

CD-1 Rezoning: 1780 East Broadway - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-13	13:34	CD-1 Rezoning: 1780 East Broadway	Support	I support this project.	Sam Scherzer	Downtown	
2025-05-13	13:42	CD-1 Rezoning: 1780 East Broadway	Support	I support this project because it will allow for more business and sustainability within the community.	Kenya Jordan	Mount Pleasant	
2025-05-13	14:45	CD-1 Rezoning: 1780 East Broadway	Support	This development will greatly benefit the neighborhood and Vancouver as a whole. We need more housing and densification is required to make this happen. The Grandview Woodland Community plan should be further updated given the current housing shortage and new TOA legislation. The current Commercial Broadway Station sub area precinct should be revised. There is no need for Single Family Dwellings or Duplexes within blocks of the busiest transit hub in British Columbia. This development is a first step in the right direction for Commercial Broadway precinct.	No Name ReCollect	Grandview-Woodland	
2025-05-13	14:51	CD-1 Rezoning: 1780 East Broadway	Support	In a time where we lack housing due to decades of low development, this is one of the best places to put new homes. It's beside the skytrain, has shops near by, and will have 0 displacement.	Caleb Tran	Sunset	
2025-05-13	14:57	CD-1 Rezoning: 1780 East Broadway	Support	Sometimes I feel like I'm living in a weird alternate reality where the question of towers next to the third busiest skytrain station and two major arterials, in a housing crisis, in one of the few areas with a shrinking population, is somehow taken remotely seriously. Please. Finally there is a chance for a crappy Safeway and surface parking lot to be converted into homes. For people. So that our city can finally grow out of its hopeless provincialism into something actually world class. This should've happened ages ago. Get it done now.	Christopher Cairns	Grandview-Woodland	
2025-05-13	17:17	CD-1 Rezoning: 1780 East Broadway	Support	Vancouver needs housing. I support this application to create new housing with zero displacement along a massive transit corridor.	Max Swiatlowski	Fairview	
2025-05-13	17:17	CD-1 Rezoning: 1780 East Broadway	Support	I fully support building more homes in the city and Broadway @ Commercial is the perfect place to do so since it is right beside a major transit hub. The city desperately needs more homes to combat increasing and extremely concerning housing unaffordability. Please say yes to this project!	Melissa Orobko	Renfrew-Collingwood	
2025-05-13	17:18	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes!	Matthew Learning	Fairview	
2025-05-13	17:20	CD-1 Rezoning: 1780 East Broadway	Support	It shouldn't take twenty years to build obviously needed housing next to one of Canada's largest transit hubs. For too long, this necessary project has been delayed and obstructed by the usual NIMBY suspects. It's time to build now.	Peter Andreasen	Mount Pleasant	
2025-05-13	17:23	CD-1 Rezoning: 1780 East Broadway	Support	Vancouver desperately needs more housing, and putting it smack in the middle of what is already one of the most important transit hubs in the city -- and only likely to become moreso -- is a no-brainer!	Derek Van Pel	Fairview	
2025-05-13	17:27	CD-1 Rezoning: 1780 East Broadway	Support	Vancouver needed more housing yesterday. As a millennial eager to stay in this city and raise a family, I strongly urge you to approve this development!	Shaun Lang	Mount Pleasant	

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2025-05-13	17:28	CD-1 Rezoning: 1780 East Broadway	Support	All the time and money that has been invested in this already is insane. Towers belong at transit hubs for god's sake!! This should not even be up for debate. Enough consultation- just do it!!	Julia Longpre	Fairview	
2025-05-13	17:35	CD-1 Rezoning: 1780 East Broadway	Support	"I support building these much needed rental housing.	Atiya Mahmood	Downtown	
2025-05-13	17:49	CD-1 Rezoning: 1780 East Broadway	Support	I lived two blocks from this proposed development for years. These blocks badly need the vitality that will come from this project.	Joshua Prowse	West End	
2025-05-13	17:54	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes! Let's get this built	Eoin O'Dwyer	West End	
2025-05-13	17:56	CD-1 Rezoning: 1780 East Broadway	Support	I support this increase in housing especially since it's near transit and along the Broadway corridor.	Willie Ng	Downtown	
2025-05-13	18:06	CD-1 Rezoning: 1780 East Broadway	Support	I support this building of much needed housing	Eva Tatarka	Downtown	
2025-05-13	18:09	CD-1 Rezoning: 1780 East Broadway	Support	I have family who live 2 blocks from this site and have struggled finding a place to rent in the vicinity. Their experience was similar. Not only would this project bring a huge amount of rental homes close to one of Metro Vancouver's busiest transit stations but also bring more residents to help support the amazing shops and restaurants on Commercial Drive.	Agostinho V	I do not live in Vancouver	
2025-05-13	18:12	CD-1 Rezoning: 1780 East Broadway	Support	I support these towers! They're badly needed new homes beside a major transit station that don't displace any existing residents, and they should have been built years ago. It's ridiculous that the process has dragged on for this long.	Julia Boyle	Mount Pleasant	
2025-05-13	18:13	CD-1 Rezoning: 1780 East Broadway	Support	As a local resident, I support this application. The construction of new housing needs to be a critical priority in our city, particularly at major transit hubs such as this one. Even market rate housing provides new places for people to live. Opponents of this project have stated in the press that not enough has been asked of this project's developers to justify its construction. On the contrary, many administrative and financial burdens are placed on developers. The existence of this process testifies to this fact. Indeed, this is one of the causes of our present crisis. There is no serious approach to addressing our housing crisis that does not involve towers at major transit hubs. We should not nickel and dime attempts to build them.	John Clarke	Mount Pleasant	
2025-05-13	18:27	CD-1 Rezoning: 1780 East Broadway	Support	We desperately need more housing, I support these homes! This is a perfect spot for housing too, it's so close to transit!	Kim Cuthbertson	Kitsilano	

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2025-05-13	18:38	CD-1 Rezoning: 1780 East Broadway	Support	I strongly support this rezoning application because we need many more rental housing to combat our chronic housing crisis. We needed this development build more than 5 years ago. It's not too late - please approve this and let's get more housing units available for people.	Ting Lin	Grandview-Woodland	
2025-05-13	18:40	CD-1 Rezoning: 1780 East Broadway	Support	I completely support the rezoning of this area to build towers and provide more rental units. People desperately need housing!! Time for Vancouver to change to accommodate everyone who lives and works here, so EVERYONE can thrive.	Cindy Sestak	I do not live in Vancouver	
2025-05-13	18:47	CD-1 Rezoning: 1780 East Broadway	Support	Much needed density at a regional transit hub	Jon Green	Kitsilano	
2025-05-13	19:05	CD-1 Rezoning: 1780 East Broadway	Support	As the site of a major transit interchange (to become even more important when the Broadway Subway opens), Commercial-Broadway is such an ideal place for transit-oriented development, in line with the Broadway Plan. There is an urgent need for large, transit-oriented, mixed used developments on the Broadway corridor, and replacing a single-story retail space and large surface parking lot should be a no-brainer. This project will provide over 1,000 households easy access to high-quality rapid transit, and add green space and retail amenities for residents of the neighbourhood. Let's get it done.	Shin Oblander	I do not live in Vancouver	
2025-05-13	19:14	CD-1 Rezoning: 1780 East Broadway	Support	This location is a major transit hub. High density residential housing, like the proposal at 1780 East Broadway, is a no-brainer. Get on with it! Our city DESPERATELY needs more housing, of all types.	Ian MacDonald	West End	
2025-05-13	19:31	CD-1 Rezoning: 1780 East Broadway	Support	I support these rental homes and the people who will call them home!	Trevor Jansen	Mount Pleasant	
2025-05-13	19:37	CD-1 Rezoning: 1780 East Broadway	Support	I support developing this site into housing and childcare.	Sophia Reder	Fairview	
2025-05-13	19:52	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes. Vancouver desperately needs more housing.	Deborah Dunlap		
2025-05-13	20:01	CD-1 Rezoning: 1780 East Broadway	Support	The proposed rental housing development at Commercial SkyTrain station represents a crucial opportunity to address Vancouver's housing shortage at one of the city's most vital transit hubs. By creating new homes directly connected to rapid transit, this project will reduce car dependency while providing residents with unparalleled access to employment, education, and services across the region. Commercial-Broadway is already the busiest transit exchange in the system, making it the ideal location to concentrate housing density that will support local businesses and create a more vibrant, sustainable community.	danielle lovell	Fairview	
2025-05-13	20:07	CD-1 Rezoning: 1780 East Broadway	Support	I live near here. We need more housing in this city, and higher density housing, especially near transit. It feels like this project has been under review forever -- I hope it passes soon.	David Hardisty	Mount Pleasant	

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2025-05-13	20:10	CD-1 Rezoning: 1780 East Broadway	Support	I support this rezoning - we need more housing, especially purpose-built rental housing. This is a SkyTrain station in a central location. It makes sense to allow high-rises here, similar to Joyce Station, or Metrotown, or Brentwood, or Lougheed, if not more so (since it's more centrally located). There's zero displacement of existing renters, since the project is replacing a Safeway and a parking lot.	Russil Wvong	Riley Park	
2025-05-13	20:30	CD-1 Rezoning: 1780 East Broadway	Support	This is a good area for more rental housing.	organization Yacht Harbour Pointe (LMS 1809)	Downtown	
2025-05-13	20:53	CD-1 Rezoning: 1780 East Broadway	Support	I support this development! Busiest transit hub in the entire region and we just got our first 5+ story building recently. More people deserve to live in this great part of the city.	Nils Peterson	Kensington-Cedar Cottage	
2025-05-13	21:00	CD-1 Rezoning: 1780 East Broadway	Support	I'm a former resident of Grandview-Woodlands. I lived and rented in the area for about 20 years altogether starting in 1986. This proposal had already been under consideration for a few years when I moved away in 2018. I supported it then (in a different version) and still support it now. This is because of the pressing need for purpose-built rental housing in the City of Vancouver. Despite some recent easing of the vacancy rate (which corresponds to a slight easing of rents), we are still in a long-term and severe rental housing shortage, cumulatively caused by poor decisions of local and other levels of government over decades. The optimum places to locate purpose-built rental housing are 1. where there are the least number of existing renters and 2. near public transit and services, since renters are poorer on average than homeowners and so are less likely than them to own cars. This proposal meets those criteria to a degree that few other sites will, which justifies its size. As well, despite its proximity to downtown and its excellent services services and amenities, Grandview Woodland has grown at a slower rate than many other Vancouver neighbourhoods over the past few decades. This has had the effect of disproportionately displacing growth pressure onto other parts of the city and is inequitable. This proposal will go some distance towards rectifying that imbalance and is another reason to approve it. Please move this project forward.	Karen Sawatzky	Downtown	
2025-05-13	21:02	CD-1 Rezoning: 1780 East Broadway	Support	I support new rental homes in my neighbourhood, adjacent to my closest transit hub.	Tom Skinner	Kensington-Cedar Cottage	
2025-05-13	21:07	CD-1 Rezoning: 1780 East Broadway	Support	We need more housing. Along Broadway is a good place to put it.	Mike Vlasman	Kitsilano	
2025-05-13	21:11	CD-1 Rezoning: 1780 East Broadway	Support	This project will provide over 1000 homes, and has been in planning for 20 years. How many people have been priced out of the city over that time? These homes were badly needed 20 years ago, and the housing shortage has only gotten worse.	Michael Wiebe		

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2025-05-13	21:11	CD-1 Rezoning: 1780 East Broadway	Support	This property development is way overdue - people need somewhere to live and the city has been dragging it's heels on creating the environment to house people - get this started as soon as possible and start being part of the solution rather than continuously part of the problem.	Jerome Deis	Arbutus Ridge	
2025-05-13	21:20	CD-1 Rezoning: 1780 East Broadway	Support	I support these rental homes. They are very much needed in Vancouver and in the region. I particularly support the provision of below-market rental units. The childcare space is also a much needed community service. The proximity to rapid transit service is ideal for having increased density. It would be even better if there were fewer parking spaces given how close it is to two SkyTrain lines.	Iona Bonamis	Kensington-Cedar Cottage	
2025-05-13	21:20	CD-1 Rezoning: 1780 East Broadway	Support	Please approve the building of these rental homes and the daycare. They have been needed for decades already and the NIMBY perfectionists have caused the very necessary increase in density on this site by prohibiting it elsewhere. So, just build it here, please, right next to transit, where it won't displace existing tenants. Thank you for listening!	Lynn Kruszewski	Downtown	
2025-05-13	21:28	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes. Projects like this are important!	James Goldie	Mount Pleasant	
2025-05-13	21:30	CD-1 Rezoning: 1780 East Broadway	Support	This is a beautiful, thoughtful, complete, and much needed contribution to an area that is rich with amenities, services, local commercial, and access. I am in full support of this development and feel that it is urgently needed for this area. Zero displacement. Much needed community contributions. There is no reason to reject this proposal.	Mitchell Eve	Mount Pleasant	
2025-05-13	21:35	CD-1 Rezoning: 1780 East Broadway	Support	We need as much density as possible as close to transit hubs as possible. Of any place to relax parking, this is the one! And, the fact that it's such a large number of rental units, this is a boon to the neighbourhood and to workforce housing in City of Vancouver. These types of rental buildings are desperately needed. I do not agree with those who complain about the large degree of "market" rentals. The developer needs a feasible project. And the fact that we can do it with market rental is remarkable in this current environment. If anything, put a timeframe on BP application, requiring construction within a certain period of time. These units cannot come soon enough!! Please support this project!!	Seth Baker	Downtown	

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2025-05-13	21:47	CD-1 Rezoning: 1780 East Broadway	Support	I support this housing! We need more housing! Please approve this proposal!	Michael Choi	Arbutus Ridge	
2025-05-13	21:54	CD-1 Rezoning: 1780 East Broadway	Support	I support this development as we urgently need more homes in this city, especially rental units like this development will provide. Thank you!	Cameron White	Kensington-Cedar Cottage	
2025-05-13	22:19	CD-1 Rezoning: 1780 East Broadway	Support	I support this development	Maytal Kowalski	Hastings-Sunrise	
2025-05-13	22:43	CD-1 Rezoning: 1780 East Broadway	Support	My name is Holly LaRoche, I am a dance artist, actor, and stunt performer. I have lived and worked in major North American art hubs like New York and Montreal, and have now settled in Vancouver. While I willingly embraced the "starving artist" lifestyle as a student, my four-year struggle to find affordable, safe housing in Vancouver hindered my career growth until I secured a Rent Geared to Income unit. This stability has allowed me to flourish professionally, save money, and invest, which highlights the crucial role affordable housing plays in enabling artists to thrive and contribute to Vancouver's growing arts and entertainment sector. I am cautioning the council against repeating the mistakes of cities like New York, where rising costs push artists away from cultural centers, and would like to underline that supporting artists with dignified housing is essential for fostering a vibrant and sustainable arts scene in Vancouver, preventing talent drain and encouraging long-term creative contributions to the city's cultural landscape.	Holly LaRoche	Mount Pleasant	

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2025-05-14	03:35	CD-1 Rezoning: 1780 East Broadway	Support	<p>Hi Vancouver council, I am writing to express support for the redevelopment of the Safeway site next to Commerical-Broadway.</p> <p>It is an ideal location for high density housing, being located next to one of the most important stations on the SkyTrain network, in a walkable neighbourhood full of interesting resturants, businesses, and close to Trout Lake. With so many things nearby and some of the best transit connections in the region it's an ideal spot to live car free, or car light, minimizing the amount of cars added to the road.</p> <p>There is also the benefit that this project is displacement free, since there is no existing housing on the site.</p> <p>Thank you.</p>	Cord Corcese	I do not live in Vancouver	
2025-05-14	05:39	CD-1 Rezoning: 1780 East Broadway	Support	We need homes in Vancouver. I support the existing proposal at this site.	Gopalakrishnan Shanker Rajhan	Downtown	
2025-05-14	07:47	CD-1 Rezoning: 1780 East Broadway	Support	I support this project!	Ke Jiang	West End	
2025-05-14	08:12	CD-1 Rezoning: 1780 East Broadway	Support	I support this housing!	Conor Graham	Mount Pleasant	
2025-05-14	08:13	CD-1 Rezoning: 1780 East Broadway	Support	I support more housing in Vancouver!	Veronika Kollbrand		
2025-05-14	08:51	CD-1 Rezoning: 1780 East Broadway	Support	Please rezone/allow redevelopment of Safeway to include more housing and businesses and less parking. This is the closest grocery store to me and the current land use makes me sad. There's potential for sk much more here.	Michael Gottlieb	Hastings-Sunrise	
2025-05-14	08:53	CD-1 Rezoning: 1780 East Broadway	Support	It's a shame that it's taken over 10 years for staff to bring forward this project, one that brings much needed housing to the busiest transit hub in Western Canada! Ideally there should be more social housing, but understanding the market conditions currently, I support this project and urge council to fast-track the development permit application!	Chris Karu	Kitsilano	
2025-05-14	08:55	CD-1 Rezoning: 1780 East Broadway	Support	I support the building of these homes. Homes should be built close to transit rather than pushing homes to the suburbs. The City should be aiming to bring these types of homes to underutilized areas such as Shaughnessy.	Alisa Maegawa	Kitsilano	
2025-05-14	08:55	CD-1 Rezoning: 1780 East Broadway	Support	I love housing	Steven Smith	Renfrew-Collingwood	
2025-05-14	09:10	CD-1 Rezoning: 1780 East Broadway	Support	I support this development!	Cameron Barker	Mount Pleasant	

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2025-05-14	09:54	CD-1 Rezoning: 1780 East Broadway	Support	I support this rezoning, this is a great plan for increasing housing density and the design looks nice. In-filling like this, with a SkyTrain station, shops on the ground floor, childcare facilities, and green spaces, is exactly what we need in Vancouver to make it an affordable place to live for young people, who are the future of Vancouver.	Heather Bruce	West Point Grey	
2025-05-14	10:02	CD-1 Rezoning: 1780 East Broadway	Support	I support this rezoning. I'm a resident of the neighbourhood and this feels like a perfect place to accommodate more people and housing. It's a 10 minute train ride downtown, a quick ride out to the rest of the lower mainland, and on a 99 b-line stop. If we don't allow for more residents to live here, where we still have a surface level parking lot...where will we find the space?	EB Evans	Grandview-Woodland	
2025-05-14	10:02	CD-1 Rezoning: 1780 East Broadway	Support	I am writing to support this redevelopment. It will provide over 1,000 homes in a vibrant neighbourhood that is well connected by rapid transit and bike routes, all without renter displacement! I like that there will be a public plaza and a day care, as well as commercial opportunities. This project is long overdue	Michelle Spencer	Fairview	
2025-05-14	10:23	CD-1 Rezoning: 1780 East Broadway	Support	It's such a centric location and this project brings an import amount of quality, diverse housing and urban development to the area. It can be a catalyst to even more housing initiatives that are necessary here. Very important!	Michal Rieback	I do not live in Vancouver	
2025-05-14	10:37	CD-1 Rezoning: 1780 East Broadway	Support	I strongly support this additional housing. This development should be twice as tall, and should have been built 20 years ago. But as the saying goes, the second best time to start something is today. Please approve this urgently needed housing.	James Pettit	Riley Park	
2025-05-14	11:03	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes. If anything this proposal should be higher towers than proposed. I've lived in East Van for 19 years, and within 2 blocks of this site for 12 years. This area badly needs more housing and density, it's so central to the rest of Vancouver by transit.	Ken Pratt	Mount Pleasant	
2025-05-14	11:49	CD-1 Rezoning: 1780 East Broadway	Support	We need transit oriented development, and much more secure rental housing. This is ideally located next to two mass transit skytrain lines. I live just across the bridge in North Van, but strongly support this project.	Easton Smith	I do not live in Vancouver	
2025-05-14	11:55	CD-1 Rezoning: 1780 East Broadway	Support	I support this project as it will provide much needed housing units.	Caitlin Patton		
2025-05-14	12:08	CD-1 Rezoning: 1780 East Broadway	Support	I support the building of these homes for the benefit of the whole city.	Courtney Eckhardt	Downtown	

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2025-05-14	12:18	CD-1 Rezoning: 1780 East Broadway	Support	<p>Dear Mayor and Council,</p> <p>I am writing to express my strong support for the rezoning application at 1780 East Broadway.</p> <p>This development proposal provides a number of benefits that will help Vancouver grow sustainably:</p> <p>The proposed development would create hundreds of new homes in a city facing a severe housing shortage. Vancouver's vacancy rates remain extremely low, and adding new housing stock in this location is vital to fixing affordability. If anything, this development is too small. I would suggest increasing the number of allowed stories and floor space area.</p> <p>The site is right next to the best-served transit hub in Metro Vancouver, at the intersection of two, soon to be three, Skytrain lines. This location is the single best site for transit-oriented development in the city and would allow people like me to live without cars more easily.</p> <p>Unlike many development projects, this proposal repurposes an underutilized commercial site, meaning no existing residents will be displaced. This represents a rare opportunity to add housing close to transit without contributing to the displacement issues that often accompany densification.</p> <p>The development promises significant community benefits that far outweigh any other concerns. This process has taken far too long. Future applications similar to this should be dealt with much faster going forward.</p> <p>For these reasons, I strongly encourage Council to approve this rezoning application. I would not consider voting for any councillor who voted against this proposal.</p> <p>Sincerely,</p> <p>Rory MacMillan</p>	Rory MacMillan	Mount Pleasant	
2025-05-14	13:12	CD-1 Rezoning: 1780 East Broadway	Support	Please see my letter, with charts, attached	Owen Brady	Hastings-Sunrise	Appendix A
2025-05-14	13:19	CD-1 Rezoning: 1780 East Broadway	Support	more affordable housing in and around downtown is so important. I want to move so I don't have to bus an hour+ to work every day. But I'm stuck in Marpole forever if housing prices continue to go up and up and up.	Laura Smith	Marpole	

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2025-05-14	13:28	CD-1 Rezoning: 1780 East Broadway	Support	I support these homes	Denis AGAR	Downtown	
2025-05-14	13:35	CD-1 Rezoning: 1780 East Broadway	Support	I support this project but hope that the city will graduate the height down with any surround new building 5-10 story, remove some single family homes around the broadway plan! We cant keep pretending we live in the white picket fence era!	Robin Kort	Mount Pleasant	
2025-05-14	13:37	CD-1 Rezoning: 1780 East Broadway	Support	It's high time this site finally has a development that takes advantage of its location. This is an excellent place to build high-density housing, and it's fortunate that we can build it without displacing any existing residents. This is a great project and these will be great homes. Vancouver is in a housing crisis and we need to build more homes; of course we should build these.	Tim Smith	Downtown	
2025-05-14	13:45	CD-1 Rezoning: 1780 East Broadway	Support	More density is needed in Vancouver. While I prefer Barcelona model (5 to 10 floors) spread out over more streets, I think towers closer to skytrain station/transit hubs is ok.	Jimmy Allen		
2025-05-14	13:50	CD-1 Rezoning: 1780 East Broadway	Support	I grew up in this neighbourhood. Myself and all of my childhood friends have had to leave the nighbourhood because we cannot afford it. The main reason we can't afford it is lack of housing supply. Please approve these houses for people to live in. The added rental units are especially appreciated.	Milen Spivak	Strathcona	
2025-05-14	14:13	CD-1 Rezoning: 1780 East Broadway	Support	<p>I proudly support the East Broadway Safeway development as a vital step in addressing Vancouver's evolving housing needs. This development is more than just a few towers, it represents a thoughtful approach to integrating essential rental and affordable housing within a vibrant, connected community with transit at the doorstep. As a longtime resident of the neighbourhood, I have often thought this part of the city is severely lacking in high-density housing. It's crazy that there are hundreds of single family homes within a two minute walk of Commercial-Broadway SkyTrain station but large apartment buildings.</p> <p>In addition to creating homes, this redevelopment aligns with Vancouver's broader vision for sustainable development. The job growth during construction and the economic impact to local businesses of having thousands of new neighbours is an important consideration.</p>	Heather Seghal	Kensington-Cedar Cottage	
2025-05-14	14:28	CD-1 Rezoning: 1780 East Broadway	Support	The fact that there's no big development next to one of the busiest skytrain stations is a travesty. I support this project to build more housing in a great location that doesn't displace any current renters. We don't need giant surface lots anyways.	Scott Tully	Riley Park	

APPENDIX A

Dear Mayor Sim and Council,

I am happy to support this proposal at this long-awaited public hearing. These towers should have been built 20-40 years ago, and should probably be taller today, but the next best thing you can do is approve this development as proposed. This is the second- or third-busiest transit station in BC and very little net housing has been built in the area since the Grandview-Woodland Plan was approved. “Megatowers” are not enough at this point; I wish there were an option for Ultratowers or Gigatowers.

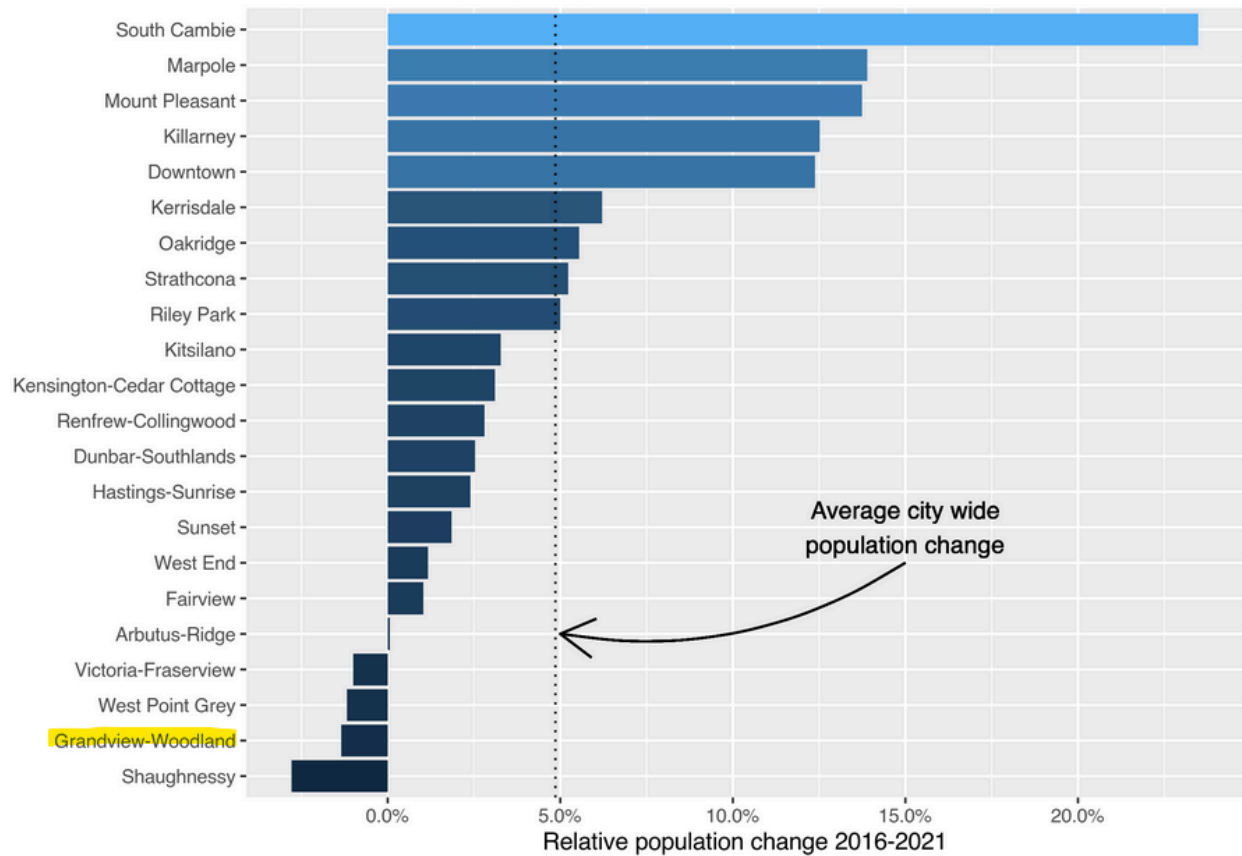
I used to live in this neighbourhood. My wife and I would have liked to have stayed, but there was very little housing available when we were looking to move. We were looking for a condo, but even condos would have been more affordable and more available if this project were completed 5 years ago.

This is a perfect location to focus on adding dense housing. For example, it will be great for couples who work in different parts of the metro, who will be able to easily commute in four different directions on fast, frequent SkyTrain. 20 storeys is now the maximum restriction at any Skytrain station; where two lines cross, perhaps the maximum restriction should be more like 50 or 60 storeys, heights we are seeing already near suburban stations.

I believe the 1,000+ homes proposed will easily be more than has been delivered through all previous GW Plan rezonings to date. No doubt you will be hearing from people who claim that there is no opposition to smaller-scale apartment buildings. This is not true of course; there has been plenty of opposition to even 5-storey apartment buildings, part of why so little has been built so far. The GW Plan simply is not an adequate response to the challenges facing the neighbourhood and the City, even for its time but especially now. It is a failure, it is past time to learn from it and do better, and it shows why BC’s Transit-Oriented Area legislation was the right thing to do. The TOA legislation also, mercifully, makes debates about the plan a moot point around the station.

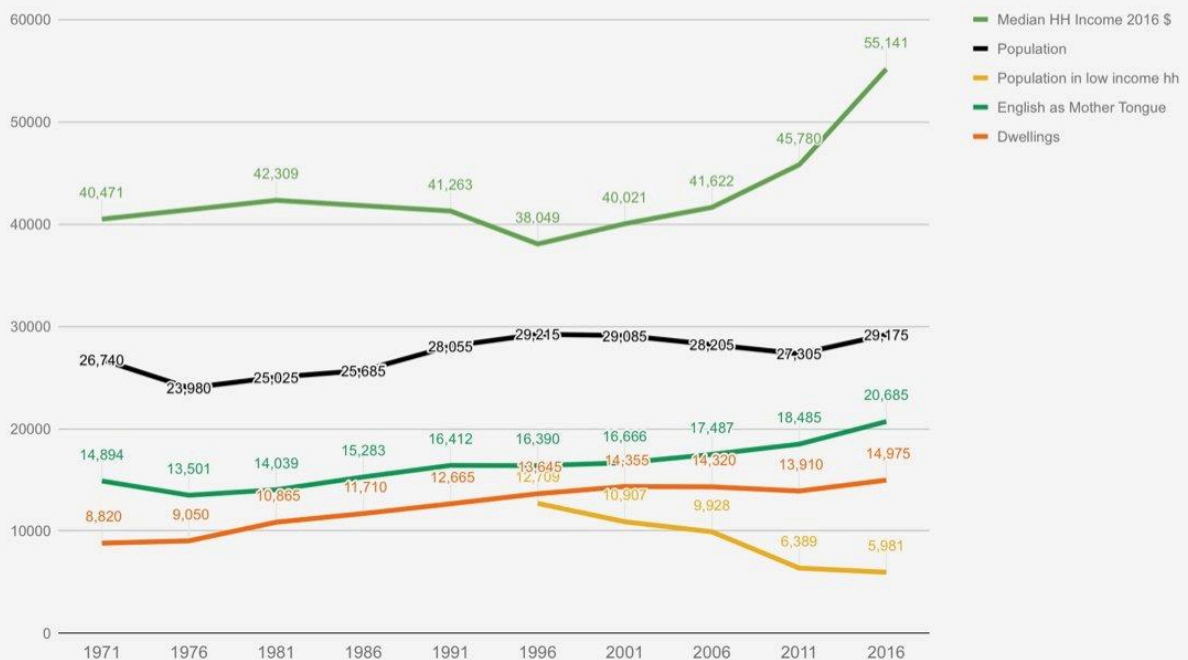
While it is true that this proposal is for mostly market-rate apartments, and new apartments in great locations tend to fetch high rents, these buildings will help keep existing housing in the area much more affordable by satisfying a large chunk of demand. A few studies have now confirmed that large new apartment buildings lower nearby rents. But, all you really have to do is look at what has happened to this neighbourhood over the last two decades that it has not been building dense housing. It has gentrified quickly, losing low-income households, as areas that do not add much housing usually do. The population in the last census was the fastest declining in absolute terms and second only to Shaughnessy relative to population size. The GW Plan was not working to achieve the outcomes for people that are implied by its alleged values.

Population change by neighbourhood



Mountainmath, Data: StatCan Census 2016, 2021, CoV Open Data

GW: Gentrifying Wildly



I am glad that this proposal includes a daycare turned over to City ownership. The City and Province need to look at ways to reduce the cost of building daycare spaces, but I do not think \$250,000 per space is not out of step with other recent projects by the City. Also, providing daycare should not be included in the cost of homebuilding. It is absurd for governments to achieve the goal of "\$10/day" daycare by putting all of the capital costs onto new homebuyers, like the would-be parents who will be "benefiting" from this policy. This is especially counter-productive because these costs will be passed on to renters and homebuyers in the form of higher prices through lower supply, which will increase rents and prices for existing housing as well, meaning much of the additional money paid will go to landlords of existing buildings, not towards building daycares or any other public amenities.

Thank you for your consideration of my comments. Please approve this rezoning without additional conditions.

Sincerely,

Owen Brady