

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	17:01	CD-1 Rezoning: 1780 East Broadway	Oppose	Please help preserve my beloved neighborhood! This rezoning will only be good for the rich of the rich and that is not what East Vancouver is about. I’m truly disgusted by this proposal to gentrify this humble area	Kris Simpson	Grandview-Woodland	
2025-05-15	17:04	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Opposition of Rezoning proposal for 1780 East Broadway.</p> <p>Dear Mayor Sim and Councillors,</p> <p>I am opposed to the proposed development at the Safeway site at Broadway and Commercial.</p> <p>I am in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>I am against this current proposal for the following reasons:</p> <ol style="list-style-type: none">1. This will be an upscale and luxury development, with mega-rents.2. 90% of the units will be full market price; 10% are at average city rent. This violates the City’s housing policies – which require affordable floor space be at least 20% below the average city rent. Both the Transit Oriented Development Policy of July 2024 and the Large Sustainable Development Policies state that “below-market” is 20% discount off average city rent.3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents.4. These will be luxury suites. CROMBIE REIT/Westbank currently rents units of 680 sq ft at its sister Safeway development on Davie Street at \$3275 to \$3900/month.5. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a gated courtyard. If there is any public access to that courtyard, it will be controlled.6. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver.7. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with livability, guaranteed affordability and a generous sunny public plaza.8. The interests of the local community are not the focus of Crombie REIT. The REIT has said it is looking at possibly “monetizing” the site, if the re-zoning goes through. I ask that you turn down this proposal in favour of one that has a strong affordability component and a design that enhances our community. <p>Sincerely,</p> <p>Proud and very concerned Vancouver resident,</p> <p>Fiona O’Connell</p>	Fiona OConnell		Attachment 1

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2025-05-15	17:13	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, however, in favour of affordable housing at that location, and completely support substantial density near this transit hub.</p> <p>The Grandview Woodland Community Plan, approved buildings ranging in height from 12 to 24 storeys at the site. Transit oriented development set out by the provincial government permits heights of 20 storeys. Why would the City of Vancouver engage in consultations with neighbourhoods only to disregard the plans and break trust with the communities they claim to care about?</p> <p>Please save the greenspace in Grandview Cut! Increasing the quantity, quality and resilience of greenspaces in Vancouver is a goal of the Greenest City Action Plan. Again, it looks like the city makes thoughtful plans about the things they claim to care about, then later disregard them in favour of developers who want the same spaces.</p> <p>We need a design that incorporates a beautiful green space that the community can enjoy. It is well documented East Vancouver has much less green space than the West side of the city. This is a chance for the city to make some positive change on this issue, which in turn will have favourable outcomes for physical and mental health, as well as helping to mitigate climate related problems during hot, dry summers.</p> <p>Finally, we need an affordable, liveable development, making room for co-operative, social, low-income and /or non-profit housing.</p> <p>Please listen to the citizens of the Grandview Woodland neighbourhood.</p> <p>Sincerely, Wanda Schellenberg</p>	Wanda Schellenberg	Grandview-Woodland	
2025-05-15	17:16	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>As a 50 yr long resident of Vancouver, I VEHEMENTLY OPPOSE THE PROPOSAL FOR THE 3 TOWERS AT 1780 EAST BROADWAY.</p> <p>I do not want to live in a city like this that puts developers profits above the residents of Vancouver. I am ashamed of the city planners not making the massing model available for the public to see. This proposals ignore many years of time and energy made by volunteers in the neighbourhood and other vancouverites who care about our communities. that has to count for something. This is a triple the size of the scale proposed by the citizens assembly previously. how did we get to this height and density without true amenities to show for it. why is there no true secured below market affordability in support of the community which has ++++ housing needs??</p> <p>I URGE CITY COUNCIL TO VOTE AGAINST THE REZONING OF 1780 EAST BROADWAY FOR THE PROPOSED 44, 38 AND 37 STORY TOWERS.</p>	Rosanne Wozny	Riley Park	

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2025-05-15	17:20	CD-1 Rezoning: 1780 East Broadway	Oppose	Mega towers are unnecessary in this already densely populated neighbourhood. 6 stories as originally proposed is plenty.	Chelah Horsdal	Hastings-Sunrise	
2025-05-15	17:24	CD-1 Rezoning: 1780 East Broadway	Oppose	I completely oppose the proposed skyscrapers at 1780 East Broadway.	Russell Klyne	Hastings-Sunrise	
2025-05-15	17:26	CD-1 Rezoning: 1780 East Broadway	Oppose	I appreciate the need for higher density in the city, however, Grandview Woodlands is already quite dense. The charm of this area is the residential aspect. A series of six story buildings would be a great option that I would support.	Suzanne Carrier	Grandview-Woodland	
2025-05-15	17:26	CD-1 Rezoning: 1780 East Broadway	Oppose	1. Transit (skytrain/buses) at Broadway/Commercial Dr already overcapacity NOW without increased population with new towers. 2. Vehicle traffic in this area already overly busy without increased population with new towers. 3. Not enough services in area to accommodate increased population (e.g. medical/dental care) 4. Many persons living in this area don't want increased densification because the area is already very busy. 5. Many people in VAN privately say they don't want all these towers/skyscrapers built on the Broadway corridor and that we the citizens have no voice to stop all this development.	Sheila Sakich	Grandview-Woodland	
2025-05-15	17:28	CD-1 Rezoning: 1780 East Broadway	Oppose	I STRONGLY OPPOSE THE REZONING AT 1780 EAST BROADWAY WITH THE 3 TOWERS . I do not belief in supply of housing at all costs while ignoring good urban planning.Building more condos has not solved the problem and in fact , as is in the news, there is an over abundance of unsold condos. This proposal is not offering the kind of housing vancouver needs. "towers everywhere" is not the answer. the quality of life in vancouver has gone down with so many towers. The developers get their money and leave and the people living here are in an urban jungle. Please do not approve this rezoning of 1780 East Broadway. j	Jane Wozny	Fairview	
2025-05-15	17:30	CD-1 Rezoning: 1780 East Broadway	Oppose	Please consider rejecting the latest proposal for this project. It achieves increased density, but it does not address local housing affordability. It imposes more luxury apartments, out of step with the local community, drastically increasing speculative land costs without increasing local value. 1000+ apartments whether sold as condos or rented as currently proposed, the completed market value with office and retail could well top \$1 Billion. Dominating the Grandview Woodlands skyline, this new giant neighbour will be owned by distant investors. A blank wall along Broadway, for future tent cities and small armies of minimum wage security guards. The Vancouver Village planning program can be more inclusive here. This is too much, too fast and too risky to be the opposite of what is really needed.	Simon de Weerd		Attachment 1
2025-05-15	17:30	CD-1 Rezoning: 1780 East Broadway	Oppose	I totally oppose this development and rezoning. It will be very bad for the neighborhood and the city overall, especially Trout Lake. Why do we have to accommodate for more and more people at a cost to what we all love about our wonderful city?	Rozanne Wozny		

2025-05-15	17:31	CD-1 Rezoning: 1780 East Broadway	Oppose	Trout Lake is an oasis in the Urban concrete jungle of Vancouver. The Oasis allows a human to be refreshed by nature. Towers at 1780 E. Broadway obstruct the natural landscape. We need more Access to Nature Retreat spaces with no towers in sight! When you densify, This is even more of a necessity. The towers at 1780 E. Broadway are not the city that we want.	Ian Migicovsky	Renfrew-Collingwood	Attachment 1 Attachment 2
2025-05-15	17:31	CD-1 Rezoning: 1780 East Broadway	Oppose	please consider the existing neighbours and the extensive plans for development along the Broadway corridor	richard lebeau	Kensington-Cedar Cottage	
2025-05-15	17:33	CD-1 Rezoning: 1780 East Broadway	Oppose	Too much.	Chris Peacock	Grandview-Woodland	
2025-05-15	17:34	CD-1 Rezoning: 1780 East Broadway	Oppose	One could not possibly imagine anything more out of place than this ill-conceived tower over-kill. It breaks every principle of good city planning. You want density? Densify Shaughnessy!	Laurie Bachynski	Grandview-Woodland	
2025-05-15	17:50	CD-1 Rezoning: 1780 East Broadway	Oppose	I strongly oppose the proposed multi storey buildings in this neighbourhood. There has been no thought into what these eyesores will do to the Commercial Drive neighbourhood. Commercial Drive has long been an iconic area and attracts many people to its streets and shopping areas. Trout Lake is a place of beauty and the view of the mountains makes it a peaceful place to be. The lack of green space accompanying these monstrosities is another insult. Commercial Drive residents do not want these towers built. It is our neighbourhood and an insult that the city should impose these buildings upon us.	Linda Blocksidge	Grandview-Woodland	
2025-05-15	18:00	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>1. Deviation from GWCP Guidelines. The GWCP outlines specific rules for the Safeway site:</p> <ul style="list-style-type: none">- Height: Towers should not exceed 12–24 storeys to minimize shadows on public spaces.- Density: Capped at 5.7 FSR (4.5 residential, 1.2 commercial). <p>Project Discrepancies: The Issue:</p> <ul style="list-style-type: none">- The proposed 43-storey tower exceeds the GWCP’s maximum height by 79%.- The 36- and 37-storey towers similarly disregard the 24-storey limit, disrupting the neighborhood’s scale and casting shadows over public spaces.- 8.27 FSR density (45% over the GWCP cap) with only 0.8 FSR commercial space (33% below the minimum requirement). <p>Why It Matters: The GWCP was crafted through years of community engagement to ensure balanced development. These towers prioritize density over livability, setting a dangerous precedent for future projects.</p> <p>2. Transit overload and traffic chaos. The GWCP (p. 47) emphasizes aligning density with transit capacity. However:</p> <ul style="list-style-type: none">- SkyTrain Commercial-Broadway already operates at 131% capacity during rush hour (TransLink, 2024).- Adding 1,500+ daily trips (ITE Trip Generation Manual) will worsen delays, forcing commuters to wait for 3+ trains just to board.- Bus Routes 9 and 99, already 23% over capacity, causing 15+ minute delays. <p>- Contradiction: The project’s 438 parking spots clash with the City’s Transportation 2040 goals. Studies show 30% of tower residents still own cars (City Mobility Survey, 2024) – a disconnect from “green mobility” claims and not having in consideration the currently problem for parking in the surrounded streets.</p> <p>- Transportation 2040 Goals: Prioritize walking, cycling, and transit for 66% of trips by 2040.</p> <p>3. Health risks from prolonged construction</p>	Carlos Martinez	Grandview-Woodland	

			<div><div>-Air Pollution:</div><div>PM2.5 from construction will spike to 3× WHO safe levels.</div><div>Children & seniors face 20–30% higher hospitalization for respiratory issues.</div><div>Diesel emissions increase lung cancer risk by 12%.</div><div>- Noise Pollution:</div><div>Average construction noise: 85–100 dB, far exceeding the 55 dB residential limit</div><div>Chronic noise increases anxiety by 40% and hypertension by 25%</div><div>- Vibration Damage:</div><div>In 2021, pile-driving cracked 15 heritage buildings nearby.</div><div>4. Safeway Access and Food Insecurity.</div><div>- 5+ years of construction will disrupt Safeway, the only full-service grocery store in 2Km</div><div>Save on foods Kingsway, 2,1Km</div><div>Save on foods King Edward, 2Km</div><div>NoFrills Hastings St. 2,5Km</div><div>T&T 1st Avenue 2.5Km</div><div>Walmart Rupert 2,5Km</div><div>- Delivery truck congestion and pedestrian detours endanger seniors and low-income families.</div><div>- Seniors and people with disabilities will face grocery access issues</div><div>5. Vacant homes and speculation.</div><div>- 18,750 condos sit empty in Vancouver. Global examples prove solutions exist:</div><div>- Berlin: Audits found 30% more vacant units than reported (Urban Institute, 2023).</div><div>- Paris: Fined speculators €60M and converted 1,200 units to social housing (Le Monde, 2023).</div><div>Locally, 44% of vacant condos are owned by offshore investors. Prioritize solutions for existing housing over erecting towers with unaffordable units.</div><div>6. Reduced rental units demand due to Federal Immigration cuts.</div><div>- 35% fewer student permits and 20% fewer PRs (IRCC, 2024) means thousands fewer people to rent therefore, more units available for rent.</div><div>7 "affordable" - below market units.</div><div>- A minimum 10% will be dedicated to below market units.</div><div>- The term ‘below-market’ should not be conflated with true affordability. Housing is only affordable if it costs no more than 30% of a household’s income. In our neighborhoods, the rents labeled as ‘below-market’ in this proposal far exceed what most residents can sustainably pay if we take in consideration the medial household incomes after tax. This misrepresentation undermines the community’s trust and contradicts the equity principles of the Grandview-Woodland Community Plan.</div></div>			
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				<p>8. Plaza Size and Community Space.</p> <p>A "central public plaza" integrated with transit, retail, and community needs.</p> <p>- Proposal Limitations:</p> <p>The 20,000 sq. ft. plaza lacks details on accessibility, shading, or programming, raising concerns about its usability. (CD-1 Rezoning: 1780 East Broadway – RTS 17853 - Condition of approval 1.2 in Appendix B seeks further exploration to increase the tower separation to maximize the solar access and enhance the public realm.)</p> <p>By comparison, Trout Lake Park (underfunded and underutilized) could be revitalized dedicating the plaza’s budget.</p> <p>for all the aforementioned reasons, I want to express my opposition to this project, which represents no benefit to the neighborhood or the people who live there. Only two parties benefit from this project: investors and their desire for speculation and greed, and the Vancouver City Council, since 1,000 more units mean more property taxes each year.</p>			
2025-05-15	18:01	CD-1 Rezoning: 1780 East Broadway	Oppose	No to the 1780 East Broadway proposal.	Marjorie Fraser	Hastings-Sunrise	
2025-05-15	18:09	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I oppose the rezoning of 1780 East Broadway.</p> <p>I am resending this because the first time I mistyped my email. My email is not § 14 Freedom of Informa</p>	Marjorie Fraser	Grandview-Woodland	
2025-05-15	18:13	CD-1 Rezoning: 1780 East Broadway	Oppose	I have previously send a very long, detailed message outlining my reasons for opposing this re-zoning. Not necessary. Did you listen to the news today. We don't NEED more general condohousing in towers. We need affordable housing, which this is not. And specifically not at this scale. Congestion problems, out of character with the community. Scale way out of line.	Beverley Como	Grandview-Woodland	
2025-05-15	18:14	CD-1 Rezoning: 1780 East Broadway	Oppose	More luxury condos bs with little below market options only serves the developers, widens the gap between housed and unhoused, exacerbates the housing crisis and contributes to the homelessness crisis. Serve the people not profits.	Sydney Hermant	Strathcona	
2025-05-15	18:27	CD-1 Rezoning: 1780 East Broadway	Oppose	These towers are much larger than those recommended by the Grandview Community plan. There appears to be little consideration for the impact of that many additional homes and people will have on John Hendry Park and the local schools.	Rebecca Shook	Grandview-Woodland	

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2025-05-15	18:37	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. 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>	sydney mercredi		
2025-05-15	18:39	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>This does not follow the Grandview Woodland plan community worked so hard on. No real public plaza, shadows from over tall buildings, no integration with the neighbourhood. This is not due to NIMBY, towers of the original height and some low rises would work. No to these mega towers.</p>	Pat MacDiarmid	Grandview-Woodland	
2025-05-15	18:45	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the development of towers at this site. They are bad for the environment, block views, cast huge shadows and don't fit with the historic feel of this neighbourhood. Some more density would be welcome at this site, but much lower, max 10-12 storeys. Buildings of that height can be better maintained over time and still provide lots of housing. We also need to focus on social and affordable housing in this area, not luxury rentals. Also would be great to have more community, public space at this site, which the current proposal does not include. I have lived on the Drive and currently live at Renfrew, still pretty close, and come to the Drive all the time. I would hate to see this site developed with massive towers. I don't believe this development would deliver affordable housing to the community and as usual there's no plans either to increase community centres, schools, transit, amenities, etc.</p>	Gosia Juskiewicz	Renfrew-Collingwood	
2025-05-15	19:04	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I believe this rezoning will have a negative impact on the local community</p>	Lili Crowe	Hastings-Sunrise	

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2025-05-15	19:12	CD-1 Rezoning: 1780 East Broadway	Oppose	I live in East Vancouver and the views of our beautiful mountains add so much to our neighborhood. I oppose to the new development on East Broadway that will block the views	Julia M Ling Contreras	Victoria-Fraserview	
2025-05-15	19:14	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Council Members,</p> <p>Thanks for the opportunity to submit feedback on this proposed rezoning.</p> <p>While I appreciate the need for denser housing in our community, I am concerned that the particulars of this proposal fail to address community needs. In a project of this scope, the fact that a mere 10% of floor area is slated for below-market rent provides no clear commitment to affordability or family-friendly units (putting the development at odds with the Grandview Community Plan). There is also little information in the proposal about the project's environmental impact. At a crucial moment in the climate crisis, this is a time for large-scale development to be demonstrating environmental leadership, not barely meeting minimums.</p> <p>The number of parking spaces currently allocated for this project seems woefully inadequate to accommodate the increase in traffic the proposed development will incur--438 vehicle parking spots for over 1000 units plus a large-format grocery store. Living within a few blocks of Commercial-Broadway, I can attest both to the fact that street parking in the area is already in short supply and that the intersection is frequently congested.</p> <p>As a parent of a child under 3 who has not yet made a full re-entry to the workforce as a result of lack of childcare, I am pleased to see that a 37-space daycare facility is part of the proposed development. This seems like a small gesture, however. I fail to see how hundreds of new residents arriving in the area and requiring a full slate of community amenities (schools, libraries, community centres, public spaces) will be accommodated without more planning.</p> <p>In summary, I support increasing rental housing density in our community, but I believe this project needs to be reconsidered with affordability, equity, environmental stewardship, and overall community impact in mind. I hope you will not approve the proposed rezoning in its current form.</p>	Suzannah Showler	Kensington-Cedar Cottage	
2025-05-15	19:16	CD-1 Rezoning: 1780 East Broadway	Oppose	See attached	Paisley Woodward		Appendix A

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2025-05-15	19:27	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor Sim,</p> <p>Re: Affordability, Accountability, and the Proposed Development at Broadway and Commercial</p> <p>I am writing as a long time resident of the Grandview Woodlands neighbourhood of East Vancouver. I am deeply concerned about the city’s ongoing affordability crisis and how major development decisions — such as the proposed project at Broadway and Commercial — may be exacerbating the issue rather than addressing it.</p> <p>The proposal for the Broadway and Commercial site includes only 10% of units designated as below-market rentals. This is well below the City’s own targets for low-income housing and does not come close to meeting the needs of the community, especially in such a prominent, transit-connected location. Given the scale and public significance of this project, this is a missed opportunity to create truly inclusive housing and build a legacy of equity for future generations.</p> <p>Promises of “affordable” housing must be backed by real affordability — not defined by percentages of market rates that are already unaffordable for most residents. We need stronger, binding requirements for non-market and deeply affordable housing, especially in major redevelopments such as this that will reshape entire neighbourhoods.</p> <p>Vancouver’s affordability crisis is not new, but it is worsening. People who live and work here — healthcare workers, teachers, artists, service workers, and seniors — are increasingly being priced out. If developments like the one proposed at Broadway and Commercial don’t serve the public good, they only accelerate displacement and deepen inequality.</p> <p>I urge you and Council to revisit this proposal and ensure that it reflects the City’s stated values of equity, inclusion, and affordability. This is a pivotal moment to act in the long-term interest of residents rather than short-term developer gains.</p> <p>Sincerely</p> <p>Terry Fuller East Vancouver/Commercial Drive</p>	Terry Fuller	Grandview-Woodland	

DRAFT MOTION ON AFFORDABILITY

Whereas the City of Vancouver has adopted several policies to promote affordable housing, including the 10-Year Vancouver Housing Strategy, the Transit-Oriented Development Policy, the Sustainable Large Development Policy, and the Broadway Plan;

Whereas the rezoning application for 1780 East Broadway does not currently meet the spirit, intent, and targets for affordability set out in these policies, including the Vancouver Housing Strategy;

Be it resolved that Vancouver City Council direct the City Manager and the Director of Real Estate Services to substantially increase the housing affordability quotients in the rezoning application for 1780 East Broadway, in order to align with the City's established affordable housing goals.

SUGGESTED CONDITION AMENDMENTS FOR STREET LIFE ON EAST BROADWAY

These are suggestions to strengthen and clarify the wording in the Conditions of Approval, as set out in Appendix B to the Referral Report for 1780 E. Broadway rezoning application.

****Note there is a mistake in the original wording in (b) – it should read “East” 10th Avenue, not “West” 10th.**

Appendix B page 2 of 41

Design Development to strengthen a pedestrian-oriented commercial frontage and public realm interface.

Note to Applicant: The intent of this condition is to enhance the active public realm with supporting commercial uses along all major public realms, including but not limited to: Broadway frontage, At-grade Plaza, and Upper-Level Garden Courtyard, thus improving the integration with the existing cultural context and fine grain of Commercial Drive. Please see to the Urban Design Panel Minutes of July 10, 2024 for reference. This may be achieved by the following: **shall be achieved by implementing the following:**

(a) ~~Improve~~ The Broadway at-grade façade and Upper-level Garden Courtyard **shall contain several** pedestrian-oriented supporting commercial uses to increase activation and enhance its interface with public realm in that area. Also refer to Condition 1.13.

(b) ~~Improve~~ **Easy public access** to the upper-level public open space **must be provided** particularly off the level one plaza and off ~~West~~ EAST 10th Avenue. Also see Condition 1.15. NOTE TYPO IN ORIGINAL REPORT

(c) Provide a wind analysis at the development permit stage of public spaces demonstrating mitigation of negative impact.

(d) **The existing public realm design shall include an increase in the number and type** of entries, entry locations, canopy depths and canopy soffit design, the amount of glazing at all public realm levels.

(e) ~~Explore provisions for additional~~ Items such as street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc. and other mechanisms as appropriate **must be installed.**

(f) Any Safeway store façade fronting on East Broadway shall have large windows, and windows that are visually penetrable and not blocked off, such as by boards or papering.

1.5 Design Development to provide for functional and flexible commercial retail spaces with provision of direct access to loading, garbage and recycling from all commercial spaces;

Note to Applicant: Refer to Condition 1.14. The intent of this condition is to provide for a wide range of commercial uses in conjunction with residential uses for direct access to parking, loading and garbage.

1.6 Design development of site access and circulation to improve wayfinding, entrances, and identity of open space.

Note to Applicant: Please refer to the Urban Design Panel Minutes of July 10, 2024

(a) Improve entrance design in general by use of distinguishing elements such as low walls, special paving, planting features, materiality, colour, texture, entry recesses integrated canopies, architectural lighting or other wayfinding cues;

(b) Delineate commercial entrances to better address the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for a neighborhood serving retail; and,

(c) Ensure the expression of the residential entrances maintain and enhance appropriate articulation, hierarchy, and wayfinding distinct from commercial entrances.

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SUGGESTIONS TO PROMOTE VIABILITY OF LOCAL AND SMALL BUSINESSES LOCATING ON EAST BROADWAY

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Economic Development

1.13 Design development to promote job space.

(a) Activate at-grade façade on Broadway with several small-scale commercial retail units, between the plaza and the residential lobby for tower B, so that the character of Commercial Drive is extended along this façade.

(b) Activate the Upper-level Public Open Space with more than one commercial retail unit.

(c) Priority for leasing commercial retail units must be given to locally-owned businesses, excluding franchises.

(d) Limit commercial retail unit floorplates to 186 square meters (2000 square feet) or less, to be consistent with the spaces occupied by most merchants on Commercial Drive.

Note to Applicant: Prioritize northwest and southwest corners that also overlook the at-grade plaza.

Note to Applicant: Explore commercial opportunities in the residential tower base, especially tower B.

STATUTORY RIGHT OF WAY – PUBLIC ACCESS TO THE PLAZA AND THE COURTYARD

Purpose of this proposed change is to make the public access wording to both public areas equivalent – to make no difference in the wording between condition 2.31 and 2.32

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Planning

2.31 Execution of a statutory right-of-way (SRW) for the public plaza which will include provisions to secure community access (consistent with an approved plaza stewardship strategy) and priority use of the plaza for the general public. This condition may be combined with the SRW required under condition 2.4, above.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including all the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering the ongoing costs (maintenance, repair and capital) for the plaza.

2.32 Execution of a statutory right-of-way (SRW) for the upper-level landscaped courtyard (“Garden Courtyard”) and public steps connecting the plaza to the courtyard (referred to as the “Plaza Theatre”), which will include provisions to secure community access and **priority use** ~~public use~~ of these spaces **for the general public**.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including the retail (for certainty expressly excluding the residential component of the development) will be responsible for covering all of the ongoing costs (maintenance, repair and capital).

Crombie REIT Considering "Monetization" Of Vancouver Safeway JV With Westbank

Crombie REIT and Westbank have been working together on the Commercial-Broadway Safeway redevelopment for over five years and have made numerous revisions.



A rendering of the proposed Safeway redevelopment at 1780 E Broadway in Vancouver. / Perksin&Will, Westbank, Crombie REIT

[Howard Chai](#)

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03:53 PM

Is the juice worth the squeeze? That may be the question Nova Scotia-based [Crombie REIT](#) (TSX: CRR.UN) is pondering as it relates to the Commercial-Broadway Safeway redevelopment in Vancouver.

For the Safeway located at 1780 E Broadway in Vancouver, directly adjacent to Commercial-Broadway Station, Crombie REIT and Vancouver-based real estate developer [Westbank](#) have been working on a three-tower project for well over five years now.

According to its financial documents, Crombie REIT owns 100% of the retail component of the project and 50% of the office and residential component, with Westbank presumably owning the remaining 50% of the office and residential component.

Commercial-Broadway Safeway Redevelopment

The [original rezoning application](#) for the site was received by the City of Vancouver in June 2019, with a proposal for a 24-storey, 27-storey, and 30-storey tower with a total of 520 market strata units and 160 market rental units, for a total density of 5.53 FSR.

In September 2020, the proposal was changed to three towers ranging from 25 to 30 storeys, with 236 market strata units and 452 market rental units.

In November 2021, the proposal was then changed to three towers between 24 and 29 storeys, with 214 market strata units, 438 rental units, and 93 below-market rental units, for a total density of 5.70.

By August 2023, the rezoning application was withdrawn altogether and a [new rezoning application](#) was submitted with a proposal for a 35-storey, 36-storey, and 39-storey tower, with a total of 882 market rental units, 99 below-market rental units, and zero market strata units, for a total density of 7.90. The plans cut out the strata units and also included a new and expanded Safeway, a two-level 32,000-sq.-ft public plaza, a 5,000-sq.-ft daycare, and 50,000 sq. ft of retail and office space.



A rendering of the Commercial-Broadway Safeway redevelopment from 2019 (left) and 2024 (right). / Perkins&Will, Westbank, Crombie REIT

This iteration was first made public in early-February 2024 and it seemed like it was going to be the final version of the project, but then another revision was made a few months later, increasing the proposal to a 36-storey, 37-storey, and a 43-storey tower with a total of 1,044 residential units, consisting of 940 market rental units and 104 below-market rental units, for a total density of 8.27 FSR.

This [latest version](#) of the proposal, made public in June, will still include a new and expanded Safeway, a public plaza, and commercial space in the building podiums, although one level of office space that was planned for the now-43-storey tower has been converted into residential space.

With the two latest revisions, the City of Vancouver has noted that the proposal "requests consideration of height and density in excess of the existing policy," and it's unclear whether the City will allow it, particularly considering the opposition to the project.

Shifting Sentiments

Throughout the years, at each step, the project has seen strong opposition from a local group called [No Megatowers At Safeway](#). While their sentiment about the project has been consistent, Crombie REIT's feelings about the project appear to have shifted last year, specifically in the period of time before and after the latest revision.

After the latest revision was unveiled, Crombie REIT President & CEO Mark Holly was asked on the Q3 2024 earnings call on November 7 whether there was any changes to its plans for the Commercial-Broadway project in light of Crombie [buying out Westbank from The Zephyr](#).

"It is a JV with Westbank," said Holly. "Collectively we've been working on that entitlement for many years. We're optimistic that sometime in the first half of 2025 we'll have that fully entitled for the three towers and about a 1,000 residential rental units. Once we get to that point, we're going to review our options, which will include a monetization of that asset."



The Zephyr at 1661 Davie Street in Vancouver. / Henriquez Partners Architects

There was no follow-up question by Lorne Kalmar of Desjardins and Holly's response appeared to be a shift from comments he made on February 22 during the Q4 2023 earnings call, when he mentioned the Commercial-Broadway project on his own and suggested that Crombie was pleased with the revision to full rental.

"So condo development, yes, we're open to it," Holly [said](#), responding to a question about how Crombie felt about condo development. "In fact, the Broadway and Commercial project at one point had one condo tower and two residential rental towers. We did convert to three rental towers because we think the conditions in that market are keener to rental at this point in time. But yes, we're not shying away from condo. We think they are opportunistic for us to kind of go in and out quickly, but it's not our primary focus."

Institutions are always reviewing their options, but Holly publicly raising the possibility of selling their stake in the project suggests they have already given some deeper thought to it. Crombie's latest financial statements note that it has committed to funding \$37,926,000 in development costs on the project, of which \$719,000 has been funded as of September 30, 2024.

In 2024, Westbank went on an extensive selling spree, selling large or full stakes in [Deloitte Summit](#), [19 Duncan](#), [The Pendrell](#), [The Zephyr](#), and [M2](#). Notably, almost all of those transactions occurred between the time of Holly's two comments.

In November, STOREYS reached out to Crombie REIT to elaborate on the monetization option and also reached out to Westbank to ask if they are exploring a potential sale of their stake as well. Neither party responded. STOREYS again reached out to Crombie REIT this week, but again has not received a response.

Key points in my remarks today

Affordability

1. The Vancouver Housing Strategy calls for 15% of all privately developed rentals to be “below-market”.
2. All the City’s major development policies define “below-market” as 20% DISCOUNT off of average city-wide rent as tabulated by CMHC.

These include:

The Sustainable Large Development Policy;

Transit Oriented Development

The Broadway Plan

3. Vancouver is not meeting its “below-market” targets for private rentals in the current Vancouver Housing Strategy of 2024.
4. Vancouver didn’t meet the “below-market” targets for private rentals in the Housing Strategy of 2017-2023 – in fact it only met 38% of those targets.

Source: Referral Report for 2096 West Broadway, page 9:

<https://council.vancouver.ca/20240625/documents/rr4.pdf>

5. We ask that Council require enhanced affordability quotients in this proposal. See attached draft motion.

Street Life on East Broadway

1. Wording in the Conditions of approval regarding retail and street life on East Broadway needs to be enhanced.
2. Language needs to include prioritizing space for local and small businesses along East Broadway – to be consistent with Commercial Drive. See attached.

Public Access to Upper Courtyard

1. Guarantees of public access to the lower plaza and the upper courtyard needs to be exactly the same.

2. The developers have always wanted the upper courtyard to be gated off. The compromise of having “public access” for events there isn’t enough.
3. East Van is tied with Fairview on the fewest parks per capita – we need guaranteed public access to any green space we can get.

Final points

The REIT is not committed to the community. It bought this property for \$22.2 million in 2013; its now assessed at \$139.9 million. It wants to “unlock its value” once a rezoning goes through. It wants to flip the asset to a new buyer.

There are many new programs the feds are putting in place to help support private companies develop rentals.

The REIT shouldn’t get a break from the criteria that other developers are managing to meet, throughout the City.