

CD-1 Rezoning: 1780 East Broadway - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	16:47	CD-1 Rezoning: 1780 East Broadway	Other	I am in support of this development project. However, I liked the original design better. The current design seems to have very little community amenity. I think we need more high quality gathering spaces in this development.	Aiyana Kane	Kensington-Cedar Cottage	
2025-05-13	17:24	CD-1 Rezoning: 1780 East Broadway	Other	I support this if there will be safeguards to ensure AFFORDABLE rents (not the "below market" so-called affordable rents based on a 6-figure income, but affordable to most renters in Vancouver). Thank you	Marie Benard	South Cambie	
2025-05-13	18:44	CD-1 Rezoning: 1780 East Broadway	Other	I support redeveloping this site. There's no one being displaced and it will add much needed density near a major transit hub. We need more housing, including market rentals, to reduce pressure on existing affordable rentals. That being said, this development feels like they're shutting out the poor. This is a prime location near Vancouver's busiest SkyTrain hub. Instead of balancing housing needs across income levels, it feels like they're building a vertical gated community. We need more housing, yes, but we also need more equity in how it's delivered.	Waleed Nazhan	Fairview	
2025-05-13	19:45	CD-1 Rezoning: 1780 East Broadway	Other	There needs to be way more affordable units in this development, only 10% makes no sense in this city and in this part of town. As a neighbour and member of the community, I don't oppose the project, we need more housing, services and infrastructure. But this kind of developments don't help the community unless they are built with the purpose of fighting the current housing crisis.	Humberto Corte	Grandview-Woodland	Appendix A
2025-05-13	22:56	CD-1 Rezoning: 1780 East Broadway	Other	Dear Councillors, I live on East 11th a 5-minute walk from the proposed development. I think that this site needs to be developed ASAP, but the plan for 1780 E. Broadway as it currently stands is woefully inadequate to have a positive impact on the community and the city at large. This plan will only continue the quick descent this city is on towards being a resort town that caters only to the ultra-wealthy. It neither adheres to the Grandview-Woodland plan nor does it address the neighbourhood's/city's most pressing needs. However, the city is in desperate need of more rental housing and even an awful plan like this is preferable to more years of stasis and inaction. This is a global city and we can't keep acting like we are a small town with height requirements that protect mountain views at the expense of vital affordable housing. Problems with the Current Application <ul style="list-style-type: none"> • 10% of floor area for below market rentals is a meaningless metric that can too easily be manipulated and will result in a negligible number of actual units. • A 37-space childcare facility won't even accommodate the population of the development let alone help alleviate the need for childcare spaces in the 	Brian McCreery	Kensington-Cedar Cottage	

neighbourhood. This development as it stands will put a further strain on the services in this community.

- The Public “Plaza” as currently proposed will exacerbate the current open drug use issues of the area by giving people a sheltered area in which to use and will very quickly become a haven for crime and anti-social behaviour. Which based on the current methodology, will be addressed through over policing which is proving to be both ineffective and unpleasant for our neighbourhood.
- 438 parking spaces is far too many and a waste of valuable real estate, especially for a development that sits atop a prime public transit corridor. The last thing this neighbourhood needs is more traffic.

Common Sense Solutions to These Issues

- Require the developer to adhere to the city’s own rules regarding below market rentals. It would be preferable for the entire development to be non-profit/co-op but one of the three buildings would be a huge improvement. There are plenty of housing providers in the city who could assist in this and should be included in this development given its central location and historically lower-income population.
- Require the developer to actually build the type of units that are needed. One third of the units should be studio and 1-bedrooms, while the other two thirds should be 2- and 3-bedroom units so families actually have an affordable place to live within the city.
- Increase the size of the child care facility to over 100 spaces.
- Instead of an empty plaza create a food stall market that caters to transit riders.
- Include a permanent overdose prevention site within the development so that local drug users have a safe place to go and don’t end up ODing in the plaza. Open drug use is common place at the location currently, ignoring that fact is malfeasance.
- Reduce parking spaces by at least 50%. Only some of the units with 2 or 3 bedrooms should have a dedicated parking space.

Thank you for taking the time to read my thoughts on this matter.

Sincerely,
Brian McCreery

The tower height increases and the conversion of an office level in the base podium of the west tower will increase the number of rental homes from 981 units in the 2023 revision to 1,044 units in the latest revision. At least 10% of the rental homes will continue to be below-market rental units, with the remaining 90% being market rental units. At least 35% of the homes will be sized for families, defined as units with two or more bedrooms.