generous, centrally-located public plaza”, “a central public plaza, with pedestrian paths connecting the plaza to adjacent streets, retail and transit facilities and other public spaces” and a redevelopment scheme that will “improve pedestrian path network connectivity”. As it stands, the proposal meets none of these expectations.

The space proposed as a public plaza is little more than a widened sidewalk that serves as an entrance to a sprawling suburban-scale grocery store. The would-be plaza offers nothing to the community but a dark narrow wind tunnel shunted against a noisy Skytrain station. An embarrassing lack of city-making.

Further, rather than extending the successful small-scale retail character of Commercial Drive along Broadway, as intended by the Community Plan, the redevelopment blights Broadway with the long blank wall of a big box grocery store, one which activates neither interest nor imagination. In short, Broadway is a dead zone.

Our City and community deserve a lively, diverse, small-scale retail strip along Broadway to invigorate that area and connect it to the neighbourhood beyond. We have no faith in the weak efforts made by Staff in the Referral Report to bring some small level of retail to Broadway. We know this will be largely ignored by the developer and that where high-value small scale retail could have activated our streets, we’ll see nothing but blank walls and a parkade ramp.

The compromises required by such an expansive single-level big box retail footprint are too harmful. The sprawling footprint destroys the public realm, allowing no ground-level pedestrian connectivity through the site. In contrast, vehicles servicing the site will have easy ramp access to the parkade from Broadway, access which will compromise pedestrian and cycling safety and comfort in that area to a stunning and unacceptable degree. Again, an embarrassing lack of effort given to urban design.

In summary, this proposal depicts a passé, inept, and clumsy suburban design that has no place in a modern livable city. Vancouverites, specifically those who live in Grandview Woodland, deserve development that creates elegant, inviting and lively public space. This proposal disrupts pedestrian and cycling connectivity, destroys nearby affordability and offers no significant public benefit.

This proposal is not acceptable to our community and must be rejected until it offers more to our City.

Regards,

s.14 Freedom of Information and Protection of Privacy Act

Craig Ollenberger
Chair, Grandview Woodland Area Council

cc Josh White – General Manager, Planning, Urban Design and Sustainability
Matt Shillito – Acting Director of Planning