

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-24	12:26	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>NO NO NO NO NO, A THOUSAND TIMES NO!</p> <p>For all the reasons here: https://cityhallwatch[.]wordpress[.]com/2025/07/18/mass-rezoning-tower-zones-proposed-broadway-plan-cambie-corridor-july22/#more-105456</p>	Roberta Olenick		
2025-07-24	14:19	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>REFERRAL REPORT / Report Date: June 30, 2025 / Contact No.: 604.829.9622 RTS No.: 17679 / VanRIMS No.: 08-2000-20 / Meeting Date: July 22, 2025 SUBJECT: Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan</p> <p>I disagree with the Broadway Plan, because 1.) we do not need Downtown to spread south into the Broadway area (already a great mixed zoning and semi dense), rather Downtown should spread east along Hastings Street, just past Strathcona, 2.) or along Southwest Marine Drive east from Granville to Clark Drive along the Fraser River, which could be a second Granville Island.</p> <p>Second, the Broadway Plan and Cambie Plan removing 1 to 1 car parking and stating “envision a continued shift away from motor vehicles and towards sustainable modes of transportation, including walking, rolling, cycling, and transit”, is incorrect, because 1) we should have 1 to 1 car parking, because people should have the choice to own cars to drive out of the City to wild Nature, 2.) wealthy people buying or renting condos in these plans will want to own a car, and 3) the current (and future) “public transit” is too slow, too ugly, too small, for most car drivers to switch too. To note, if today, even if just %20- 30 of car users switched to “buses/skytrain”, the entire system would be “overloaded” with users.</p> <p>Third, these Plans are incorrectly building too much density and growth along the new Broadway Subway, and along the Canada Line,- ie around Sky Train stations, because with 2000 to 3000 plus people living around each Skytrain Station, plus suburbia using Sky Train to visit, plus Downtown users leaving work, plus U.B.C. Students, my guess is, the entire skytrain system will be so “over crowded”, it will be “unusable” - ie transit users will not be able to board trains for hours, because even today, with the Canada Line, while at the Cambie/Broadway Station, heading to Richmond, I have to wait for at least 4 to 5 to 6 trains leaving Downtown to Richmond, at 5 pm “rush hour”, to squish into the 7th traincar, because the skytrain is too small- ie only 4 or 5 train cars long. Can Translink have an official study to see the maximum capacity of the entire system with the 100,000s new users in all the “Plans”?</p> <p>Fourth, I disagree with the City “over” designing “equitable housing” - ie Social Housing, or low income or Co-op, in every neighborhood, as this reads as “social engineering”- ie the government saying who lives where, whereby I prefer the “free market”, or “businesses in communities” or “ eclectic mixed zoning”, deciding who is whose neighbors. The CITY may be socially, economically “over designing” to have residents with mixed incomes/lifestyle living in specific areas with these Plans. An urban plan should let "organic" and “liberate” forces "create" the “diversity” of housing, businesses, residents (lifestyles and interests and income), and evolving history, define various areas.</p> <p>Fifth, I agree with “complete neighborhoods” in principle – ie lots of stores/services/recreation in one’s community, but not at the expense of “car agency” -ie removing car lanes, because without car agency people may be “siloeed” into these “complete neighborhoods” - ie living mostly in one’s home and ordering uber. Second, such “complete” may create too many “corporate stores” at the expense of small and family</p>	K van Drager	Fairview	

			<p>businesses, which is not a true “community”, not a “ creative business model”, not a “ local character”.</p> <p>Sixth, I disagree “4 OPEN SPACE 47 DESIGN AND DEVELOPMENT GUIDELINES City Of Vancouver July 2025 4.3 Design safe and attractive POPS” because these are too “clinical”, too “mathematical” designs in landscaping. The Nature is too manicured. It feels “inhuman”. I prefer sidewalks that are not perfect, lawns not perfectly flat, foliage which is sometimes wild, diversity of bushes, plants that are not placed like it's an architectural model...all of which today's Single Family Home communities and current Low Rise buildings have in the Broadway area, that your Broadway Plan is incorrectly removing. Further, the trees in this “open space” drawings, are too small, not 40 or 50 foot tall. Further, this open space is too much like U.B.C. Campus, or Whistler. Ultimately, this “open landscaping” in design is too controlled.</p> <p>Seventh, I mostly disagree with all the 5 BUILDING TYPES, in the Broadway Plan and Cambie Plan - ie “ 5.1 Residential Low-Rise in the R3 districts, (mid-rise and high-rise apartment and mixed-use residential building in the R4 and R5 districts) 5.3 Mixed-Use Low-Rise, 5.4 Mixed-Use Tower and Residential Towers “, because they are all very similar and “homogeneous” in formal qualities- ie simplistic grid, window size, layout, banal colors, or too poorly designed- ie too “sci-fi” looking, too “medical building looking”, too much like “IKEA furniture” on sale, too “mass produced”, too “sterile”- ie cold and unapproachable or unfriendly psychologically. It is like all the architects graduated from the same school and are using the same “autocad”, and it's stuck on the same button, which is reproducing a postmodern theory recycling Rem Koolhaas architecture in style, but not content, to manufacture a distopia “urban simulacra”. Also, the Broadway Plan's buildings (and condo towers), are like Senkwa, Jericho Lands, Oakridge, Heather, Grandview, Sasamat Safeway... condo towers..., meaning the entire expanse of Vancouver will be, a complete “sea of monolithic condo towers”...and 20 or 30 or 40 storey tall Towers.</p> <p>Eighth, I disagree with the “Villages” in these Plans, which will bring more “clinical”, “mass produced”, “sterile”, retail architecture, removing historic classic unique low one/two story retail buildings and character “heritage” buildings, especially Main Street, Commercial Drive, South Granville, 4th Avenue, which house intimate or funky or alternative or unique small and family business stores/restaurants/ cafes, and not too mainstream “corporate stores”. I would like to see zero development in these areas, because in 100 years these will be “tourist hot spots”, like Granville Island, because of their “diverse architecture”, and local small creative “artsy” business vibe. The new mass produced buildings in these Plans have no vibe.</p> <p>Ninth, none of these plans have enough “ 3 bedrooms” for families.</p> <p>Tenth, these Plans should preserve some Single Family Home areas, with zero density development, as SFH are the “gold standard of living” - front yard gardens, back yards, basements, attics, many rooms, private ownership, etc. I suggest preserving most of the West Side SFH, as it is land-locked by the ocean and beaches, heritage, mixed zoning, great front yards, and has a lot of Tree Canopy.</p> <p>Recommendation for the Broadway Plan: 1) don't “over density” around all Skytrain Stations, 2) move the Broadway Plan to Hastings Street or Southwest Marine Drive, 3) keep 1 to 1 car parking, 4) build more aesthetic building designs, 5) do not “over design” urban landscaping, 6) build more 3 bedrooms, 7) spot zone on Broadway and some areas inwards instead of the Broadway Plan, 8) do not develop the Villages of Main Street, Commercial Drive, South Granville, 4th Avenue, 9) keep some of West Side Single Family Home neighborhoods with zero density development, except on some main arterial streets, 10) no Condo Towers over 10 storey in, from main arterial streets, and 11)</p>		
--	--	--	---	--	--

				and 11) build more affordable rentals- ie \$1200/1500 per month new one bedroom			
2025-08-05	06:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	As per the attachments it is illegal to have less than 6 units in a single 25 foot 3125 sq ft lot in KKSb (eg w13 between yew and arbutus but not the first few houses towards Arbutus) because SSMUH . So you are doing this because RT7 is being layered on top by R11 and R11 has min lot sizes which exclude 25 *125 and your initiated zoning is removing what you were forced to do amd it’s quite obvious from the meeting how much you dislike SeMUH (council considers SSMUH a derogatory term amd the director of zoning Tsang is telling council that SSMUH is important to province). and your information to date does not institute the law.	Sandeep Takhar	Kitsilano	Appendix A Appendix B
2025-08-07	22:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Manchester Signs, Printing & Graphics Ltd.	Tina Bisson	Hastings-Sunrise	
2025-08-22	19:35	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>REFERRAL REPORT / Report Date: June 30, 2025 / Contact No.: 604.829.9622 RTS No.: 17679 / VanRIMS No.: 08-2000-20 / Meeting Date: July 22, 2025 SUBJECT: Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan</p> <p>I disagree with the Standardized Apartment Districts in the Broadway Plan and Cambie Corridor, first, because 1.) we do not need Downtown to spread south into the Broadway area (already a great mixed zoning and Fairview, Faiview Slopes, some Kits, semi dense), rather the Broadway area should be “spot zoned” with 20 to 40 storey Condo Towers on Broadway Street, a bit Fairview, and east past Cambie, or 2) Downtown should spread east along Hastings Street, just past Strathcona, or 3.) Downtown should spread Southwest Marine Drive east from Granville to Clark Drive along the Fraser River, which could be a second Granville Island. To note, no one asked Vancouverites if they want a “Second Downtown”, or for the Broadway area to be a “Second Downtown”</p> <p>Second, the Broadway Plan and Cambie Plan removing 1 to 1 car parking and stating “envision a continued shift away from motor vehicles and towards sustainable modes of transportation, including walking, rolling, cycling, and transit”, is incorrect, because 1) we should have 1 to 1 car parking, because people should have the choice to own cars, in order to drive out of the City to wild Nature, 2.) wealthy people buying or renting condos in the Broadway Plan will want to own a car for shopping/family/independence, and 3) the current (and future) “public transit” - ie bus/skytrain, is too slow, too ugly, too small, for most car drivers to switch too. To note, if today, even if just %20- 30 of car users switched to “buses/skytrain”, the entire Public Transit system would be “overloaded” with users.</p> <p>Third, the Broadway Plan and Cambie Plan are incorrectly building too much density and growth along the new Broadway Subway Line, and along the Canada Line,- ie around Sky Train stations, because with 2000 to 3000 plus people living around each Skytrain Station, plus suburbia using Sky Train to visit, plus Downtown users leaving work, plus U.B.C. Students, my guess is, the entire skytrain system will be so “over crowded” making it “unusable” - ie transit users will not be able to board trains for hours, because even today, with the Canada Line, while at the Cambie/Broadway Station, heading to Richmond, I have to wait for at least 4 to 5 to 6 trains leaving Downtown to Richmond, at 5 pm “rush hour”, to squish into the 7th train car, because the skytrain is too small- ie only 2 or 3 train cars long. Can Translink have an official study to see the maximum capacity of the entire system with the 100,000s new users in all the “Plans”?</p> <p>Fourth, I disagree with the City, in the Broadway Plan or any City Plan, “over” designing “equitable housing” - ie Social Housing, or low income or Co-op, in every neighborhood, as this reads as “social engineering”- ie the government saying who lives where, whereby I prefer the “free market”, or “businesses in communities” or “ eclectic mixed zoning”,</p>	K van Drager	Fairview	

deciding who is whose neighbors. The CITY may be incorrectly socially, economically, culturally “over designing” neighborhoods, to have residents with mixed incomes / lifestyles / (“cultures”?) in every neighborhood in the city. An “Urban Plan” should let "organic" – ie natural, less designed, and “liberate” forces, such as the “Free Market”, "create" the “diversity” of housing, businesses, residents – ie lifestyles, interests, incomes, etc, in neighborhoods, whereby the citizens, businesses, living and evolving, define these areas, not the Government Urban Planners – ie “City Building video game”.

Fifth, I agree with “complete neighborhoods” in principle – ie lots of stores/services/recreation in one's community, but not at the expense of “car agency” -ie removing car lanes, because without car agency people may be “siloe” into these “complete neighborhoods” - ie living mostly in one's home and ordering "Uber", and on the internet/T.V. etc. Second, such “complete” may produce too many “corporate stores” at the expense of small and family businesses, which is not a true “community”,- ie not a “ creative business model”, not “ local character”, not “ real community” - ie people expressing themselves in business, and not “diverse”. Corporate stores are best for “suburbia”, not Vancouver or Downtown Vancouver.

Sixth, I disagree “4 OPEN SPACE 47 DESIGN AND DEVELOPMENT GUIDELINES City Of Vancouver | July 2025 4.3 Design safe and attractive POPS”, because these are too “clinical”, too “mathematical” designs in landscaping - ie the Nature is too manicured: it feels “inhuman”. I prefer sidewalks that are not perfect, lawns not perfectly flat, foliage which is sometimes wild, diversity of bushes, plants that are not placed like it's an “architectural model for IKEA”. In this, today's Single Family Home communities and current Low Rise buildings in the Broadway area, that your Broadway Plan is incorrectly removing, have this “ imperfect, diverse, unique”, Nature,and landscaping. Further, the trees in this “open space” drawings, are too small and thin, not 40 or 50 foot tall, which is incorrect. Further, this open space is too much like a “U.B.C. Campus”, or “Whistler”. Ultimately, this “open landscaping” in design is too controlled, too grid like, and “inhuman design”.

Seventh, I “mostly” disagree with all the 5 BUILDING TYPES, in the Broadway Plan and Cambie Plan - ie “ 5.1 Residential Low-Rise in the R3 districts, (mid-rise and high-rise apartment and mixed-use residential building in the R4 and R5 districts) 5.3 Mixed-Use Low-Rise, 5.4 Mixed-Use Tower and Residential Towers “,because they are all negatively too similar - ie “homogeneous” in formal qualities- ie simplistic grid, window size, layout, banal colors, or too poorly designed- ie too “sci-fi” looking, too “medical building looking”, too much like “IKEA furniture” on sale, too “mass produced”, too “sterile”- ie cold and unapproachable or unfriendly psychologically. It is like all the architects graduated from the same school and are using the same “autocad”, and it's stuck on the same button, reproducing a postmodern theory recycling Rem Koolhaas architecture in style, but not content, to manufacture a “distopia urban simulacra” - ie Jean Baudrillard. Also, the Broadway Plan's buildings (and 20 to 40 storey condo towers), are similar to Senkwa / Jericho Lands / Oakridge / Heather / Grandview / Sasamat Safeway/ Renfrew Plan Condo Towers..., meaning the entire expanse of Vancouver will be, a complete “sea of monolithic 20 to 60 storey condo towers” .

Eighth, I disagree with the “Villages” in the Broadway Plan and Cambie Plan, which will bring more “clinical”, “mass produced”, “sterile”, retail Corporate Store architecture on Condo Tower ground floors, removing “historic”, “heritage”, “classic”, “unique”, “low” “one/two story” retail buildings with retail ground floors for “small family businesses” and “small character funky retail businesses” - ie including bars/pubs, cool “wood” cafes, especially Main Street, Commercial Drive, South Granville, 4th Avenue, I would like to see zero development in the “Villages”, because in 100 years these will be “tourist hot spots”, like Granville Island, because of their “intimate” one/two storey buildings, as “diverse architecture”, keeping Vancouver's artsy vibe from great “small businesses” by community business persons. Corporate Stores can be good, but are too “mass produced” to offer the

				<p>“vibe” of “small businesses”. Since 2019 Vancouver has lost “a lot “ of small businesses to, too high rents, and Condo Density.</p> <p>Ninth, the Broadway Plan and Cambie Plan's do not have enough “ 3 bedrooms” for families.</p> <p>Tenth, these Plans should preserve some Single Family Home areas – ie Fairview Slopes (classic townhomes/condo complexes) , some of Kits, West Point Grey, Arbutus, Mackenzie Heights, Quilchena, Kerrisdale, Southlands, Dunbar, University, Shaughnessy, with zero density development, except on main arterial streets (and some pocket areas), because SFH are the “gold standard of living” - front yard gardens, back yards, basements, attics, many rooms, private ownership, etc. I suggest preserving most of the West Side SFH, as it is land-locked by the ocean and beaches, heritage, mixed zoning, great front yards, with more Tree Canopy than East Vancouver.</p> <p>RECOMMENDATIONS FOR THE BROADWAY PLAN AND CAMBIE CORRIDOR : 1) don't “over density” around all Skytrain Stations, 2) spot zone 20 to 40 storey Condo Towers, and mostly on Main Arterial Street, 3) or move the entire Broadway Plan to Hastings Street or Southwest Marine Drive, 3) keep 1 to 1 car parking, 4) build more aesthetic building designs, 5) do not “over design” urban landscaping, 6) build more 3 bedrooms, 7) do not develop the Villages of Main Street, Commercial Drive, South Granville, 4th Avenue, 8) keep some of West Side Single Family Home neighborhoods with zero density development, except on some main arterial streets, 9) no Condo Buildings over 10 storey in from main arterial streets, and 11) build more affordable rentals- ie \$1000/1500 per month new one bedroom</p>			
2025-09-02	15:54	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Pre-approved zoning changes do not allow for a public opposition process in relation to specific areas. When residential towers, and resulting increases in traffic, are approved in proximity of playgrounds, schools, etc., the risk to children's safety is ignored.</p>	Haig Sutherland	Mount Pleasant	
2025-09-02	16:01	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I suggest the CityHall don't rezone the area below Broadway. That will block and cover the beautiful city view which attacking the visitors. Leave some open area will give the city more credit from showing its beauty. Not the high rise jungle surround the False Creek. Especially the Fairview and Kistlano area north side of Broadway. The traffic is horrible on 4th and 6th ave. right now. It will get even worse if you put more units in this area. You can investigate how busy on these streets in day time. For Fairview area only has one tiny elementary school where are those young students go when they are here?</p> <p>Why not rezone and build more units on Vancouver East? It still stay the same like 30 years ago. The city doesn't care about them?</p>	LE-HSUAN FANG	Fairview	
2025-09-02	20:19	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>As a long term resident in Fairview, I am opposed to the rezoning. The Fairview neighbourhood is beautifully designed right now. 22-storey towers will destroy the good quality low-rise housing that exists, will significantly decrease the available sunlight, and will increase the population of the neighbourhood to unsustainable levels and making it harder to build a community with my neighbours.</p>	Amanda Abrams	Fairview	
2025-09-02	20:26	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>A 400 page document is a bit ridiculous for the layman to absorb. I realize it covers all aspects of the zoning changes but a public hearing would last for a year if everything was covered.</p> <p>To disturb this neighborhood with highrises everywhere destroys this lovely low-rise area which we have enjoyed for 25 years. We've been to public hearings before and find that inspite of major objections the proposals are just rubber stamped. A waste of time!</p>	Rick Clendenning	Fairview	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-02	21:10	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Three points. 1. High rises are vertical suburbs and do not contribute to community. 2. High rises do not provide housing for families. Townhomes do. Take a lesson from other major cities. 3. Vancouver has a literal 16 acre horse farm, but we have to tear up high density residential homes for high rises.	Trace Gillespie	Mount Pleasant	
2025-09-02	23:49	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am writing to strongly oppose the number of high-rise buildings being proposed for development in Kitsilano. This isn't just about buildings — it's about preserving the spirit and identity of a neighbourhood that holds deep meaning for so many. Kitsilano is a place with soul, charm, and a rich history that's beloved not only by locals, but by visitors from around the world.</p> <p>I've called this neighbourhood home for 26 years, (3rd and Yew). Over the decades, I've watched Kitsilano grow in popularity, especially during the spring and summer months. The streets swell with people, and the energy is alive — but so is the congestion. Even with a parking permit, it can take me 20 to 25 minutes just to find a spot, sometimes having to wait in my car until someone leaves. I can't imagine what this will look like with the added strain of multiple high-rise towers and hundreds of new residents. It's overwhelming to even consider.</p> <p>To push through mass densification here feels careless. If development must happen, then let it go through the same careful rezoning processes that currently exist. These should not be rushed or treated as formalities. Let the neighbourhood — and its residents — have a real say. With time, perhaps the city will come to see what many of us already feel: that overdevelopment risks destroying the very essence of what makes Kitsilano special.</p> <p>Sadly, I fear that if this plan moves forward as proposed, many of us who have built our lives here will be forced to leave — not just because of logistics, but because the place we love will no longer feel like home. Please don't make these development decisions automatic or easy. The character of Kitsilano deserves to be protected.</p>	Rosalie Yaremko	Kitsilano	
2025-09-03	08:58	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Please see document attached (PDF) to read my comment submission, re: September 16th hearing on Broadway Corridor zoning.</p> <p>Thank you, Jeffrey Wynne</p>	Jeffrey Wynne	Fairview	Appendix C

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-03	12:06	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>If I understand correctly, the City is going ahead with its misguided plan to destroy our functional and almost-affordable "missing middle" neighbourhoods in favour of unaffordable, ugly, and community-busting high-rise developments throughout the Broadway Plan area. I register my opposition to the ongoing "enshittification" of our city.</p> <p>Please understand that I am not a NIMBY who opposes densification in urban areas. On the contrary. I believe that intelligent densification contributes to a more vibrant, walkable, and sustainable city. But it has to be done right. And Vancouver is notoriously a city that has rarely missed an opportunity to miss an opportunity for getting it right. I know, because I'm 71 years old and have watched this play out in my city since my teens. (Before that, I was too young to notice.) I've been an informal student of urban planning and urban design for decades, and was even married to an urban planner at one point. I follow architects, developers, academics and planners on social media and read what they have to say. And all the professionals I respect have little good to say about the Broadway Plan and the direction Vancouver is going. I share their concerns.</p> <p>And sadly, I don't believe that anyone at City Hall cares enough to do anything to shift to a more intelligent direction, because the City has demonstrated over and over that it is in the pockets of the developers, whose sole purpose is to fatten their bottom line.</p> <p>Maybe I will soften my stance slightly to say that there ARE people at City Hall who care. But their voices are in the minority, and are not considered, just as the voices of the people who live in our neighbourhoods are not considered.</p> <p>I hope you see the light at some point and rethink your development plans to create a truly beautiful and livable city. I hope I live to see that day.</p>	Avril Orloff	Mount Pleasant	
2025-09-03	13:06	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The reason I oppose this zoning change is not that I don't appreciate the need for more housing. It's that no provision has been made for people already living in low-rise buildings in those areas. I know the rules state that developers must find those tenants new places to live, but in the current climate that's impossible. And until it is possible, I will continue to oppose new residential development. You don't throw the baby out with the bathwater.</p>	Nicholas Read	Kitsilano	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-03	14:17	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am strongly opposed to blanket rezoning sections of the city under the Vancouver/ Broadway and Cambie Plans. I feel that the plan has already strayed from the original concept that was presented to the public for feedback. The city appeared to have taken great pains to invite public input on the principals that would in theory govern the project and its process, but you would be hard pressed to find those principals being applied to the plan at this point.</p> <p>People recognize the need for increased affordable housing. However, during the consultation process over 21/22, 2/3 of respondents supported low rise solutions as part of a coordinated Vancouver Plan. We have already seen several sights dedicated to mid rise and high rise buildings as part of this plan. The city proceeded to increase the allowable number of stories in high rise development. I do not believe that residents would have supported proposals for 24-26 story towers.</p> <p>Those who provided feedback in the initial phases of the plan were commenting on city initiated development projects to provide affordable housing while creating connected and green neighbourhoods and working towards carbon neutrality. They were not asked to give feedback on zoning changes that would allow anyone to develop a property at increased density solely for profit. Although you are proposing “city initiated zoning changes”, these zoning changes would benefit developers who do not contribute to the affordable housing stock. These neighbourhoods could possibly become the wild west for developers. Old neighbourhoods would then just become targets for developers cashing in on multiplexes.</p> <p>Moreover, city initiated zoning changes mean that residents would have very little input into how their neighbourhood gets developed. Your website indicates that even at the development permit stage residents may not have an opportunity to give feedback. It gives the impression that developments are a done deal and that residents who give feedback seem to be regarded as naysayers rather than as citizens with something of value to share.</p> <p>I am particularly concerned about further high rise development. I find it ironic that the city finds it necessary to increase the number of units in each of these builds by increasing height. Developers who advertise that 20% of rental units will be below market have therefore just added on 20% more market rentals by building up 4 more stories. Can we not find developers who also recognize the need for affordable housing and who are willing to accept something less than maximum profit in working with the city? And the very definition of “below market” in the Vancouver Plan has changed and will continue to increase before the buildings already approved are completed.</p> <p>Over time city council has itself strayed with respect to the original plan. Social housing projects were planned for the DTES. We saw the current city council decide to pause those projects. High rises are being built although very few residents support them. It seems like the original plan can be altered on a whim by whatever council is in office. I feel that the citizens of Vancouver are progressively losing a voice in the kind of city we want to live in. And I also feel that I am a fairly well informed resident, but I had no idea of the extent of the proposed zoning changes until I received a notice of public hearing in the mail yesterday.</p> <p>I am very strongly opposed to the proposed ill defined city initiated zoning changes.</p> <p>Sincerely, Barbara Lang</p>	Barbara Lang	Mount Pleasant	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-03	15:32	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>As a resident in an area that will automatically be changed to permit 20-story towers without a rezoning application, I'm VERY concerned about the impacts this will have to the area where I live. Not only has it been determined that highrise towers are inefficient, expensive to build and unaffordable to live in as a housing configuration, they do not provide liveable spaces for families, do not contribute to a 'liveable city' , are bad for the environment and destroy neighbourhoods entirely.</p> <p>My biggest concern however is for existing home, business and property owners - and the affects a blanket rezoning will have on property values, real or assessed, AND the inevitable property tax jump that will happen to account for the "air" above a low-rise building in a highrise zoned area. We've witnessed this before where businesses are priced out of their locations because of exorbitant tax increases. What about condo and townhome owners currently living in these zones? Suddenly property taxes will be see exponential growth due to re-valuations of rezoned areas. How does City Hall intend on dealing with countless individuals and families who are priced out of their current residences as a result of these property tax increases which are an inevitable outcome of these blanket rezoning policies. Vancouver is already an expensive and unaffordable city to live in. this will just make things exponentially worse. I have no interest in moving, or selling or redeveloping. I just want to continue living in the area that I've called home for close to 20 years - and have a reasonable expectation of my property taxes not suddenly growing out of control because of a provincial assessment body pricing it based on the "potential" to build something 20-storeys tall.</p> <p>Keeping zoning in its current form will ensure that property taxes remain manageable and do not force both residents and businesses to move outside of the city they do business in, or call home.</p>	Lucas Pavan	Mount Pleasant	
2025-09-03	17:40	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>My Comments to the Mayor and Council regarding the Broadway Plan: I am appalled that our Council is determined to disregard the city planning that for years worked to ensure that the natural beauty and liveability of our city was appreciated and protected. You are destroying property values, removing views, historical treasures and access to sites that are irreplaceable. Our Mayor who is pushing his plans through continues to act foolishly and be thoughtless about the people and the city he is supposed to serve. This Broadway plan is terrible!! A more thoughtful and intelligent plan could provide housing through out the city without ruining an entire beautiful section of our city. It's impossible not to wonder how many Developers Mayor Sim has in his pockets.</p>	Bobbi Hoadley	Fairview	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-03	17:45	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I wanted to express my strong opposition to the city-initiated proposed zoning changes, especially around the area between Main and Kingsway that are slated as R5-high rise districts where 12-22+ storey buildings will be built. Among many, these are the main reasons why I strongly urge council to reconsider or revise the proposed zoning changes to be made appropriate considering the following:</p> <p>Reason 1: Traffic and congestion is a huge factor considering some rezoning applications land on small residential streets, where roads are narrow and parking is limited. It's nearly impossible for two way traffic to exist - especially along Sophia St X 12th-14th, oncoming traffic is required to pull over and stop for opposing traffic to safely make it through. Further this increases the safety risk for bikers and pedestrians as 14th and Sophia is a shared bike path. As a bike commuter myself, I have to deal with the constant threat of being hit by cars that are at times carelessly and aggressively making it through these narrow roads. This is all particularly concerning because development would place additional strain on shared resources (i.e roads and sidewalks) that are already overloaded while increasing safety concerns for drivers and non-drivers alike. I urge you all to make a small visit to this area to see for yourself.</p> <p>Reason 2: Noise and air pollution is no doubt going to be a problem - coming from an increased in traffic and the presence of high rises. East 14th Ave is supposedly a traffic calmed area, but given that a majority of individuals require motorized vehicles to get around, building 20+ storey high rises is going to add on to the noise and air pollution in the area. High rises also disrupt natural air patterns, posing as an obstruction to air flow resulting in stagnant air, trapping pollutants and leading to poorer air quality. Both poses serious cardiovascular and respiratory health risks to individuals. On top of the increasingly hot summers fueled by wildfire activity, 20+ storey buildings are only making an existing problem in urban areas worse. It's even more concerning considering there is a long term care home right next a proposed application on 13th and Sophia.</p> <p>Reason 3: Preserving character and integrity of Mount Pleasant + Affordability. This is a heritage area, and all existing homes have been built to reflect the character and integrity of the neighbourhood. While we are not opposed to the conversion of single-family homes into multi-dwelling buildings, we believe it is crucial to maintain the original architecture. We support developments such as coach houses, laneway homes, 4-6 level buildings that are designed to blend seamlessly into the neighbourhood that will still help ease the affordability issue. Most importantly, we need more non-market housing as opposed to market housing where prices are dictated by the highest bidder or by a owner or corporation. This is what is actually crucial to help aid the housing crisis in the midst of a growing population and rising cost of living.</p> <p>Because of these reasons, I believe high-rise buildings are not the appropriate options within the residential area of Main and Kingsway because not only do they take away from the character and integrity of Mount Pleasant, they do not help solve an affordability issue in the long run. Once again, I understand the importance of increasing housing affordability and availability, but often times developers do not carry in mind the best interest of people, but rather care more about lining their own pockets and increasing profits. So I urge Vancouver city council to put the interest of its residents and people first and revise its' proposed rezoning plan.</p> <p>Thank you for your attention to this matter. I hope you will consider our concerns and work with the community to find a more suitable solution.</p>	Jason M	Mount Pleasant	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-03	19:01	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	No way, José - I firmly oppose and reject this idea. thank you!	Jonathan Yim	Kitsilano	
2025-09-03	19:09	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I don't feel confident that enough city planning has been researched and developed to allow for safe and comfortable high-density housing. Already with the current zoning, our park spaces are crowded, car parking is scarce and there aren't enough daycares or schools. High-density housing often doesn't provide enough larger units with 3-4 bedrooms or enough square footage that can accommodate families. Low rise buildings and townhouses allow for this and create stronger community connections.	Sarah Hagedorn	Kitsilano	
2025-09-03	19:11	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	This is absolutely ridiculous and I do not believe for a second that enough thought or research has been put into this project. This is a significant impact to the neighbourhood and I would urge Council to investigate more thoroughly before making a decision that will impact the area tremendously.	Joanna Woo	Kitsilano	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-04	10:36	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Good day,</p> <p>I am concerned with the application and redevelopment to add in additional towers to the Kids Otto community that there are not enough supports for the community Neighborhood with each approval. Not every location clearly is identifying on the signage available parking for residence and guest, rideshare as well as having available commercial space graded for a daycare or education program as those are shorten need. With the support of increasing residence to this neighborhood, there is no information that I could find showing us what the plan is to increase for schools, community center support and other community resources as currently they are at maximum capacity. I like the support the increase of people moving to areas with the proper planning and with a proper money is collected by property taxes or rental taxes to support city well needed resources in the community. It was not clear to me. Why some of the new rezoning projects could not be similar to the other projects you have seen in the neighborhood close to Broadway McDonald where there is commercial real estate at the bottom and four or five levels of residential above, instead of having a tower, which will change the community look appeal and skyline views for everybody.</p> <p>My other concern is the impact of approvals of all the projects to the local community. Nothing seems to be set up in a staggered format, and how that will be environmentally, as well as logistically obtained and achieved. In terms of construction vehicles, pollution, traffic, congestion, and with the completion of the new skytrain line how that will all go in already a busy congested neighborhood.</p> <p>There are other areas that seem to support larger towers or looking up at the Arbutus and Broadway corridor new build however they are not a large tower. They are probably six or seven stories tall and it's not clear to me why those are not being considered in the Kids Otto neighborhood if it is a must.</p> <p>I'm also concerned for those individuals who are currently renting in those units that they will be displaced for a year or longer? Where will they find housing even if they have the guarantee to come back and what would that new rate be?</p> <p>Lastly, as I know, Kits is slowly being returned and recognized for our indigenous culture as we have taken their land what indigenous acknowledgments or investigations or approvals are being done as we look at acknowledging and preserving the land with respect of their approvals.</p>	Julian Jamieson	Kitsilano	
2025-09-04	12:05	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I received notice of the proposal to rezone some areas in the Broadway Plan, including the area of my rental apartment. It is stated, "these City-initiated zoning changes will... help streamline delivery of housing..."</p> <p>I find this very disturbing, as the reality is this means streamlining the demolition of apartments such as mine. Tearing down a huge number of people's homes is not a solution to our housing crisis and will only worsen the real issue, which is not enough affordable housing.</p>	Sara Wiebe	Mount Pleasant	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-04	12:38	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am writing as a resident of 2520 Manitoba Street regarding the Broadway Plan and the proposed city-initiated zoning changes. My main concern is the impact these changes will have on the immediate surroundings, particularly the side streets such as Manitoba, Ontario, and Columbia, between Broadway and 12th Ave. These streets are already narrow, with sections restricted to one-way traffic, and they experience daily congestion from cars and delivery trucks.</p> <p>With thousands of new residents anticipated in the area, I am concerned about how the city will ensure that our busy side streets and alleyways can safely and effectively handle the increased traffic and service demands. In addition, pedestrian and cyclist safety is already a challenge in this neighbourhood, and increased density and traffic will only heighten these risks.</p> <p>I respectfully request that the City address how traffic management, parking, delivery access, and pedestrian/cyclist safety will be improved to support the existing neighbourhood alongside this substantial new growth.</p>	Kelly Burt	Mount Pleasant	
2025-09-04	20:50	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>This mass rezoning is extremely ridiculous. When you look at the map set out it basically wipes out thousands of homes to build apartments that people cannot afford nor live in. The towers that are already almost completed seem tiny and over priced.</p> <p>Being born and raised in Vancouver this is extremely concerning and not the direction I want this city to go in. Use this funding elsewhere.</p> <p>It's clear none of the people on council actually live in these affected areas. Do better.</p> <p>Additionally, when choosing an option for subject you may want to actually use the name of the paper that comes in the mail. Accessibility and clarity are extremely important when you're playing with people's lives.</p>	Lexi Poirier-Maxwell	Fairview	Appendix D
2025-09-05	00:28	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>We should be protecting affordable rental stock, instead this rezoning will lead to their demolition and the construction of high towers with micro-units that will not be affordable or accessible for families. We don't have the infrastructure - healthcare, education, transportation - to sustain this level of increased density.</p>	Melanie Hardy	Fairview	
2025-09-05	08:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I purchased the condo we live in at Burrard & 16th 5 years ago, when the zoning was for 2 story only. Implementing more density in this area will create a loss of the community that we currently reside in and may affect property values. It will also become less safe for seniors and families and busier with traffic and noise. Strongly oppose!</p>	Chytra Brown	Kitsilano	
2025-09-05	10:08	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Six stories is the maximum acceptable height for housing in a liveable neighbourhood. Living more than six stories above the street inhibits connection with the community.</p>	Patricia Pepperman	South Cambie	
2025-09-05	10:46	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Seriously? Why is the 86% SFH zoning which is the key driver of the housing issue not tackled?</p> <p>Why is the burden placed on modest income renters in low rise?</p> <p>You are the worst people; disgusting human beings.</p>	Ryan Stevens	Mount Pleasant	

2025-09-05	12:42	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am opposed to the zoning changes. This makes it even easier for developers victimise existing residents and throw up ugly high rises.</p> <p>David MacIntosh 2250 West 3rd Ave. Apt. 309 Van. B.C. V6K 1L4</p>	David MacIntosh	Kitsilano	
2025-09-05	12:58	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>This does nothing to help preserve affordable housing, i.e. low-rise buildings, from demolition. The best tenant protections are to protect existing rental buildings. Local urbanists, urban planners, architects, developers, and academics have put this position forward also.</p>	Kerry Hall	Mount Pleasant	
2025-09-05	13:17	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>ABSOLUTELY NOT! These rezonings should not be happening at the extent that they already are, and eliminating the need for owners to apply for a rezoning on each individual site SHOULD NOT happen.</p> <p>I vehemently oppose.</p> <p>These towers are far too tall and destroy the aesthetic of the neighbourhood. Towers along Broadway are okay and make sense - as that is where the subway line will run - but should not be more than 12 storey's high.</p> <p>I am a very proud, long-term Fairview, Vancouver resident and I am in absolute OPPOSITION of this.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This proposal is in an residential, family, neighbourhood community. It is a Hospital and Health Care Community – VGH, the Medical Mile, all the clinics and facilities here that thousands of people access daily, and thousands of people live here because of working here, or needing to have direct access to the life saving care from here.</p> <p>The last thing this area needs, and can accommodate, is a project such as this. The disruption from this kind of construction and negative impact on the hospital and patients being able to access it and life saving care will be HUGE – creating more congestion and traffic. This kind of project is the LAST thing needed in this area. What IS needed is protecting the ALREADY AFFORDBALE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>This tower is FAR TOO TALL (AND EXCEEDINGLY UGLY) and will block light and views, and is not in keeping with the neighbourhood and existing buildings and community. THIS SHOULD NOT BE ALLOWED TO HAPPEN.</p> <p>There should be NO towers in residential neighbourhoods. Only towers along main transit routes (Like ON Broadway; this location) Should NOT be any taller than a maximum of 12 storeys. And these should all be at AFFORDABLE HOUSING PRICES (which NONE of these proposals are), and should also include Social Housing – which THE MAJORITY of these</p>	Fiona OConnell	Fairview	

			<p>proposals are not.</p> <p>The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>And all of these rezoning proposals that the City are hellbent on forcing though also are not factoring in infrastructure. They are not factoring HUMANITY. They are not factoring the PEOPLE of Vancouver who live here and love here and call this their FOREVER HOMES. These neighbourhoods are already dense and there are already barely enough streets, park space, schools, health care access and GPs, for people already here. Now the City wants to build all these super tall towers and bring in 64,000+++ (one of the many high figures I have see on the news and other forms of media) to our ALREADY DENSE communities, with ALREADY STRAINING INFRASTRUCTURES.</p> <p>...and NONE of these god awful proposals being put forward (and through) are creating more parks. None will create more green space, more community space, more driving space, more parking space.</p> <p>None of them will be creating more schools, more libraries, more health care clinics, hospitals, more gyms and community centres.</p> <p>All these proposals will: Destroy existing affordable homes. Displace thousands, such as “the poor” (which include):</p> <ul style="list-style-type: none">- veterans- seniors- low-income earners and families- mid-income earners and families- small business owners and workers- artists- medical workers who need to live in the affordable housing in these neighbourhoods for them to do their local healthcare work there- people with serious health care needs <p>All of the above “type” of humans, are of zero interest to these people.</p> <p>If you fall under the above descriptions, then you are nothing to these people and these proposals - to them:</p> <p>You are nothing. You are not Vancouver. You are not the future of Vancouver. You are useless, collateral damage, and you must go;</p> <p>So that the rich and the wealthy and the higher (“better?”) Class of people can come in; and then they will have the Vancouver, and that is the Vancouver that all these developers and proposals and the city, is envisioning.</p> <p>This is what all this really is. This is inhumane. This is utterly shameful</p>		
--	--	--	---	--	--

			<p>The Vancouver as we have always known and loved and fought hard to protect, will be gone, gone to this greed and this vision. Vancouver will be dead</p> <p>For all this vision of influx of people into these luxury towers, the city and these proposals are also not factoring in how the life for all the (wealthy only) people that these luxury high rise towers will bring. No, it's just all about destroying infrastructure and community. Demolishing the incident infrastructure and community (and affordable homes) that we already have, to be able to put up fancy, ugly, high rise, show-box sized apartments, fire hazard, earthquake hazard, monstrous luxury towers.</p> <p>If you want to bring in more people – you need way more infrastructure and community buildings and needs!!!</p> <p>We need: To keep the already amazing and beautiful, and in keeping with the old character neighbourhoods aesthetic, and with being able to have visual access to lots of glorious light and the amazing, majestic mountains of Vancouver. This is why we are all here!! - we are here (and put up with all the nonsense; from city hall, from life in general) because this is Vancouver. Our supernatural, beautiful, incredible Vancouver. - because of its mountains, beaches, nature.</p> <p>Take this away, and Vancouver will very quickly become just be another sh!thole concrete jungle city, with disgusting, non-green, ugly, luxury high-rise monstrosities, that no one wants to visit or live at.</p> <p>And we need to build affordable housing in the right way – low rise buildings, in keeping with the beautiful, old, character neighbourhoods of Vancouver. Need to build on uninhabited land, undeveloped land, on top of commercial buildings.</p> <p>And we need to all be doing everything we can to protect our existing affordable housing and beautiful, old, character neighbourhoods (our proper, historical, Vancouver), protect it like gold -</p> <p>Not allow the city and these types of developers to do what it wishes to do with our land and homes, and lives: Which is to “scorch earth” it all, for wealth and the wealthy. The city and developers happily demolishing historical, aesthetically pleasing, fire and earthquake safe, low-rise buildings and homes, The city and developers happily displacing thousands of people and The city and developers happily destroying thousands of lives, The city and developers happily displacing medically vulnerable residents who have to live in these homes and neighbourhoods to have access to critical life sustaining medical care...</p> <p>All this, to put these high rise luxury, small-scale sizes apartments, that only the wealthy will be able to live in.</p> <p>Who on earth is this nonsense for???? Not Vancouver and it's people Only the developers and the wealthy</p> <p>DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.</p>		
--	--	--	---	--	--

			<p>This neighbourhood is NOT a Downtown. It is NOT a City Centre.</p> <p>It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area.</p> <p>THIS IS A HOSPITAL ZONE.</p> <p>There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.</p> <p>If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.</p> <p>And these towers are not going to be affordable housing any way.</p> <p>Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.</p> <p>So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.</p> <p>Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>The video on The City website of this tower does not actually show INSIDE the building.</p> <p>If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower.</p> <p>A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft.</p> <p>The “small scale units” in these towers will be HALF the size, if not even smaller. That is not a livable space. That is not a home.</p> <p>And why can’t the city give essential information clearly? Why hide the actual living space measurements in this floor space ratio 9.06 gobbledygook? Why can’t you just simply say how many square feet an apartment and a room is? Why so deceptive?</p> <p>The proposal states that 20% of the apartments in this tower will be at below-market value.</p> <p>BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING.</p> <p>My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger.</p> <p>These apartments this luxury tower will offer are significantly smaller than this.</p>		
--	--	--	--	--	--

			<p>So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more.</p> <p>THIS IS NOT LIKE-FOR-LIKE.</p> <p>THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT.</p> <p>And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.</p> <p>Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.</p> <p>And this tower is UTTELRY HIDEOUS.</p> <p>These towers will not be for residents of the community. They will be for the wealthy.</p> <p>They will block the natural light that is so important to all aspects of health and wellbeing.</p> <p>You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.</p> <p>The City claims there are excellent Tenant Relocation and Protection Policies.</p> <p>This is pure fantasy, and an insult.</p> <p>Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods.</p> <p>It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.</p> <p>And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value.</p> <p>As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent they are paying in their already affordable homes, and the space will be much, much smaller too.</p> <p>People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.</p> <p>Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing or be homeless?</p> <p>Also, many people live here because THEY HAVE TO - I am just one of those people. And there are thousands more here like me. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I’m completely SCREWED.</p> <p>Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.</p> <p>And forcing people who live here because they also work here is going to result in them all having to driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between</p>		
--	--	--	---	--	--

there and the city); so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety.

I refer you to the GRENFELL TOWER FIRE IN LONDON IN 2017.

This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire.

But the fact remains that BECAUSE IT WAS A TOWER IT WAS A SIGNIFICANT RISK FACTOR; as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-STOREY LOW-RISE APARTMENT. We had a FIRE alarm just before Christmas. Everyone was OUT OF THE BUILDING WITHIN JUST 30 SECONDS. Think about this...

The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower = more people in the tower = the more extreme risk to get everyone out safely in the event of a fire; and the more the chance of safety and survival goes down – more deaths.

There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers.

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

And i refer you further still to yet another terrible even that just happened, that is another clear example and reason why not to build high-rises –

The Myanmar/Thailand earthquake.

Hundreds of people died both in those towers and died by being trapped in the debris of those towers - even more reason to stop and proper think about the (non)safety of towers. We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOUHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

				<p>Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.</p> <p>AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.</p> <p>Thus, I am voicing my absolute opposition.</p> <ul style="list-style-type: none">• STOP destroying Vancouver neighbourhoods.• STOP destroying Vancouver communities.• STOP destroying Vancouver residents' LIVES.• STOP destroying our beautiful Vancouver. <p>* STOP making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.</p> <p>Yours sincerely,</p> <p>Very concerned and very proud Fairview, Vancouver resident,</p> <p>Fiona O'Connell</p> <div></div>			
2025-09-05	17:52	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The civic infrastructure and amenities in many of the neighborhoods outlined in the Broadway plan simply will not accommodate the planned population increases. I see no plans for increased school openings, day care places, on and off street parking, road improvements for additional traffic, EV charging locations, etc. These things must be sorted out before building high rise towers all over the place.</p> <p>Additionally, in many if the rezoning applications they are studio, one, and two bed luxury apartments. This leads to a severe lack of 3+ bedroom units that would allow a family of 4+ to live comfortably.</p>	Joe Walker	Mount Pleasant	
2025-09-05	20:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose this proposed change because it will hurt the people of this community. It will force people who live here out of their homes and replace them with prohibitively expensive housing. The community needs more affordable and accessible housing and this proposed change does not support that.</p>	Alexi Crane	Fairview	

2025-09-06	06:05	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I live in a low-rise apartment unit in Mount Pleasant under the broadway plan.</p> <p>I worry that this neighbourhood is gentrifying too rapidly, and displacing long-term tenants like myself who have affordable rental options. By letting in a number of high-rises to the neighbourhood, rents will go up and affordability will go down.</p> <p>The character of the neighbourhood, one of the oldest in the city, marked by single detached heritage homes, lane way homes, and low-rise units will be destroyed, making way for another yaletown style neighbourhood marked by high rise buildings.</p> <p>Please say no to all of this rezoning.</p> <p>Thank you, Rami Katz</p>	Rami Katz	Mount Pleasant	
2025-09-06	21:49	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>1. Rezoning applications should be considered on a case-by-case basis to review all applicable impacts.</p> <p>2. High density will put strain on community resources and already scarce parking.</p> <p>3. The proposal will have significantly negative effects on current tenants, who will probably have to move to Surrey or further to afford housing while the new buildings are being erected. This includes low-income families with children who attend local schools.</p>	Mariana Storoni	Fairview	
2025-09-07	20:22	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>This is too big an area to apply zoning changes to. A city plan of this area should be designed as there are schools and residential housing that would not accommodate mass high-rises (for example). All of the quiet single home areas should not be included and there doesn't seem to be an urban plan to growth. Traffic, parking, water sewage systems, schools, safe streets, greenspace, tree canopy ... those need to be part of the conversation. Rather than pass on the expenses to existing owners (fees onto strata) and/or ridiculous regulations (electrical audit on a building 3 years old that will cost the strata \$5,000 on a building with only 5 units) ... things have to make more sense as the middle class continues to pay for unnecessary requirements. So to summarize, what is proposed, is not a plan.</p>	Shawna Berry	Mount Pleasant	
2025-09-08	06:21	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I fully support denser development, but the city is going about it the wrong way. Developers will benefit, paid for once again by folks trying to live in this city.</p> <p>There is no need for massive towers along Broadway, and certainly not at the cost of existing low and mid rise buildings. None of these should be destroyed to build higher. They should be retrofitted so folks living there do not get priced out, but still get a home worth living in. Single family lots should be combined and turned into low and mid rise developments.</p>	Eric P	Fairview	
2025-09-08	09:49	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I vote NO to the proposal to rezone areas within the Broadway plan to new R3,R4and R5 district schedules. I watched the city destroy Kitsilano with them approving 20 story towers in my low rise neighborhood and this will give developers exactly what they want silence from the public this must be stopped!</p>	Paul Morgan	Kitsilano	
2025-09-08	10:41	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am deeply concerned at the speed with which this City Council, lead by discredited Mayor Ken Sim, is pushing forward zoning legislation that will permanently change the character of Vancouver for the next 30 years, long after he has departed office.</p> <p>Specialists have been ignored. And during a housing correction, whereby the horrible dog crate condos that have been foisted on our city by lobbyist developers, catering only to investors, are finally, finally getting what they deserve...this legislation is being swept in. How convenient. Next thing you know, there will be a lift on the foreign buyers ban.</p> <p>It hurts my soul to pass the 'affordable' lowrise rentals in my neighbourhoods with threatening signs of redevelopment. We are promised compensation for displacement from our HOMES...but to return to what and when? This is displacement for investment. Everyone knows that Canada's (mostly) housing debt exceeds its GDP. This madness has to stop. Pretending that building more density in this neighbourhood is going to solve a country wide</p>	Nicolay Bastos	Fairview	

			<p>housing crisis is mania.</p> <p>This all goes against Larry Beasley and 27 urban specialists' public letter spelling out that governments should preserve affordable housing.</p> <p>You, Ken Sim, and your rich friends and colleagues, are looking to make it financially feasible to replace old-stock apartment rental blocks with highrises and other buildings that no renter wants to purchase or be relocated to.</p> <p>You are dooming Canadians to being renters, never owners. And you are proposing to overdensify an environment that is not made for it.</p> <p>But if you won't listen to experts, then I am sure you will not listen to us, your constituents. Because we're simply not your friends, your croneys, so we don't matter to you.</p> <p>Many people I know say there is no point to voicing their shock, dismay, at what is happening to Vancouver's fabric because no one listens. You have almost successfully beaten Vancouverites into nihilism.</p> <p>Most people I know won't even take the time to fill out a public comment card. Many people in their 20s. They speak of how even the USA, with its descent into fascism, is still likely a better place to invest or buy housing. I know I'm not foolish enough to put my savings into Canadian investments...look at how our politicians sell the land from under feet and promise billions to foreign wars.</p> <p>You're all hopelessly out of touch. Except for Sean Orr and Lucy Maloney and Pete Fry...but there are still too many ABC members who are crowding our their, and therefore our voices. This cronyism is horrifying, I am so disgusted by this City and how the Province simply allows this to continue when it has acknowledged that Sims conducts what should be public in secret. I'm so digusted.</p> <p>But still, I believe in saying something.</p> <p>Please stop. Listen to experts. Stop displacing the middle class, we are so desparate to hang onto a piece of Canada, of Vancouver. Please stop pushing us away and forcing us to consider other countries to live in, to escape to, because ours just won't stop fleecing us.</p> <p>Stop the rezoning and sit down with experts.</p> <p>Reassure renters that we matter, that our homes matter. Don't casually mention great rental protections: we want homes. If they cannot be affordable homes we can purchase, then allow us to remain in our rentals. Because these are the only homes we have. And if you think casually moving us to some other place is okay, you're wrong. It's devastating. It's disruptive. And it erodes our willingness to invest meaningfully in this city, in this country.</p> <p>Please stop this madness.</p> <p>Please top blatantly giving away everything the middle class has to the wealthy and greedy. And please stop with this political gaslighting, presenting us with 400 page documents that pretend this is all for us and our collective prosperity. We have AI now, we can just upload the document and discover that it amounts to a filibuster. (non-Canadian AI, I might add, because Canada only knows how to prosper on property speculation and doesn't invest in innovation)</p> <p>If you've listened, thank you.</p> <p>But I don't have much hope.</p>			
--	--	--	---	--	--	--

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-08	13:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I work at Broadway and Birch and my kids go to school at 14th and Alder. In the past year, I have seen countless rezoning applications go up in front of well maintained, low-rise apartment buildings that make this neighbourhood walkable and affordable for people of all incomes. There is no justification for destroying this type of perfectly good housing stock to create high-rises with much smaller apartments for higher rents. High-rises are known to breed loneliness and are not friendly to families raising kids. High-rises cast shadows, typically come with less green space, and make the area less appealing and walkable. It makes sense to replace these building when they are at the end of their life-cycle, not when they're still very livable and well cared for. Passing this motion is an incentive for developers to replace these livable apartments with supersized towers. The city has pushed through the Broadway Plan against the desires of most city residents to the benefit of developers. This plan is transforming the city in a way I do not agree with. I 100% oppose this motion.	Veronika Hebbard	Hastings-Sunrise	
2025-09-08	14:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I do not believe destroying affordable housing to build luxury condos is the way to alleviate the housing crisis. Rather, infill housing should take priority, while retaining as much existing housing as possible. Additionally, brownfield development should take priority over destructive replacement of existing housing stock.	John Donald Redmond	Mount Pleasant	
2025-09-08	14:54	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I am opposed to the Standardized Apartment Districts and City-Initiated Zoning Changes to implement Broadway Plan and Cambie Corridor Plan. Given the current rezoning and development applications in the pipeline and the number of new accommodations they would create, together with the opening up of stage one, three towers of Senakw, there is no current need to prezone. Further pre-zoning to allow higher towers will increase property values and defeat the objectives of this proposal. Furthermore, there is no consideration of public space in this area where high residential density is being proposed. Families especially and also individuals need green space, accessibility to sunshine as well as public libraries, schools and locations for community centres and places of worship. None of these prerequisites of healthy urban living are being given space in the current plan. In addition it appears, with reduced strain on rental and other accommodation about to be eased with Senakw and Oakridge area plus other projects under development, that this proposal is sole for the benefit of developers who are currently experiencing a downturn in viability. It also serves the personal agenda of the mayor who likes to keep developers, happy and contributing to ABC party. This proposal is not in the longterm interest of the residents and would be residents of Vancouver. It locks in zoning for 30 years for a short term gain for current beset developers. I am opposed to this sweeping and unnecessary proposal that is not beneficial to healthy urban living for families and individuals.	Susan Burns	Dunbar-Southlands	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-08	15:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Our VGH neighbourhood underwent densification 40 years ago. I live at 14th and Laurel. Our condo building includes 32 households on what was two single family lots. Then, the requirements was that redevelopment could not destroy the old trees in the neighbourhood and construction had to reserve the silvan culture and the nature of thee community. For the most part, that has been successful. Tower construction can not make the same guarantee. In consideration of global warming, this can not be ignored. Now further densification is proposed and your map shows our neighbourhood as zoned for tower construction. This neighbourhood was also very much affected by the leaky condo scandal of the 1990's onward, in part attributable to the negligent inspection standards of the municipality (see the report of the Barrett Commission). We have rebuilt our homes to the standard we thought we were buying. In addition, most of us have renovated extensively over the years, increasing the value of our properties. I can not relay strongly enough how offensive it is to read our buildings described as approaching 50 and the limits of expected life span. You should be mindful that many of us have been here for a long time and we are not going anywhere. Some of us will not move into one of the proposed towers with less space and no gardens. We will not sell at any price. We are home. We are aging in place. We will defend our property and our trees.</p> <p>I can appreciate the need for housing but developers have had fee rein long for a long time and access to affordable housing has not improved. Perhaps with intergovernmental cooperation with non-profit societies, more could be done to make housing accessible but this will not happen when developers hold all the cards in league with City Council. The motive will have to be ore than profit generation.</p> <p>I see some towers going up on corners where it makes sense, but if you try it mid block in a neighbourhood that has already seen too much failure in housing policy and in consumer protection in housing development, it will be met with vigorous resistance.</p>	Thomas Richard Sullivan	Fairview	
2025-09-09	13:57	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the city-initiated zoning changes within the Broadway Plan. Terrible! You are ruining the city and giving in to developers who are only motivated by profit. You are also being lazy and not wanting to take into consideration each separate area. I oppose any high rises on street blocks that do not already have them. You are ruining our lives and our property values. And the beauty of the city. My area is not even close to Broadway! It should not be ruined. So far, the new towers will not provide any more affordable housing than already exists. If a building is old, replace with low-rise R3 at the most, no higher. That will provide new housing that is high quality. No one wants to live in towers. Anyway, the financing is not good at the moment to build them. There are tons of condos sitting empty. No need for this rezoning and it is dangerous. Shame on you.</p>	Barbara Cadario	Kitsilano	
2025-09-09	15:09	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Hello. I was born in Vancouver, and have always taken pride in this wonderful city since I can remember. With respect to the proposed rezoning of the Broadway Corridor, I understand the need to densify both north and south of the transit line. But I respectfully suggest you have over-zealously extended the proposed south boundary to 16th Avenue, rather than 12th Avenue. Rather than randomly parachuting 18 storey towers all the way up to 16th, I would suggest you limit your zoning proposal to no further south than 12th Avenue. The area between 12th and 16th is a lovely neighbourhood, which has done a great job of reconstituting grand old homes into multi-unit dwellings, while still preserving the original aesthetics. Your proposal to willy-nilly build towers in this neighbourhood will in short order destroy it. I implore you to modify your zoning proposal to extend no further south than 12th Avenue. Development along the Broadway Corridor, yes. Destruction of a neighbourhood that has over 100 years of beauty and charm, NO!</p> <p>Thanks for your attention to this decision, which will irreversibly impact west-side Vancouver forever.</p>	Herb Mills	Kitsilano	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-09	18:32	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Instead of encouraging the demolition of existing, lower rent, low rise apartments, the city should be focusing on increasing density in existing lower density single family areas with in fill 4-6 plex apartments. We should also be focusing on lower cost and climate appropriate construction methods, such as mass timber construction - which would also support our BC forest industry - instead of concrete towers.</p> <p>The city does not exist for the pleasure and profit of developers, but for the citizens who live an work here.</p>	Mark Stoakes	Riley Park	
2025-09-09	20:02	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Writing to voice my opposition for the proposed rezoning of the large area within the Broadway/Cambie Corridor plan to R3, R4, and R5 district schedules.</p> <p>Development in Vancouver and specifically in regards to these areas is already excessive. There are development notices on near every block and many residents are facing evictions or having to leave their homes due to the associated rising housing costs. The model by which the City has chosen to provide housing does more to displace our neighbours than help them.</p> <p>The City's proposed plan will only exacerbate these issues. It is incredibly irresponsible to streamline permits and make it easier for developers to rush projects. I urge the City to slow things down.</p> <p>Density and places for people to live are good things, but the way development is juggernauting through Broadway and the Cambie corridors is only eroding our city into a mess of construction and eviction.</p> <p>Please stop and rethink processes.</p>	Will Pearson	Mount Pleasant	
2025-09-10	13:21	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the streamlining of the rezoning process within the Broadway Plan. "Streamlining" removes oversight by the effected public, be they renters or homeowners or neighbours, and reduces their opportunity to be heard by those making decisions which impact the lives of Vancouverites. "Streamlining" reduces the public voice and amplifies the voice of developers. It will reduce the housing stock of older low-rise buildings with affordable rents while guaranteeing a stream of profits for developers as they build market-rate yet unaffordable towers. If this is a plan for the future (i.e., 2050), then surely it deserves more thoughtful debate. Since City Council believes that "streamlining" is necessary, Vancouver citizens should be able to vote on a "streamlining" referendum in the 2026 municipal election. Do not push through "streamlining" to change the face and feel of liveable Vancouver without democratic input by the people being impacted.</p>	Wendy Hunt	Kitsilano	
2025-09-10	16:35	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I strongly oppose the rezoning of west 6th avenue between Granville st and Cambie st. Fairview Slopes and the South Side of False Creek is a delightful area and encompasses an established community that chooses to live here.</p> <p>I request most strongly NOT to deastoy the harmony found in this area.</p> <p>Thanking you in anticipation,</p> <p>Robin Lugg</p>	Robin Lugg	Fairview	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-10	16:59	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	We do not have the infrastructure in terms of ambulance, fire, policing, hospitals, family doctors to support the densification of this area. What is an oasis from downtown is now under threat of high rise development envisioned as a second downtown. Developers will profit at the expense of the neighborhoods that have defined Vancouver as a great city. Young professionals, businesses, international buyers are already relocating as Vancouver moves toward becoming an increasingly unsafe, under resourced, overpopulated city. Residential zoning is meant to protect a vision of a city that values neighborhood, safe calm areas that offer respite and connection to community. The pace and number of high rise development projects proposed will destroy what is valued most by your constituents. You are making decisions with generational consequences that can not be reversed once the damage is done.	Cynthia Matheson	Mount Pleasant	
2025-09-10	19:02	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am writing in opposition to the proposed “Standardized Apartment Districts and City-Initiated Zoning Changes” and related amendments under the Broadway Plan.</p> <p>These changes represent more than a zoning update—they signal a shift in how we govern, approve, and account for city-building. Replacing longstanding RT zones with blanket R3/R4 designations flattens neighbourhood context, erases years of community planning, and exposes more areas to speculation and displacement. The removal of affordability requirements—such as reducing the below-market rent discount from 20% to 10% in key zones—weakens public promises before meaningful delivery has even begun.</p> <p>The result is a widening gap between what gets approved and what gets built. Of the thousands of units in the Broadway Plan pipeline, just two projects have reached occupancy. No social housing has been delivered. Tenant protections remain theoretical. Consultation is increasingly symbolic.</p> <p>Zoning should not be treated as a measure of success if it does not translate into stable, affordable housing for people who need it. I urge Council to pause these changes and focus instead on delivery, affordability, and democratic process.</p> <p>Respectfully,</p> <p>Erick</p>	Erick Villagomez	Grandview-Woodland	

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-10	21:18	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Here's what I know: rezoning low-rise, 3-story walk-ups in the Fairview area will result in displaced residents who can't afford what takes their place. The new micro-units erected will be both too small and too expensive for people to live in comfortably. Current residents will be priced out of their neighbourhoods, and possibly leave Vancouver entirely.</p> <p>I've seen what the "below market" units get priced at historically, and it's still well beyond affordable for most people. Forget having a family—who can fit two kids into a \$2500 450sf apartment? Even a single person with no debt or dependants will end up devoting half of their pay to rent at those prices. Tearing down housing that is actually affordable in the name of densification (a tenet of affordability) is completely backwards when the new units are not affordable.</p> <p>The developers and decision-makers on these projects don't live in my neighbourhood and engage with my community. They don't care if they destroy it entirely. They don't care if the refugee family next door to me loses their apartment, or the elderly woman down the street has to give up her dog to find a place to live. They don't care if people end up moving away from their doctors, family, or friends.</p> <p>And here's what I know for certain: none of what I say here now will make a difference if it opposes someone influential or wealthy. When we pull apart communities, we lose the threads that connect us. We price out arts and culture. We sacrifice the heart of the city.</p>	Lynda Tierney	Fairview	
2025-09-11	11:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Densification is needed in the City, but this is far too overreaching. I recommend sending this back to staff to come up with something that better balances retaining the current character of neighborhoods with easing rezoning requirements.	Mark Smith	Hastings-Sunrise	

Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small Scale-Multi Unit-Housing (SSMUH) Legislation – RTS 16349

duplexes, and laneway houses) as of the date of Royal Assent for Bill 44 (December 7, 2022). Staff reviewed all zoning districts in Vancouver and evaluated them against the Provincial legislation and guidance to determine which are restricted and require zoning changes. The following zoning districts have been assessed as restricted: RT-7, RT-9, two CD-1 by-laws and First Shaughnessy District (FSD).

A summary of the restricted zone analysis is included in Appendix F.

This report outlines amendments to the RT-7 and RT-9 district schedules to enable small-scale multi-unit housing (SSMUH) to comply with Provincial legislation. It also briefly addresses necessary changes to two CD-1 by-laws.

Section 566(1.3) of the *Vancouver Charter* now prohibits Council from holding a public hearing on zoning amendments are for the “sole” purpose of complying with the SSMUH legislation. Recommendations A and B include the following proposed amendments that go beyond the minimum requirements of the legislation and are therefore the subject of this public hearing. The changes which staff are recommending that go beyond the SSMUH legislation include:

- allowing up to 6 dwelling units on all lots of 280 m² or greater;
- increasing floor area incentives for pre-1940 character house projects;
- introducing a density bonusing structure similar to the R1-1 District Schedule (e.g., a small-scale multi-unit housing district); and
- aligning regulations with R1-1.

In summary, because the proposed amendments to RT-7 and RT-9 are not solely limited to complying with the SSMUH legislation, a Public Hearing is required.

This report also recommends amendments to CD-1 (371) and CD-1 (463) to align with the minimum requirements. As the amendments to these CD-1 by-laws are for the sole purpose of complying with the SSMUH requirements, Council cannot hold a public hearing. Therefore, staff are proposing future consideration and approval (see Recommendation A and B).

A separate report (RTS #16350) addresses the amendments to First Shaughnessy District (FSD).

Council Authority/Previous Decisions

- Zoning and Development By-law
- [Vancouver Plan](#) (2022)
- [3-3-3-1 Permit Approval Framework](#) (June 2023)
- [Adding Missing Middle Housing and Simplifying Regulations](#) (October 2023)
- [Response to New Provincial Legislation: Bills 44, 46 and 47](#) (April 2024)

City Manager's Comments

The City Manager concurs with the foregoing recommendations. The changes are primarily required to comply with Provincial Legislation intended to increase housing supply in low-density areas.

council.vancouver.ca



Appendix B



REFERRAL REPORT

Report Date: May 9, 2024
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 16349
VanRIMS No.: 08-2000-20
Meeting Date: May 28, 2024

TO: Vancouver City Council
FROM: General Manager, Planning, Urban Design and Sustainability
SUBJECT: Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation - To Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments to the RT-7 and RT-9 District Schedules as described below, and that the application be referred to Public Hearing together with the recommendations set out below;
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation For Public Hearing

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A;
FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A.
- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed

- to bring forward for approval by Council the repeal of the Kitsilano Point RT-9 Guidelines and amendments to guidelines generally as presented in Appendix D.
- C. THAT Recommendation A through B be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and

Mayor and Council
City of Vancouver
453 West 12th Ave.
Vancouver, BC V5Y 1V4

September 16, 2025

Dear Mayor and Council,

I am writing to express my opposition to the *Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan*.

In particular, my position is informed by growing concerns about the potential loss of rental housing in the Broadway Plan Corridor and alarm over the rapidly increasing number of redevelopment proposals on existing rental buildings, as well as myriad other urban planning concerns. Under the current conditions and regulatory framework, I cannot support the proposed zoning changes.

Until very recently, I was strongly supportive of the emerging Broadway Plan, hopeful at the prospect of vibrant new growth implemented thoughtfully with broad community consensus in a socially sustainable and well-organized way.

Instead, things are fast going off the rails with what seems like a frantic, chaotic approach toward the corridor's urban planning; high numbers of apartment buildings slated for rezoning at rapid pace; and rising concerns about the economic feasibility and social sustainability of the current plan. As a low-income renter with disabilities who lives in the area, I am extremely concerned.

My original understanding of the Broadway Plan was that it was supposed to preserve existing rental apartment buildings until an adequate supply of new housing is built. This would entail directing new tower construction to areas with less displacement impact, focusing on low-density properties such as single family homes, parking lots, or under-utilized commercial spaces. Only then, years later, would existing apartment buildings start getting replaced in a gradual and orderly process.

Instead, it appears that our existing rental apartment stock is at imminent risk. I am deeply troubled by reports of rampant property value speculation in the corridor, and concerns raised by urban planning experts over the realistic implementation of protections for displaced tenants.

In many ways, the current state of the Broadway rezoning plan appears to be an attempt to cram the majority of new housing and commercial development into a relatively small, geographically restricted area of the city instead of taking a more balanced, city-wide approach that would require rezoning of large tracts of single-family home neighborhoods.

Rather than being treated as a unique generational opportunity to plan for long-term densification and community growth associated with Skytrain expansion, the Broadway Corridor Plan has mutated into a cynical attempt to constrict development in ways defined by regulatory convenience and a politics of expediency, instead of prioritizing the well-being of Broadway Corridor residents.

Instead of taking a comprehensive approach that integrates densification across the entire city, with care taken to apply best practices of sustainable growth, the plan shunts the impacts into one area – one that is largely lower-income – with little regard for the long-term social and urban planning consequences, particularly risk of mass displacement and loss of affordable rental housing.

Other urban planning concerns include transit system capacity, traffic issues, parking, cycling and walking infrastructure, access to green space, community cohesion, architectural variation, spatial diversity, and many other considerations associated with sustainable densification. Right now, the plan risks embarking on a one-size-fits-all, cookie-cutter approach to urban design that many planning experts warn could be a recipe for disaster with decades of adverse impacts to follow.

Even developers and construction companies are sharing concerns over economic aspects of the plan, highlighting the reality that many of these new, ultra-dense developments may be unprofitable to build for a variety of reasons. Many of the root causes for unprofitability in the rental construction industry, including decades of federal disinvestment in affordable housing, remain unaddressed. Setting aside the tensions that can exist between developers and tenants worried about displacement, the construction industry must be part of the solution. Without in-depth consideration of their perspectives, this too appears to be a failure point of the current plan.

Vancouver desperately needs new affordable housing, and I support high density construction within the Broadway Corridor. Cities change, and unless we wish to stop growing, Vancouver will inevitably transform into a much larger urban centre. Personally, I would love to see my area eventually grow to become a new downtown with plentiful housing and a vibrant sense of community.

Yet demolishing our existing apartment buildings will create a mass displacement crisis. The existing apartment buildings are precisely the type of housing we need to preserve right now. We cannot afford to lose our existing rental supply – our homes – which is the exact opposite of what I had hoped the new Broadway Plan would promise – new housing, not mass displacement. It's time to reassess.

Sincerely,

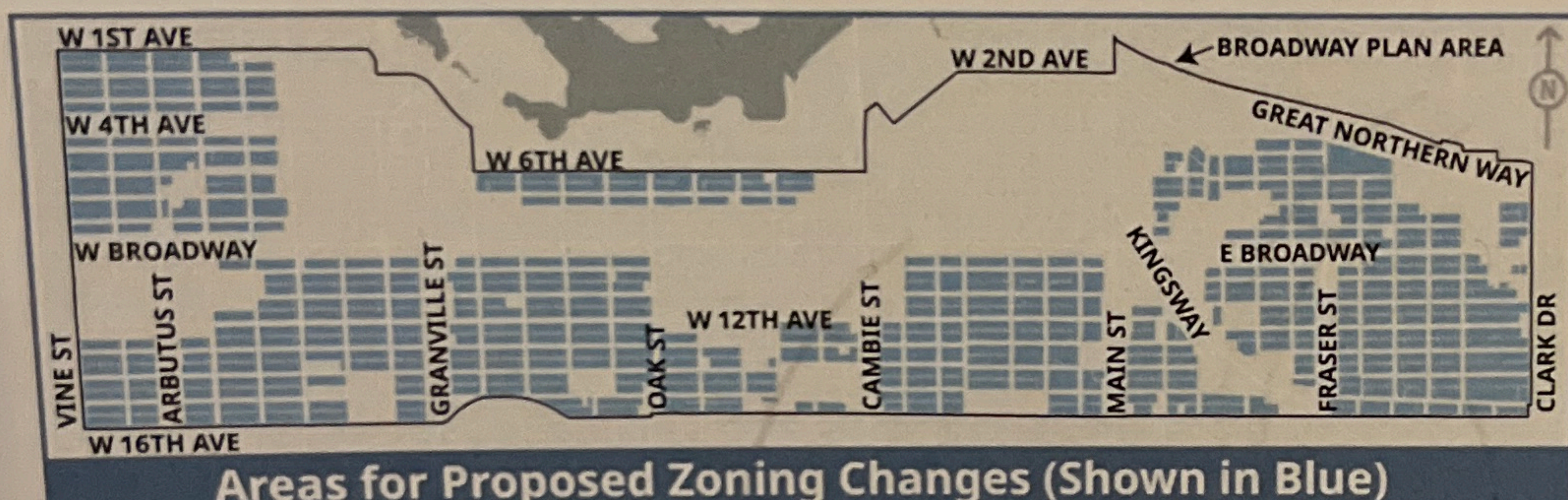
Jeffrey Wynne

NOTICE OF PUBLIC HEARING

City-Initiated Zoning Changes Proposed

Vancouver City Council will hold a Public Hearing on:
Tuesday, September 16, 2025, at 6 pm

VANCOUVER PLAN
 Implementation
2050



Areas for Proposed Zoning Changes (Shown in Blue)

**Note: Public parks (with exception for Major Matthews Park), public schools, sites that are zoned CD-1, and select other sites with unique context are not proposed to be rezoned. Detailed information on the proposal can be found on the webpage link below.*

The City of Vancouver is proposing to rezone some areas within the Broadway Plan to new R3 low-rise, R4 mid-rise and R5 high-rise district schedules. These City-initiated zoning changes will implement Council-approved policy and help streamline delivery of housing through standardized regulations and a simplified development process. If approved, owners could skip the rezoning application process and proceed directly to the development permit stage if the application aligns with the district schedule.



Learn more about proposed City-initiated zoning changes



shapeyourcity.ca/zoning-changes-broadway-cambie-plans



zoningbroadwaycambie@vancouver.ca

Register to speak at the Public Hearing

- Starts on September 5 at 8:30 am
- **Web:** vancouver.ca/councilmeetings
- **Phone:** 604-829-4238
- In-person registration is available on September 16 from 5:30 to 6 pm

Submit your comments

- **Web:** vancouver.ca/public-hearing-comments
- **Mail:** City Clerk's Office, City Hall
 453 W 12th Ave, 3rd floor
 Vancouver BC V5Y 1V4

All comments are publicly accessible and will be distributed to Mayor and Council.