

CD-1 Rezoning: 1780 East Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-09	11:34	CD-1 Rezoning: 1780 East Broadway	Oppose	See attached	Jenny Cory	Kensington-Cedar Cottage	Appendix A
2025-06-09	11:52	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attachments	marisa Pelletier	Hastings-Sunrise	<a href="#">Attachment 1</a>
2025-06-09	11:56	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attachments	Sunny Abebe	Kensington-Cedar Cottage	<a href="#">Attachment 1</a>
2025-06-09	11:58	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attachments	Valeri Bunziak	Kensington-Cedar Cottage	<a href="#">Attachment 1</a>
2025-06-09	12:00	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Subject: Opposition to Proposed Development at 1780 East Boulevard</p> <p>Dear Mayor Sim and Members of Vancouver City Council,</p> <p>I am writing to express my strong opposition to the proposed development at 1780 East Boulevard, which includes three towers reaching up to 479 feet in height.</p> <p>This proposal is completely out of scale with the surrounding neighbourhood. The sheer height and massing of the towers would overwhelm the area, drastically alter its character, and set a troubling precedent for future developments. In my opinion, the architectural design is also unattractive and does little to contribute positively to the urban fabric of the city.</p> <p>Furthermore, as we are all well aware, Vancouver is located in a seismically active zone. Approving buildings of this scale raises serious concerns about public safety and emergency preparedness, especially considering the growing frequency of extreme weather and geological events.</p> <p>While I recognize the need for new housing, this development does not address the kind of housing Vancouver urgently needs:</p> <ul style="list-style-type: none"><li>• Below-market and affordable rental units</li><li>• Assisted living for seniors</li><li>• Family-oriented homes with appropriate layouts and amenities</li></ul> <p>Luxury high-rises do not serve the people most at risk of being priced out of their own city. I urge you to reject this proposal and instead support thoughtful, community-based development that respects the neighbourhood’s scale and meets real, demonstrated housing needs.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely, Marjorie Schurman</p>	Marjorie Schurman	Dunbar-Southlands	
2025-06-09	13:00	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attachments	Yuki Tani	Renfrew-Collingwood	<a href="#">Attachment 1</a>

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2025-06-09	13:52	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The housing crisis is about affordability, not number of available houses. These towers will provide only 10% of the units to below market rental. More unaffordable units in highrises are not the solution to the housing crisis that the city faces.</p> <p>The commercial area is a residential zone with lot of culture and diversity. These towers are not representative of our neighbourhood. In fact, most of the people living in commercial drive and East Van or Vancouver in general, would likely not be able to afford the full value of the suites.</p> <p>These towers have hidden agendas of greed under the umbrella of "market values suites" and housing "crisis"</p> <p>East Van is already overpopulated, send these towers to other areas, kitsilano , UBC areas, for example, mansions occupying a whole block.</p> <p>No mega towers in East Van</p>	Jorgelina Muscatello	Grandview-Woodland	
2025-06-09	14:39	CD-1 Rezoning: 1780 East Broadway	Oppose	Please see attached comments.	Paisley Woodward	Grandview-Woodland	Appendix B
2025-06-09	18:06	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>Dear Mayor and Council:</p> <p>I am opposed to the skyscrapers proposal for 1780 East Broadway.</p> <ul style="list-style-type: none"><li>• I want a substantial portion of this or an alternative development to include truly affordable housing, which could be a mix of co-op, low-income seniors, BC Housing/ subsidized or simply rents posted at 20-30% below market, as set by the City’s affordability policies. There must be better alternatives than to build luxury (aka unaffordable) condos in this neighbourhood!</li><li>• I am dismayed to find out the developer is getting an exemption from the City’s affordability rules.</li><li>• The heights of the proposed skyscrapers are entirely out of scale with the eclectic character of Commercial Drive and violate the Grandview Woodland Community Plan.</li><li>• There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan.</li><li>• This rezoning will block mountain views, including from Trout Lake Park, a public asset.</li></ul> <p>Living in east Vancouver, for decades, I have come to rely on the little piece of beauty and access to natural soundings that Trout Lake and its views of the north shore mountains provides me. There is much less green space in east Vancouver, and impeding the views from Trout Lake’s beach will impact everyone who uses the park.</p> <p>I’m confused that every time the developer is directed to adjust their proposal, it comes back less affordable by average residents!</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>	Gaye Ferguson	Grandview-Woodland	

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2025-06-09	20:22	CD-1 Rezoning: 1780 East Broadway	Oppose	I have thought long and hard about this development, as I support housing density and affordable homes for all. Unfortunately I cannot support this development in its current iteration. The lack of guaranteed affordable/social housing suites is unacceptable, as are the small footprints of the condos that make them unliveable for young families, and anyone really. Further, I think it will add a huge influx of residents to the neighbourhood without the amenities to support them. This is why is it out of sync with the neighbourhood plan. Many of our civic amenities in the neighbourhood are already overburdened. These enormous towers with no attached community accessible amenities (ie. a community centre or another school) are unacceptable. They will also drastically limit view corridors for folks who have called this neighbourhood home for many many years. We need a better plan for this space for the commercial drive neighbourhood.	Laura Mehes	Grandview-Woodland	
2025-06-09	21:29	CD-1 Rezoning: 1780 East Broadway	Oppose	There are so many reasons to oppose this high-rise --one important one is that environmental research shows that lower well built buildings are much more environmentally friendly than such high-rises-- there is much research on this. When we city officials become brave enough to withstand short term gain while forgetting that there are important things other than profit and the wrong type of density?? I am 80 years old and not holding my breath on this one.....what will your future ancestors think of the disregard of community and environment on so many decisions that support this type of develop and for all the wrong reasons. thoughtful density is beautiful....this is not.	Erlene Woollard	Grandview-Woodland	
2025-06-09	21:35	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I am opposed to the unaffordable skyscrapers and big box Safeway proposal for 1780 East Broadway.</p> <ul style="list-style-type: none"><li>• I want a substantial portion of this development to include truly affordable housing. It is shocking that this the development would not include any real affordable housing- we are in a crisis!</li><li>• I am dismayed the developer Crombie Real Estate Investment Trust is getting an exemption from the City's affordability rules.</li><li>• 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.</li><li>• There is no low-income, co-op, non-profit or social housing – badly needed in East Vancouver.</li><li>• 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 are so many other ways to densify.</li><li>• There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan.</li><li>• This rezoning will block mountain views, including from Trout Lake Park, a public asset.</li></ul> <p>I ask that you reject the proposal as is, and at the very least, direct City staff to significantly boost the affordability and liveability of this proposal.</p>	Athena Kyriakides	Mount Pleasant	
2025-06-10	09:56	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>I support low-income &amp; affordable housing for families and individuals in Grandview Woodland</p> <p>I support low-income &amp; affordable housing with a priority of planning for enhanced green space, natural light and access to nature to support the built environment in the context of healthy urban living in Grandview Woodland</p> <p>I support the Grandview Woodland Community Plan that involved broad-based community consultation and set limits of 24 stories for new builds.</p> <p>I DO NOT SUPPORT THE PROPOSED REZONING FOR 1780 EAST BROADWAY as currently proposed.</p>	Lezlie Wagman	Grandview-Woodland	

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2025-06-10	12:48	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>RE : proposed towers at Commercial Drive and East Broadway (Safeway towers)</p> <p>Deeply concerned that this development will encourage neighborhood apartment building owners to sell to developers. I've rented in this neighborhood for 30 years. Most of my neighbours in the surrounding low rise rentals have been renting and raising our kids here for 10+ years. Developments of this nature do not create communities, they erase communities by displacing people via development. No one I know can afford the rents in new developments.</p> <p>Also upset about the potential loss of the view corridor from trout lake, which benefits everyone, wealthy or not. The view corridor is not about just seeing mountains, it's about having the sense of NOT being in the city when standing inside the park. Trout Lake is a gem. While you are by the lake, you have the illusion of not being in an urban area, because the skyline is only trees and mountains. This beautiful and natural view is accessible to everyone, wealthy or not. Towers would destroy that illusion permanently, for everyone who visits the park. No one who grew up here will have fond memories of the towers being built.</p> <p>I would like this view corridor to be to be preserved for future generations, as a legacy project, for all residents of and visitors to Vancouver.</p> <p>Just a side note on this - Canada's physician prescribed " park prescription" program recognizes that time in spent in nature has both physical and mental health benefits. Unfortunately, for low income people (myself included) a free parks pass means nothing without a vehicle and / or the means to get to a national park. At present trout lake provides a convenient and affordable way to FEEL like being out of the city. It won't be the same if the skyline includes towers. Removing the view corridor removes free access to nature from the people who need it most (and guarantees a very exclusive view access to the wealthy few who can afford it)</p> <p>Overall, I would like Vancouver to re-establish its values as a city. Increasingly Vancouver seems to have become a city for the wealthy investors. Are home owners the only Vancouverites permitted to have an unimpeded view of nature? Is it ok that they remove that view from everyone else?</p> <p>Are non-property owners in Vancouver considered to be a valid contributing member of this city? Does the city care about what happens to established communities, when non-property owners are displaced?</p> <p>In future, will home owners be the only Vancouver residents able to build and maintain communities, work, volunteer, raise children, and grow old within their own neighborhoods?</p>	Valorie Pudsey	Grandview-Woodland	
2025-06-10	13:17	CD-1 Rezoning: 1780 East Broadway	Oppose	<p>The buildings are far too high for the neighbourhood, with the imposing design depleting our community vibe. The paltry 10 percent of units available to below market rent do not address the desperate need for lower cost rental housing in this community. The city knows that. We need homes for families, seniors and young adults, many with with limited or lower income, to be able to live, work and stay in this their neighbourhood and the city. If there must be high density housing, please set a precedent and design it with diligence and care for the community, and which speaks to and reflects the homes and streets in this area (see the pictures in the original Grandview plan). Provide homes for the ordinary folks who deserve as much attention from the city and developers as those who can afford far more.</p>	Julie So	Grandview-Woodland	

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

Re: 1780 East Broadway Rezoning proposal

I am opposed to the unaffordable skyscrapers and big box Safeway proposal for 1780 East Broadway.

- **The heights of the proposed skyscrapers are out of scale with the eclectic character of Commercial Drive and violate the Grandview Woodland Community Plan. This is an area with beautiful old homes, often housing many people, including those on low incomes, such as students. The development will be a real blot on the landscape and I fear make this cosmopolitan area far less welcoming and habitable.**
- **This rezoning will block mountain views, including from Trout Lake Park, a public asset. This is truly one of the best views in Vancouver, a welcome window into our beautiful surrounding and a reminder of why we want to live in Vancouver.**
- **Such as huge development puts a large strain on an already crowded area. With more people having to commute into Vancouver, 12<sup>th</sup> Avenue is at a standstill for much of the day (a considerable increase since I first moved to this are) and the Skytrain is packed at key times. Trout Lake is already very heavily used and no consideration has been given to expanding such green areas in East Vancouver.**
- **A substantial portion of any development should include truly affordable housing. There is no low-income, co-op, non-profit or social housing – badly needed in East Vancouver. If the council really want to improve housing options for those who actually need it, why not encourage expansion of the coops in the area, rather than increasingly displacing people through renovictions?**
- **I am dismayed the developer Crombie Real Estate Investment Trust is getting an exemption from the City's affordability rules.**
- **There is no generous sunny public plaza as promised in the Grandview-Woodland Community Plan. The plan looks like many of the soulless, ghetto-like developments that we see in Metrotown, Joyce and elsewhere; quite the opposite of the vibrant environment that we have in this area at present.**

**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, but also consider whether it is really needed given the already large number of condos being built in this area and a fall in the demand for them in Vancouver.**

Yours truly,

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



Hi Councillors,

Re: 1780 E. Broadway application - I hope you read this.

### **Quick points**

#### **The Upper Courtyard – not public.**

1. All that is public in the upper area is a walkway that skirts a private courtyard, and steps leading to and from that walkway.
2. The developer wants the courtyard private.
3. Attached is an image that shows you what would be private and what would be public - as per the developers' application. See pp 82-83 of their proposal.
4. The image is an overlay.
5. Note the deceptive rendering of the "green space" on p.83. It is just hanging foliage. Not walkable.
6. I ask that Council make a clear condition that the upper courtyard area be fully public – as set out in the Urban Design comments.
7. If the wording of the statutory rights of way access are left to the lawyers, the community will not have meaningful public access to this area, unless clearer direction is made.

#### **Not affordable**

1. Council voted on Oct 4, 2023 to define "below-market" as a 20% discount off of average city-wide rent. This should apply here. What the developers have come up with isn't good enough: the City is very behind on its below-market and low-income housing targets, dating back to 2017.
2. The Grandview Woodland Area Plan calls for 1400 new social housing units. Only 6% of this goal has been achieved since 2016.



