

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-15	18:22	CD-1 Rezoning: 1780 East Broadway	Other	<p>Review and add more social housing</p> <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. The Grandview Community Plan requires "that new development includes housing for families and low-income residents."</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. 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."</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> <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 Grandview Woodlands Community Plan. Large-scale rezoning should include intentional strategies to foster equity, not just market-based 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 densified rental housing in transit-oriented areas, I believe this proposal needs to be re-worked to ensure affordability, management of traffic and parking, and equity for current and future residents. Please do not approve the rezoning in its current form.</p>	Elise Barber	Kensington-Cedar Cottage	