

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	12:02	CD-1 Rezoning: 1780 East Broadway	Oppose	People need groceries. Tons of people take a train to that station because they don't have a car and do their weekly groceries. Where will they go now? Metrotown?	Rahib Zaidi	Kensington-Cedar Cottage	
2025-05-15	12:06	CD-1 Rezoning: 1780 East Broadway	Oppose	Councillors, A building this big in East Vancouver will be so hard on the existing neighbourhood, the sheer water used, the garbage produced, the use of the local parks and the traffic at Commercial and Broadway, already experiencing fierce line ups for the busses. The view of the mountains is the least of the worries, but will be affected too as a huge loss. Imagine a group of 4-6 story buildings that would interfere with the view so much less. Thanks for listening.	Jane Slemon	Grandview-Woodland	
2025-05-15	12:52	CD-1 Rezoning: 1780 East Broadway	Oppose	This will majorly impact the neighborhood. I am in opposition to this taking place.	Chloe White	Grandview-Woodland	
2025-05-15	12:59	CD-1 Rezoning: 1780 East Broadway	Oppose	1. Reinstate to 20% suites below market rent. 2. 50% "average" market rent, and remainder 30% luxury suites. 3. Maximum number of storeys to be 20.	Belle Parkinson	Mount Pleasant	
2025-05-15	13:08	CD-1 Rezoning: 1780 East Broadway	Oppose	With so few units available at or below market value, this will accelerate gentrification in the area and push out residents like me, who grew up in the neighbourhood and are being priced out. With an empty condo crisis downtown, this seems shortsighted and developer-focused, not something intended to benefit East Van residents in need.	Christine Quintana	Grandview-Woodland	
2025-05-15	14:16	CD-1 Rezoning: 1780 East Broadway	Oppose	The size of these towers are huge and will drastically change the neighborhood's make up with out needed resources. We don't have enough services to support this increase in people. They will change the landscape for all and should be ten stories smaller. Secondly, we do not need more for profit housing. This area needs below market housing. There should be 60/40 as in the DTES. We need larger units for families, we need units for artists, we need units for new immigrants and indigenous folks.. We need community housing and not profits based housing. Housing is a priority but large towers with less then 10% social housing is unacceptable in this era.	Brittany Graham	Kensington-Cedar Cottage	
2025-05-15	14:39	CD-1 Rezoning: 1780 East Broadway	Oppose	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.	Jennifer Mitchell	Grandview-Woodland	Appendix A
2025-05-15	14:49	CD-1 Rezoning: 1780 East Broadway	Oppose	There is no - zero - affordable housing component to this Mega project. Towers are way too high.	Sandy Turner	Grandview-Woodland	
2025-05-15	14:55	CD-1 Rezoning: 1780 East Broadway	Oppose	You are destroying our beautiful city.	Cindy Dewell	Grandview-Woodland	
2025-05-15	15:05	CD-1 Rezoning: 1780 East Broadway	Oppose	As a long-time resident of East 8th Avenue, where we have a multi-generational community of neighbours and friends, I am opposed to the scale of development proposed for the current Safeway site. The towers are out of scale with the whole community and will generate long shadows, block views, and generate congestion. The current site plan does not contribute to community-building and will undermine our sense of neighbourhood. We have a new development that was built within a block pf our hime that has ten units. It does not mean the community's character housing criteria and the units stand empty. There were no provisions made for parking and I now am unable to park on the block on which I live five days out of seven, yet pay for a parking sticker so I may do so. Development is needed that includea beliw-market rental, and mid-income rental and ownership, not only so-called luxury homes. Please reconsider the planned redevelopment of this site.	Ann Pederson	Grandview-Woodland	

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2025-05-15	15:13	CD-1 Rezoning: 1780 East Broadway	Oppose	This projects scope is simply too large for the existing neighborhood. It will be disruptive to traffic, destroy sightlines, and damage the overall character of Commercial Drive.	JEFF NAIRN	Grandview-Woodland	
2025-05-15	15:15	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>1. This will be an upscale and luxury development, with mega-rents.</p> <p>2. 90% of the units will be full market price; 10% are at average city rent. This violates the City’s housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies and even the Broadway Plan define “below-market” as 20% discount off average city rent.</p> <p>3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.</p> <p>4. 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>5. 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>6. 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>7. 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>8. 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>9. 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> <p>I am nineteen years old, born and raised in East Vancouver as were my parents. My VPL and Compass cards are in frequent use and I attend SFU full time. I love Vancouver and I want its streets to be maintained and cared for, rather than paved over to make way for gentrification. This is not sustainable, this is not right, this is not the Vancouver that I want.</p>	Jonina Moreira	Hastings-Sunrise	

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2025-05-15	15:17	CD-1 Rezoning: 1780 East Broadway	Oppose	I find the proposed development to be direct affront to the Grandview Woodland Community Plan. This plan, worked on by community citizens, over a period of many months and approved by the City called for a maximum 12 height for buildings. This development was to be mixed use, with substantial green space. The proposed plan of 49 storeys and a “plaza” for so called green space. This proposed redevelopment has been going on for years and the developers keep bringing in the same sad plans. Enough! Time for a complete rethink of this development, taking into consideration the Grandview Woodland area plan, with maximum 12 storey mixed use buildings with appropriate green space. This development, as proposed, is NOT going to provide affordable housing and any one who says it will is either lying, delusional, or both	James Johnson	Grandview-Woodland	
2025-05-15	15:19	CD-1 Rezoning: 1780 East Broadway	Oppose	These proposed towers are true “neighbourhood wreckers.” We all know that they will contribute nothing to the housing affordability crisis.	Chris Johnson	Kitsilano	
2025-05-15	15:19	CD-1 Rezoning: 1780 East Broadway	Oppose	Unnecessarily tall buildings for this area	Jacob Collins	Grandview-Woodland	

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2025-05-15	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>Re: Opposition to the Rezoning Proposal for 1780 East Broadway</p> <p>I am writing to express my strong opposition to the current rezoning proposal for 1780 East Broadway, which includes the construction of unaffordable high-rise towers and a big-box Safeway development.</p> <p>My concerns include the following:</p> <p>The proposal lacks a meaningful commitment to truly affordable housing. A substantial portion of the development should be dedicated to deeply affordable units, not merely those priced at the city's "average market rent."</p> <p>It is deeply concerning that the developer, Crombie Real Estate Investment Trust, appears to be exempt from the City's established affordability requirements.</p> <p>Offering only 10% of units at average market rent is insufficient. To meet the spirit of the City's affordability goals, there should be a minimum 20% discount from the average rent.</p> <p>The scale and height of the proposed skyscrapers are incompatible with the unique and eclectic character of Commercial Drive, and contravene the Grandview-Woodland Community Plan.</p> <p>The project fails to deliver a large, sunny, and welcoming public plaza as envisioned in the Community Plan.</p> <p>The development would obstruct valued public mountain views, including those from Trout Lake Park- a treasured community asset.</p> <p>I urge you to reject the proposal in its current form. At the very least, I ask that City staff be directed to significantly improve the affordability, scale, and liveability of the project to ensure it aligns with the needs and values of the Grandview-Woodland community.</p> <p>Many thanks for your consideration.</p> <p>Kim</p>	Kim Wiegand	Grandview-Woodland	
2025-05-15	15:24	CD-1 Rezoning: 1780 East Broadway	Oppose	Parking is already hard enough to find around the neighbourhood	Lucas Collins	Kensington-Cedar Cottage	
2025-05-15	15:24	CD-1 Rezoning: 1780 East Broadway	Oppose	Cause for concern include potential impact of mega tall buildings on the neighborhood, including increased traffic, noise, and shadow, as well as the potential loss of open space and community character.	Giovanna Daga	Sunset	
2025-05-15	15:25	CD-1 Rezoning: 1780 East Broadway	Oppose	This development is much taller than the original agreement for tower heights. Developers want to privatize the north shore views and the rendering is hideous especially when looking north from Trout Lake. I do NOT support this Development.	Reva Mohan	Grandview-Woodland	

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2025-05-15	15:29	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. The Vancouver Housing Strategy sets a target of 15% below-market rental units in the City, to be built by private developers. We currently are far short of that goal. These will be luxury suites. 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. 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. 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>	Kidus Achalu	Grandview-Woodland	
2025-05-15	15:30	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>We need more affordable housing and less height if towers that would block our beautiful mountain views so healing and soothing for East Van residents who live in already very dense housing</p>	Nuala Ward	Renfrew-Collingwood	

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2025-05-15	15:33	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <p>This will be an upscale and luxury development, with mega-rents.</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>	riley nickull	Downtown	

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2025-05-15	15:38	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 not opposed to development; our neighbourhood needs it. What I am in favour of is affordable housing at that location, and I completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <p>1) This will be an upscale and luxury development, with correspondingly high rents. 90% of the units will be full market price, and only 10% are at average city rent.</p> <p>This violates the City’s housing policies , which require affordable floor space to 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 a 20% discount off average city rent.</p> <p>2) 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>3) The Vancouver Housing Strategy sets a target of 15% below-market rental units in the City to be built by private developers. We currently are far short of that goal. These will be luxury suites. CROMBIE REIT/Westbank has been renting units of 680 sq ft. at its sister Safeway development on Davie Street at \$3275 to \$3900/month.</p> <p>4) There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.</p> <p>5) The three skyscrapers are out of scale with 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 that is livable, affordable, and welcoming to the neighbourhood with 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>	Marlene Walter	Hastings-Sunrise	

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2025-05-15	15:44	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim and Councillors,</p> <p>I passionately oppose the proposed development at the Safeway site at Broadway and Commercial.</p> <p>This neighborhood has been my home for more than ten years and I love it dearly. It is one of the most beautiful, vibrant, liveable urban districts in the country. Its character is distinct, and these towers not only do not belong here but will not improve the quality of life for present or future residents.</p> <p>My community, like the rest of the city, desperately needs more affordable housing, but this development will not provide it.</p> <p>Moreover, the proposed site for these towers has so much potential to be used ways that could enrich the entire city for decades to come. It could become space that fosters community connection, strengthens the fabric of this neighborhood, and encourages us to cherish and protect the remarkable land we reside upon. It could be a legacy, rather than a loss.</p> <p>Please join me—and so many other Grandview Woodland residents—in fighting to protect this singular neighborhood by voting against this rezoning.</p> <p>Sincerely, Lucia Misch</p>	Lucia Misch	Grandview-Woodland	
2025-05-15	15:45	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I accept and support the need for density in locations around SkyTrain stations. The scale of the rezoning -- and height of the towers in the current plan is unacceptable. (We invested a lot of time and money in the Grandview-Woodland Community Plan, and this has to be respected.) 12 stories should be the limit. More importantly, these towers will offer rental units that are not affordable for people who live and work in this community. (I call BS on the persistent argument over the last decade that building any rentals, even expensive ones, opens up cheaper homes for people i.e., all supply is good. It's bullshit.) And finally, if the height of these towers is justified by the need to maximize people living on this transit hub, people that live here should have limited options for having a car. Limit the number of floors/height, limit the number of parking spaces, and make developers give up more so that poorer people can live in this community.</p>	Chris Pollon	Grandview-Woodland	

2025-05-15	15:53	CD-1 Rezoning: 1780 East Broadway	Oppose	<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> <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>	Andrew Battershill	Grandview-Woodland	
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2025-05-15	15:56	CD-1 Rezoning: 1780 East Broadway	Oppose	I don't really mind that the plaza in not what the GWCP agreed too. That the towers are taller than initially planned..... of that the development does not reflect the character of our neighborhood. What I DO MIND is the lack of units allocated for "affordable "housing". When will the city stop filling its coffers as their primary goal and instead consider their citizens who are struggling in this rich yet sad (poor) city? Boooooooooo	Frances Frieese	Grandview-Woodland	
2025-05-15	16:00	CD-1 Rezoning: 1780 East Broadway	Oppose	Expanding high rise buildings to neighborhoods is a bad idea. At Broadway and Commercial Drive it will dramatical increase congestion, pollution and crime. There are better ways of increasing housing by building smaller, livable buildings and maintaining the culture of our neighborhood.	MaryAnn Murray	Grandview-Woodland	
2025-05-15	16:06	CD-1 Rezoning: 1780 East Broadway	Oppose	This project is too large for our neighborhood. It does not provide enough low rent or family housing. It does not give back to the community in enough public use amenities like park space, childcare space or public use space.	Susan Lockhart	Grandview-Woodland	
2025-05-15	16:06	CD-1 Rezoning: 1780 East Broadway	Oppose	Enough already! 🙅	Ralph Theroux	Grandview-Woodland	
2025-05-15	16:07	CD-1 Rezoning: 1780 East Broadway	Oppose	I grew up in the Grandview-Woodlands neighborhood, just around the corner from this proposed development. I am not against densification near transit hubs and believe there is a need for housing at this site, but I am very concerned this proposal, in particular the scale of these towers and lack of affordable housing. This proposal appears to pay no attention to the long history of community engagement with the neighborhood and a desire clearly laid out by that process from the community to have more 6-12 storey mid-rise developments at a community oriented scale. These towers are 4x that height in a neighborhood that currently has no towers close to this scale. I am also concerned with the lack of affordable housing in this proposal, especially given the indication that the majority of the units in this building will be rented at above market rates. We have serious need for affordable housing in this city but this type of development does not feel like the way to achieve that goal.	Zoe Jackson	Mount Pleasant	
2025-05-15	16:11	CD-1 Rezoning: 1780 East Broadway	Oppose	I do not support the towers which destroy the placid view of the mountains from Trout Lake. This is not the city I want where massive, tall buildings take over our heritage natural landscapes.	Pamela Fitzpatrick	Fairview	

2025-05-15	16:11	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> <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>	Lilian Watson	Grandview-Woodland	
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2025-05-15	16:14	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>It would bring a high traffic density, people and blocking streets as it is now in 10 th avenue. Our traffic street was reduced to share with cyclists , causing more traffic congestion in the area, waste of time, gas and money. People living around this area have to spend more driving around Safeway, Comercial, Broadway and finally to leave Victoria Dr to drive to my work.</p> <p>The proposal high buildings will block the sun to the neighbours, eliminates our trees which are important to fight climate change.</p>	Rosa Arana	Grandview-Woodland	
2025-05-15	16:16	CD-1 Rezoning: 1780 East Broadway	Oppose	I oppose the development of these towers as they are planned as they do not support the glaring need for truly affordable housing in our city.	Jill Matheson	Grandview-Woodland	
2025-05-15	16:18	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am against because:</p> <ul style="list-style-type: none">- A variance request with no affordable housing- Height far exceeds anything in area.- Contradicts the Grandview Woodland Plan- Decimates affordable housing in the neighbourhood- Decimates view corridor- Decimates the vibe of a destination neighbourhood- This neighbourhood is not downtown or Brentwood or MetroTown. Not every neighbourhoods needs highrises.- Save the neighbourhood as a destination area, with affordable and livable housing.	Ariela Friedmann	Grandview-Woodland	
2025-05-15	16:21	CD-1 Rezoning: 1780 East Broadway	Oppose	The proposed project has far to little affordable housing.	Michel Vles	Grandview-Woodland	
2025-05-15	16:25	CD-1 Rezoning: 1780 East Broadway	Oppose	It seems to me to be too high for the area. Why not keep it below 12!!	Ilario Gabriel Galano		
2025-05-15	16:25	CD-1 Rezoning: 1780 East Broadway	Oppose	I have a real problem with these towers going in as it will obstruct the views at Trout Lake. Also because of crime. As Vancouver is a criminal UNSAFE haven with a revolving door for felons, I am 100% against adding this many people at a major hub like Broadway/Commercial. Our community is crime ridden already and enough is enough.	Christine Kidds	Kensington-Cedar Cottage	
2025-05-15	16:28	CD-1 Rezoning: 1780 East Broadway	Oppose	I am so incredibly opposed to this build. Enough with these developments! Unaffordable and destroys the view for the members of the community, some who have lived here their whole lives. We are tired of seeing our neighbourhoods ruined by developers.	Sage Hollands	Grandview-Woodland	
2025-05-15	16:33	CD-1 Rezoning: 1780 East Broadway	Oppose	Let’s make Vancouver more affordable for families!	Stephanie Watt	Kensington-Cedar Cottage	

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	16:42	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I support the idea of more housing supply in the Grandview Woodland area but it should be affordable housing — ideally mid-rise in keeping with the character of this area. These mega towers are much taller than originally proposed and the proposed public plaza is disappointing. I live just off Commercial Drive and it's a very vibrant and accommodating community. We already play our part in the densification of the neighbourhood... pretty much every dwelling on our street houses more than one family. We pay very high property taxes which are a serious dent in our modest household budgets. Despite all this, we've been telling the City for years that we don't want this development in its current form.</p> <p>With building costs rising exponentially, I'm curious to know how the developers will be able to execute this project and make a profit. Rising costs, coupled with US tariffs, mean that profit margins are getting even tighter. Making affordable housing available would eat into those narrow margins. So, the desire will be to exploit the lovely views of our area, selling them to the wealthiest buyers without giving anything meaningful back to the community.</p>	William Skelton	Grandview-Woodland	
2025-05-15	16:42	CD-1 Rezoning: 1780 East Broadway	Oppose	This proposal does not feature actually affordable accommodations, and is thus a massive intrusion of capital and gentrification into this neighbourhood. It effectively spells the end of the Commercial Drive community	Earle Peach	Renfrew-Collingwood	
2025-05-15	16:59	CD-1 Rezoning: 1780 East Broadway	Oppose	City council should commit to the neighborhood plan that residents and the council of the day worked long and hard to come to agreement on. That plan included lots of compromises that this proposal is ignoring.	Mike Chronik	Grandview-Woodland	

APPENDIX A

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 truly 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.”

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.

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.

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.

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.

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.

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.