


CD-1 Rezoning: 1780 East Broadway - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-14	17:05	CD-1 Rezoning: 1780 East Broadway	Other	<p>I'm pastor of a nearby church located at [REDACTED], and I'm concerned that the project as currently proposed does not holistically meet the needs of our neighbourhood. I understand the rationale of the height of the proposed towers, however I'm concerned about the following:</p> <ul style="list-style-type: none"> - the citizen's assembly envisioned a plaza which, in light of the busy transit hub, would make for much more friendly zone for pedestrians and cyclists. Even having a grandfathered plan to phase out the road when the current buildings are redeveloped would be reassuring. - The concern of very few daycare spots. This is an urgent need in our neighbourhood, and in my view, there are not enough spots for kids to have daycare, particularly because of the convenient location for any parents fortunate enough to get a spot right at the skytrain hub. - For all the concessions that the city is proposing to give the project in waiving CACs for rental housing, the number of affordable rental suites is far too small to justify the height allowances. The developer could justify the height for their own cost recovery, but at present, this is not a good enough benefit to justify waiving so many CACs. <p>As a pastor here for the last 18 years, I am continually concerned about the ongoing wellbeing of our neighbourhood and I believe that I'm opposing aspects of a development it is because I witness firsthand the crises in our immediate neighbourhood, and I can envision how a redevelopment can either enhance the wellbeing or inhibit the wellbeing, and in this present iteration, I don't see that it enhances our neighbourhood enough.</p> <p>I am not able to attend the meeting in person, but feel free to contact me personally at [REDACTED].</p> <p>With thanks, Trevor</p>	Trevor Vanderveen	Grandview-Woodland	
2025-05-14	18:34	CD-1 Rezoning: 1780 East Broadway	Other	Vancouver desperately needs more affordable housing so that a broad range of the population is able to continue to live and work here.	Laura Stewart	Grandview-Woodland	
2025-05-14	20:13	CD-1 Rezoning: 1780 East Broadway	Other	<p>This building should not proceed without a high percentage of the suites designated as social housing. Our neighbourhood is in desperate need of safe secure housing. I am very disappointed to hear the social housing portion of this plan has been ditched by the new mayor and council.</p> <p>And the rich get richer.....</p>	Monica Bizzocchi	Grandview-Woodland	

2025-05-14	21:54	CD-1 Rezoning: 1780 East Broadway	Other	<p>We desperately need ACTUALLY AFFORDABLE LOW-INCOME HOUSING. Young workers are either being run out of the city by ridiculous rental costs or forced to live with more people than they have bedrooms.</p> <p>Employers complain about not enough workers without realizing that they can't afford to live in the city. The 15 minute city only works if there is housing for all workers in that area.</p> <p>I have friends forced to rent out their bedroom and sleep in their living/dining/storage room just to be able to afford a roof over their head in East Van. Another friend lives with two teenage kids in a one bedroom apartment. We all deserve better than this.</p>	Logan Francis	Grandview-Woodland	
2025-05-15	01:29	CD-1 Rezoning: 1780 East Broadway	Other	<p>How is it good planning to allow three towers over 400 feet tall adjacent to a block that only allows houses (duplexes) to be 35 feet tall? Especially when that block is the North block that will be in the buildings' shadow all year long. I live on the Southside of [REDACTED] in a single family house. It was one thing when the proposed development was for twenty something towers that would only shadow our backyard in the winter. Now we will be in the shadows all year long. Strangely, the only block along 8th Ave between Commercial and Nanaimo where the Southside is zoned for duplexes and not row housing up to 5 storeys is the one block behind the proposed towers. Either the heights of the towers should decrease or the adjacent zoning should increase.</p>	Mitch Kenyon	Grandview-Woodland	
2025-05-15	09:47	CD-1 Rezoning: 1780 East Broadway	Other	<p>Dear City Council and Planning Staff,</p> <p>Thank you for the opportunity to provide feedback on the revised rezoning application for 1780 East Broadway.</p> <p>1. Housing Affordability and Diversity</p> <p>While I appreciate that the proposal adds over 1,000 rental units, I am concerned that only 10% of the floor area is below-market, with no clear commitment to deeply affordable or family-friendly units. For this scale of development, we need a broader diversity of housing types—including accessible units and affordable options for lower-income households—to ensure equitable access to this transit-rich location.</p> <p>2. Transportation and Traffic</p> <p>Despite its location at a major transit hub, the project includes only 438 vehicle parking spots for 1,044 units plus a large-format grocery store. The existing Safeway already has 136 stalls, meaning the project adds just 302 new spaces—an amount unlikely to meet resident needs.</p> <p>Most Vancouver households in dense areas still own at least one vehicle, especially families and those seeking to access regional natural areas, which are a major draw to this part of the city. The intersection at Broadway and Commercial is already heavily congested, and additional strain—especially after road closures like Woodland Drive—could significantly impact livability and safety.</p> <p>Street parking is already in short supply, and this proposal doesn't sufficiently account for the local realities of car usage, deliveries, and visitor needs.</p> <p>3. Public Benefits and Community Amenities</p>	Catherine Gormley	Mount Pleasant	

			<p>The proposal references a grocery store as a benefit, but the site already has one. While the inclusion of a 37-space childcare facility is welcome, it's a modest addition relative to current demand and the scale of the proposed population increase.</p> <p>I am concerned about the lack of clarity around how community amenities like schools, libraries, and community centres will be scaled up to serve hundreds of new households. I would also like assurance that the public plaza space will be truly accessible, safe, and usable throughout the year, not simply a design feature.</p> <p>4. Equity and Inclusion</p> <p>It's unclear how this project will serve marginalized populations, including Indigenous residents, low-income families, and people with disabilities, 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</p> <p>There is little information in the public documents about green building standards, energy efficiency, or urban biodiversity. For a project of this scale, environmental leadership should be a requirement, not an afterthought.</p> <p>6. Precedent-Setting</p> <p>Finally, this proposal far exceeds the height and density guidelines in the Grandview-Woodland Community Plan (12–24 storeys). While I understand the need to evolve, overriding carefully developed community plans—especially without clear, compelling public benefits—sets a troubling precedent. It risks eroding trust in future planning processes.</p> <p>In summary, while I support adding rental housing in transit-oriented areas, I believe this proposal needs substantial improvement to ensure affordability, livability, and equity for current and future residents. Please do not approve the rezoning in its current form.</p> <p>We are desperate as a community for you to invest in livable communities, not just housing developments.</p> <p>Sincerely,</p> <p>Catherine Gormley</p> 			
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