

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
2025-09-11	16:07	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The authenticity of Mount Pleasant lies in the beauty and uniqueness of houses. I’m sure the financial impact is considerable along with the housing of hundred of people, but not in this area. Vancouver is only beautiful and attractive to tourists because of those unique streets.</p> <p>Thank you</p>	Chloë SCAR	Mount Pleasant	
2025-09-11	17:51	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I do not support a streamlined process as I do not support the approval of R4 and R5 buildings in the Fairview Granville/Broadway area.</p> <p>The city should not be encouraging developments that destroy the livability and affordability of a central area.</p> <p>The last thing we need is for more new, unaffordable towers to replace affordable existing low rise strata and rental buildings.</p>	Jason Young	Fairview	
2025-09-12	08:31	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Rezoning the area north of 4th for high rises and greater density seems short-sighted. Where will all of these people park, drive, recreate, go to school, unwind? The roadways in Kits are already clogged. There aren't enough recreation facilities. And the more people are crammed into this area, the lower the quality of life will be for residents. Kits is still a gem that has become tarnished with too much development in surrounding areas resulting in an influx of people to a neighbourhood that, like any neighbourhood, has limited capacity to remain quiet, safe and community oriented for residents. I personally don't want to live in a highly dense area like the west end or downtown vancouver. A lot of people feel the same way. Limit growth to enhance the wellbeing of residents. Enhance quiet, safety and community connections through recreation opportunities and more natural spaces. Prioritize clear, more breathing space between homes, trees and other green spaces like people in wealthier neighbourhoods like Dunbar, Point Grey and Shaughnessy fight tooth and nail for to retain. That gets my vote.</p>	Sarah Ripplinger	Kitsilano	
2025-09-12	09:15	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose this change. I don’t agree that citizens will not be consulted about the changes in their neighborhoods. We should always be involved in the appearance, design and livability of the proposed changes in zoning.</p>	Simone Vermette	Mount Pleasant	
2025-09-12	10:31	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>NO! The public, the residents and tax payers of Metro Vancouver must have the right to oppose and suggest changes to any rezoning. NO. I oppose the "city-initiated zoning changes".</p>	Kat Collin	Fairview	
2025-09-12	12:11	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Dear Vancouver City Council,</p> <p>I am writing to express my strong opposition to the proposed development at 45 East 16th Avenue. While I support thoughtful densification in line with the Broadway Plan (here within referred to as the Plan), the current proposal is incompatible with the Plan’s community-driven goals. In its present form, the project introduces preventable erosion of public services, environmental health, neighbourhood character, and community safety.</p> <p>1. Frontage and Height Inconsistency</p> <p>The proposed development does not meet the Plan’s requirements for tower frontage. According to the Plan, towers of 12–20 storeys require a minimum frontage of 45.7 m (150 ft). This site, however, measures only 40.4 m (132 ft). Sites of this size are intended for mid-rise buildings in the range of 6–11 storeys.</p> <p>Staff have argued that the site’s extra depth compensates for its lack of width, but this reasoning is not found in the Plan and represents an interpretive stretch. The 150 ft frontage requirement exists specifically to prevent oversized towers on undersized sites, ensuring</p>	John Mathews	Mount Pleasant	

			<p>appropriate tower separation and avoiding negative impacts on neighbouring properties. Allowing this exception weakens the Plan and sets a precedent for other narrow sites to demand towers as well.</p> <p>The inconsistency in applying this rule is particularly concerning. At 45 E 16th, “flexibility” has been invoked to approve a tower on a substandard frontage, while the neighbouring property at 35 E 16th has been held to the rule and deemed too narrow to proceed on its own. Staff suggest assembly with 3150 Ontario as a solution, but because that corner site directly abuts Mount Pleasant Park, the Plan’s requirements for sensitive transitions and sunlight protection make a tower form there highly implausible. In effect, approving 45 E 16th in this manner would orphan 35 E 16th—leaving it trapped between a tower and a park-constrained corner, without a realistic redevelopment pathway consistent with Plan principles and disrupting any coherent east-west transition in building height. This outcome directly undermines the stated goal of equitable and orderly growth across blocks, and it calls into question both the fairness of the process and the credibility of the Plan itself. Given that this site sits at the southern boundary of the Broadway Plan area, it would be reasonable to expect development at the lower end of the permitted height range to provide a sensitive transition to the surrounding 3–4 storey neighbourhood. Instead, the proposal seeks one of the tallest possible forms, creating an abrupt and inappropriate scale contrast. A 6 to 11-storey building would be consistent with the Plan’s intent, provide significant new housing, and respect both frontage limits and neighbourhood context.</p> <p>2. Public Services Already Over Capacity</p> <p>The Vancouver School Board’s 2020 Long Range Facilities Plan projects Simon Fraser Elementary School at 176% capacity by 2031. This figure predates the current wave of rezoning applications. The proposed tower would add 145 rental units, including 35% family-oriented units, while the Yukon and 14th Avenue proposal would add another 134 units in the same catchment. Together, these two projects alone could introduce around 100 family-oriented units, potentially bringing dozens of new children into a system that is already overcrowded and reliant on portables.</p> <p>While the referral report notes nearby childcare centres, waitlists at these facilities already range from one to three years. This shortage disproportionately affects working families and single parents, undermining the Plan’s stated goal of creating walkable, complete neighbourhoods. Suggesting that neighbouring schools can absorb this growth is misleading, as it would require children to travel significant distances outside their community. Without a proactive plan to expand schools and childcare, new residents will move into a neighbourhood where the basic services they rely on are not available. Growth must be inclusive and sustainable, not reactive and short-sighted.</p> <p>3. Environmental Impacts and Neighbourhood Character</p> <p>Mount Pleasant is defined by its tree-lined streets, low-rise apartments, heritage conversions, and community gardens. This project would fundamentally erode those qualities.</p> <p>The Plan’s Urban Forest Strategy seeks to expand and protect the city’s tree canopy, yet this proposal removes 67% of the mature trees on site — many taller than four storeys — that currently provide shade, privacy, and environmental benefits. In addition, there are 12 cedar trees that are 5 meters tall on the southwest corner of the lot that were not accounted for in the referral report. Replacing this natural green buffer with concrete contradicts the Plan’s vision of preserving “green and leafy streetscapes.”</p> <p>The project’s solar studies also show significant shadowing impacts on neighbouring buildings and the Mount Pleasant Community Garden, reducing access to natural light for residents who have cared for these plots for decades. Although the shaded area may seem small on paper, the impact on this valued community asset is large.</p> <p>4. Safety for Pedestrians and Cyclists</p> <p>The development abuts Ontario Street, one of the city’s most heavily used bike routes. The City’s 2040 Transportation Plan already identified the Ontario and 16th intersection for safety upgrades. Additional vehicle traffic from the building’s lane exiting onto Ontario will worsen conflicts between cars and cyclists. Unless safety improvements are made — and funded by the developer — this rezoning risks compromising the safety of current residents</p>		
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				<p>and new ones alike.</p> <p>Conclusion</p> <p>The integrity of the Broadway Plan depends on its consistent application, not on selective flexibility that benefits developers at the expense of neighbourhood standards. This project fails to meet the Plan’s frontage requirement, overburdens already stretched schools and childcare, eliminates mature trees and greenspace, and creates safety risks for cyclists and pedestrians.</p> <p>Approving the rezoning as proposed would set a precedent that undermines both the credibility of the Broadway Plan and the extensive community engagement that shaped it. I urge Council to require a more appropriate form development at this site — one that respects frontage limits, supports infrastructure capacity, and provides housing while maintaining the character and resilience of the Mount Pleasant neighbourhood.</p> <p>Sincerely,</p> <p>John Mathews</p> <p><small>%:14 Freedom of Information and Protection of Privacy</small></p> <p><small>%:14 Freedom of Information and Protection of Privacy</small></p>			
2025-09-12	14:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the Standardized upzoning entirely. I participated in the workshops during the Vancouver Plan and the overwhelming response was negative on proliferation of Towers. Instead, participants favoured densification via lowrise spread more equitably throughout the City, and opposed concentrations of Towers that harm neighbourhoods near transit. The numbers of Towers per block is excessive. The sheer volume of existing rentals being destroyed is a travesty. City Council voted AGAINST a pace of change motion. The result is a war on livability, poorly planned infrastructure where some buildings can’t get occupancy due to insufficient sewer capacity, new rentals whose so called affordable units have proven to be unaffordable, a market flooded by both condo & rental units that are too small, too expensive, and unlivable (poor planning), developers walking away from projects that were too high risk to begin with (aka any Tower), renters evicted with no certainty of returning for years for the sake of projects that is known upfront “do not pencil”, and on and on. The City/Province chose an unsustainable path and is now a day late and a dollar short. Humans don’t want to live in this investor-driven product, and do not want to live in a crime-ridden sea of towers where they never see the sun or mountains, unless their wealth buys the 40th floor. Please reject this plan, return to neighbourhood based consultation, and find a better way that reflects human scale more fairly & equitably distributed.</p>	Anne Creaser	Kitsilano	
2025-09-12	16:18	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>We are a Metro Vancouver region-based group of urbanists, urban planners, architects, and UBC/SFU academics, most with decades of experience, some with a background in development, who have joined together to broaden the search for enduring housing solutions.</p> <p>Attached is the PDF letter with our comments on the Broadway Plan Rezoning proposal and please post the PDF in full as part of the public hearing documents.</p> <p>Thank you.</p>	A Group of Urbanists		Appendix A
2025-09-12	16:32	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am opposed (will the city really listen to these comments, or do what they want as has been demonstrated in the past)?</p> <p>Currently rental buildings are being ‘flipped’ to make a profit from their approval(s). Currently rental building residents are being evicted to allow developers to game the system. Many towers in the pipeline ‘no longer pencil out’. Towers ruin livability and the public realm with neighbourhoods. These units are too small and too expensive for Vancouverites. If this were not the case existing new rentals would have waiting lists.</p> <p>The City of Vancouver is failing to realize that residents requested low rise buildings and not towers. Most importantly you also need to realize that the ‘ponzie scheme’ is over. How many projects have gone under?</p>	Kevin Inouye	Fairview	
2025-09-12	19:41	Standardized Apartment	Oppose	<p>Instead of approving the mass rezoning, consider things like:</p>	Robert Renger	Fairview	

	Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	<ul style="list-style-type: none">• Tasking staff to come up with ways to expedite development approvals that still allow transparency and communication with, and input from the public and neighbours.• Think about a more granular approach to planning that allows for the identification of and maintenance of valuable existing elements in a plan area.• Keep some focus on creating good urban neighbourhoods with appropriate amenities and infrastructure. Planning a city should not just be a financial-statistical exercise in trying to create as many new housing units as possible. <p>Following are explanations of the negative impacts the proposed mass rezoning would have.</p> <p>Entitlements without Community Benefits</p> <p>These city-initiated area rezonings will increase land values for current owners and land speculators by granting development entitlements they can sell or hold.</p> <p>No public benefits are obtained at the time of the rezoning, and resulting private extractions of land value increases will close off options for obtaining community benefits in the future.</p> <p>The Planning Director has responded to this concern on social media by writing:</p> <p>“Public benefits shifting from site-by-site land lift to standardized via ACCs, DCL and Inclusionary Housing Bylaw. In land transaction, buyer must account for these obligations in determining the residual land value for which they can purchase and develop economically. In Broadway, 20% BMR, in most instances, takes up expected "land lift" for your usual 6.5-6.8FSR building.”</p> <p>But that is misleading, because Planning and Council always seem willing to lessen obligations when a developer cries "not financially feasible" after private profits have already been extracted from the land. The CURV project in the West End is a recent example where the city greatly relaxed requirements (albeit to no avail) after huge profits had been made on land flips. A current example is the rezoning at 29th Ave and Ash which doesn't include BMR (below market) units although required by policy. Staff says there is insufficient land lift now because of the site's current RM8-A zoning – the result of a city-initiated rezoning in 2018, which increased FSR and land value, without providing any community benefits at the time.</p> <p>https://www[.]biv[.]com/news/cambie-residents-seek-judicial-review-of-large-scale-rental-housing-project-vancouver-11083462</p> <p>Promoting Demolition of Existing Rental Housing</p> <p>Approximately 25% of Vancouver’s existing secured purpose-built rental housing is located within the Broadway Plan area. In the main these are older 3 and 4 storey buildings with relatively affordable rents and larger apartments. Although it is widely accepted that existing buildings are the most affordable and environmentally sustainable housing, the Broadway Plan targeted these rental buildings for demolition and redevelopment for apartment towers. The Plan euphemistically called this “supporting the long-term renewal of aging rental apartments”.</p> <p>The July 30, 2025 Broadway Plan implementation update memo says there is rezoning and development interest in 151 active projects and nearly 24,000 residential units, and that a significant majority of the proposed residential units are secured rental (88%). The majority of these are in towers proposed on existing low-rise apartment sites.</p> <p>https://vancouver.ca/files/cov/2025-07-30-council-memo-mayor-council-broadway-implementation-for-q2.pdf</p> <p>The mass city-initiated rezoning is supposed to make it faster and easier for such redevelopment to occur. In order to ensure that the rezoning FSRs will be high enough to make purchase for redevelopment of existing apartment buildings and houses profitable, the city commissioned an economic viability study from consultant Coriolis (which is included as an appendix to the report).</p> <p>Rezoning which makes an existing rental apartment more valuable as a development site than as an income-generating asset, rationally leads to lessened maintenance and investment in existing buildings – in part to save money and sometimes to encourage tenants to leave voluntarily before demoviction tenant protection obligations and costs kick in. In fact, we get a situation where a site with a burnt-down apartment building is advertised as a “rare opportunity” because it has no tenants.</p> <p>https://vancouver[.]sun[.]com/business/real-estate/vancouver-building-hit-four-fires-empty-lot-20-million</p>			
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2025-09-13	12:11	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am writing as a deeply concerned resident to express my strong opposition to the proposed high-rise development and associated densification plans currently under consideration within the Broadway Plan (affecting Fairview, Kitsilano, Cambie neighbourhood, Mount Pleasant and surrounding areas).</p> <p>This development threatens to dramatically alter the character, affordability, and livability of communities that have long been defined by their strong sense of place, human-scale design, green spaces, and family-friendly atmosphere.</p> <p>While I understand the city’s goals of increasing housing supply and economic growth, this particular proposal represents a short-sighted and harmful approach that prioritizes developer profits over the well-being of the people who actually live here.</p> <p>The implications are severe and far-reaching:</p> <p>1. Loss of Green Spaces and Public Areas</p> <p>The reduction of parks and open spaces in this plan is deeply alarming. In an era of climate crisis and rising urban stress, access to nature and public green space is not a luxury — it's a necessity. Our parks are not empty lots to be sacrificed; they are vital communal assets that support mental and physical health, biodiversity, and climate resilience.</p> <p>2. Diminished Livability and Overcrowding</p> <p>This proposed density increase far exceeds what these neighbourhoods were designed to support. It will lead to overcrowded schools, strained transit, increased traffic, overburdened infrastructure, and a general erosion of quality of life. The delicate social fabric that makes these communities feel safe, connected, and family-oriented will be stretched beyond recognition.</p> <p>3. Worsening Housing Affordability</p> <p>Contrary to popular narratives, high-end high-rises do not guarantee affordability. In many cases, they drive up land values and rents, displacing existing residents and pushing working families out. The city risks creating an enclave of unaffordable units, catering to investors rather than to residents who want to build a life here.</p> <p>4. Irreversible Damage to Neighbourhood Character</p> <p>Our communities are not just a set of coordinates on a map. They have souls — shaped by decades of human relationships, shared spaces, local businesses, and architecture that encourages connection. This development threatens to erase that, replacing it with a sterile, profit-driven urban form that feels disconnected from our history and values.</p> <p>5. Unequal Gains – Who Really Benefits?</p> <p>The major beneficiaries of this plan are developers and, to some extent, the city itself through increased tax revenue and fees. But the costs — environmental, social, and emotional — are being offloaded onto the people who live here every day. That is not equitable development. That is displacement masked as progress.</p> <p>A Call for Better Urban Stewardship</p> <p>I urge the city to reject this current proposal and instead work with the community to explore alternative approaches that:</p>	Hannah Styffe	Fairview
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2025-09-13	12:52	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Please do not make it any easier or faster to rezone. The Broadway plan is showing it favours profits over housing needs. We are watching tenants being evicted from buildings that could potentially be “redeveloped”. Working and middle-income renters are displaced, the very people the city of Vancouver claims it is helping. Then the buildings remain empty. The shortening of the planning procedures will only make this worse. Rezoning requires careful thought, not blanket rules that help developers.	Sarah Sion	South Cambie	
2025-09-13	13:08	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Please do not approve these changes to the Broadway Plan. If affordability is the goal for Vancouver, then relying on greater concentrations of housing is not the answer. As you increase density, we get more people, not cheaper housing. Older very serviceable buildings are destroyed to create the denser more expensive buildings that the Broadway Plan is pushing for. We have too many incentives to invest in real estate and not enough for wage growth. Supercharging the Broadway Plan is continuing this destructive cycle. Is it possible that the City of Vancouver is addicted to growth, always needing more developers fees to balance the budget? That is the message I am getting from this non-stop development that is not benefiting Vancouver residents. Please slow this process.	Philip Styffe	South Cambie	
2025-09-13	13:26	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Please do not pass these City-Initiated Zoning Changes The Broadway Plan is Over-Zoned and does not consider neighbourhood impact. Please walk the neighbourhoods and talk to the residents to find out how they really feel about the changes and the displacements that are occurring, and about the lack of consideration for the necessary services, amenities and infrastructure that remain unplanned The neighbourhoods are being destabilized. This will require federal, provincial and civic dollars later to fix the problems being created.	Claire Styffe	Fairview	
2025-09-13	13:40	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	This rezoning will massive impacts on this large area of the City -- not only the Broadway Plan area, and Cambie Corridor area, but over time, far beyond. The Main Concerns The Wrong Kind of Supply The current Broadway Plan is creating the wrong type of supply that is small expensive units in large towers, that the market is already over saturated with, while it incentivises the	Judy Osburn	Kitsilano	

			<p>demolition of existing buildings of older more affordable larger units, and the displacement of renters.</p> <p>The lack of supply is for larger affordable units, especially for families, that this plan doesn't adequately address. It is creating a net loss of affordable livable units.</p> <p>Expediency over Transparency</p> <p>Approval of the mass pre-zoning will allow developers to proceed directly to a development permit application without requiring rezonings or public hearings for projects meeting these regulations.</p> <p>The intent is also to use these new zones for non-pre-zoned sites, so that developers will no longer be required to submit building plans for future site-specific rezonings and public hearings.</p> <p>Public notification and on-site signage for development applications will not be mandatory, but rather required only at staff's discretion.</p> <p>Promoting Demolition of Existing Rental Housing</p> <p>Approximately 25% of Vancouver's existing secured purpose-built rental housing is located within the Broadway Plan area that become even more at threat under this rezoning.</p> <p>In order to ensure that the rezoning building sizes, FSRs, will be high enough to make purchase for redevelopment of existing apartment buildings and houses profitable, the city commissioned an economic viability study from consultant Coriolis (which is included as an appendix to the report).</p> <p>Zoning is designed to promote and enable demolition of older more affordable larger unit housing, destabilizing and displacing thousands of people.</p> <p>Tenant protections are untested and unproven. The best tenant protections are to protect existing older buildings from demolition and displacement.</p> <p>Lack of Neighbourhood-based Planning</p> <p>Proforma-driven Broadway Plan Rezoning Districts are too heavily relying on proforma numbers that are creating plans that are based on assumed financials of a moment in time when area-wide plans should be planning for many decades of growth.</p> <p>Planning should be based on many considerations for built form, not just proforma numbers that will change over time. For example, community needs, infrastructure, the impacts on the climate of removing mature trees, demolition, embodied energy and concrete construction in large towers.</p> <p>The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments.</p> <p>The plan still allows spot rezoning for towers in lower density areas, so no stability.</p> <p>The RT5, RT6, RT7 & RT8 zones provide a good source of rental and ownership housing that uses heritage & character house retention options for multifamily conversions and infill that is in high demand for family oriented housing in larger ground oriented units. These zones should be retained with future updates, not replaced with R1-1 that does not address the local context.</p> <p>Cities are built on grids, not arbitrary circles around transit which should only be a guide in principle, not for literal implementation.</p> <p>The public is no longer considered a stakeholder by the City, and instead prioritizes the development industry as stakeholder partners.`</p> <p>Requests of Council</p> <p>Do not approve the Broadway Plan Rezoning as proposed.</p> <p>Refer the report back to staff for more public engagement and a new approach.</p> <p>Direct staff to use more discretion for form of development near transit to better align with infrastructure, amenities, and community local context. Avoid one-size-fits-all approaches.</p> <p>Prioritize the retention and protection of existing rental buildings as the best tenant protections.</p> <p>Retain the existing RT character zones that are designed for better local context, for a possible update in the future, rather than replacing them with R1-1 zoning.</p> <p>Avoid making towers the default solution. Towers have their place, but they are not always</p>		
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				<p>the best form. The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments.</p> <p>Support gentle, ground-oriented density options that better match household needs and local context while supporting the forestry sector through the use of more affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.</p>			
2025-09-13	15:37	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I believe this is an inappropriate proposal. It should be referred back to staff for more public engagement and a new approach. Staff should use more discretion for form of development near transit to better align with infrastructure, amenities, and community local context. Avoid one-size-fits-all approaches. Prioritize the retention and protection of existing rental buildings as the best tenant protections. Retain the existing RT character zones that are designed for better local context, for a possible update in the future, rather than replacing them with R1-1 zoning. Avoid making towers the default solution. Towers have their place, but they are not always the best form. The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments. Support gentle, ground-oriented density options that better match household needs and local context while supporting the forestry sector through the use of more affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.</p>	Brian Palmquist	Dunbar-Southlands	
2025-09-13	19:04	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The Vancouver city-initiated plans for mass rezoning of 4,294 parcels in the Broadway and Cambie Plan areas is flawed. I am in agreement with the content of letters sent to you from the Planning, Design and Architectural experts on the subject. As they have told you, “Vancouver’s housing crisis demands a reset in how we use public policy to achieve affordability. Just doing more of the same failed model of demolishing / displacing older more affordable housing, and inflating land values for the wrong supply of towers with expensive small units for condos or rental, is making the affordability crisis worse, not better.” I urge you to vote against this rezoning and go back to the drawing board, this time using the expert advice available to you from outside City Hall sources.</p>	Pamela Fitzpatrick	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
2025-09-13	23:03	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>While I appreciate the City's effort into the Broadway Corridor Plan, I believe that the current plans will destroy the existing community character, drastically increase the density of the area without the necessary infrastructure to support it, and will drive out many of the current residents who live in the area.</p> <p>We have seen a number of recent developments in the area, and consistently, this has led to properties that block views for others, lead to incessant construction and disruption in the neighbourhood, increase congestion, and drive up the prices for both property and goods.</p> <p>I'm excited for the vibrancy and growth that the new Skytrain will bring along this corridor. But in reviewing the city's plans, it seems that this growth will be enjoyed by large-scale retail chains, property development companies, and parasitic landlords. We need not look further than some of the large apartment blocks in an around the city to demonstrate how blanket permits like these can kill neighbourhoods.</p> <p>I urge the city to reconsider its plans, and to prioritize sustainable development centred around preserving community character and historic buildings/properties, affordable medium-density housing designed for families not investors, supports and incentives for local business that have weathered the nearly decade long construction, and a deliberate balance of community and green space that can appropriately handle the number of people who live in the area.</p> <p>Today, I don't feel like the city's plan addresses any of these well. But I think we can get there, and I will happily support the zoning when we do.</p>	Prem R	Mount Pleasant	
2025-09-14	08:56	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	see attached pdf	Allan Buium	Riley Park	Attachment 1
2025-09-14	09:46	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>This report caters to developers with no regard for people in median-income households. Fast-tracking rezoning to increase housing supply will not create affordable housing for the middle-class. So far, rapidly increasing housing supply in Vancouver has completely failed to create affordable housing at the scale that is actually required. There is no evidence that supports streamlined rezoning will lower housing costs.</p> <p>80% of the new units will be unaffordable for the median-income households. There needs to be significantly more affordable units. The City should mandate for at least 50% of the units to be affordable for the median family.</p> <p>Fast tracking rezoning would eliminate the opportunity for community input and dialogue around new developments, which is so desperately needed to achieve functional and affordable neighbourhood.</p>	Melanie Kuzyk	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
2025-09-14	10:58	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Hon. Major and Councillors,</p> <p>You are aware of 3 letters by urban experts addressed to the 3 Canadian levels of government alerting and warning against the half-baked and rushed Broadway Plan. The issues raised in those letters are critical to the future of the City of Vancouver, of BC, and all of Canada because, as is, the decision on the Broadway Plan will adversely affect citizens and residents in Vancouver, and may prove a regrettable model to follow elsewhere in our country.</p> <p>I strongly urge you to reconsider and especially pay attention to the main concerns which are: The wrong kind of supply, expediency over transparency in the CoV deliberations, promoting demolition of existing rental housing thereby displacing residents, ignoring neighbourhoods and lack of neighbourhood-based planning, applying a one-size-fits-all approach.</p> <p>Future generations in Vancouver, BC, and Canada will be thankful to a Mayor and City Councillors that had their (i.e. former's) interests and wishes in their heart.</p> <p>Respectfully,</p> <p>Dr. Noemi Gal-Or</p>	Noemi Gal-Or	Dunbar-Southlands	
2025-09-14	11:17	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I recognize that density in any city needs to be considered and implemented and think that duplexes and fourplexes on some of the current single family lots is suitable.</p> <p>I am strongly opposed to buildings higher than 6 stories being imposed into residential areas. Developing high rise districts throughout the city does not respect former community plans and certainly does not build any sense of community in the area.</p>	Aileen Stalker	Kitsilano	
2025-09-14	11:52	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the Broadway gift to developer plan. Empty units, foreign owned units & empty homes are all over this city. Building more is not the solution, specially since ABC is renovicting people from affordable to build faux affordable. Another problem & it will only get worse, is not enough services however you all know this. Disappointing that City Hall thinks destriying Vancouver is progress.</p> <p>Best</p>	Elisabeth Ross	Dunbar-Southlands	
2025-09-14	12:07	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Affordable housing needs to be protected first and foremost. We have hundreds if not thousands of empty condos that could house people, why are we knocking down affordable housing? This plan needs an overhaul. Public housing first. And collaboration with the provincial government to implement vacancy control to protect tenants.</p>	Tim Stephens	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
2025-09-14	12:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>-Towers are bad for the environment for many reasons, especially upfront carbon.</p> <p>-Towers are expensive to build and maintain = luxury, therefore not affordable.</p> <p>-Bad for livability and community:</p> <p>-Loss of trees which we so desperately need with climate crisis. New builds when necessary should be set back with trees but this is not what I see happening.</p> <p>-Not enough planning for infrastructure to support this density.</p> <p>-Bad for character of Vancouver. I have always enjoyed visiting different neighbourhoods for what each has to offer. If you turn all neighbourhoods into cookie cutter towers - no reason to visit and support businesses. Heritage of Mount Pleasant and Kitsilano, and S. Granville especially at risk.</p> <p>-There is more than enough rezoning that has already been done. Need to do thoughtful, careful planning, not more mass rezoning.</p> <p>-Mass rezoning only increases land values creating a vicious cycle of inflated values.</p> <p>-This plan shows me the city does not care about the people who live here or about the future.</p> <p>-I live in an older four storey rental.</p> <p>-Even if displaced renters get to return at the rent they were demovicted at, what about the next renter? Suddenly it's no longer affordable?</p>	Wendy Nichols	Kerrisdale	

2025-09-14	12:48	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Dear Vancouver City Council,</p> <p>I am writing to express my strong opposition to the proposed City-initiated rezoning of large portions of the Broadway Plan and Cambie Corridor Plan areas to new “R3 (Low-rise)” and “R5 (High-rise)” district schedules.</p> <p>While I recognize the urgent need for more housing in Vancouver, this approach is deeply flawed and will have lasting negative impacts on our neighbourhoods and city as a whole.</p> <p>1. Loss of Public Input and Oversight</p> <p>By eliminating the rezoning process at the site-specific level, residents lose an important opportunity to provide input on developments that directly affect their communities. Replacing public hearings with a “streamlined” permit system prioritizes developer speed over democratic accountability.</p> <p>2. Overdevelopment and Height Creep</p> <p>The proposed changes allow towers up to 26 storeys in areas previously planned for 15–18 storeys. This is a dramatic increase that will fundamentally alter the character of established neighbourhoods, overshadow parks, and strain infrastructure.</p> <p>3. Reduced Affordability Requirements and Misplaced Priorities</p> <p>The City is proposing to weaken social housing requirements from 30% to 20%. This undermines the very purpose of increasing density: to provide genuinely affordable housing. Instead, this policy paves the way for more luxury condos and speculative development that most Vancouverites cannot afford.</p> <p>Equally concerning, much of this “new” housing will simply replace existing purpose-built rentals. Even when protected under so-called “market” or “below-market” definitions, replacement units inevitably cost more than the older rentals they displace. Vancouver should be hyper-focused on adding new housing—rental or otherwise—in areas where none currently exists, rather than demolishing and redeveloping existing stock that currently provides relatively affordable homes to thousands of residents.</p> <p>4. Infrastructure and Livability Concerns</p> <p>Before approving such massive upzoning, the City should address critical shortages in transit capacity, schools, parks, and community services. Densifying without ensuring adequate infrastructure will only erode livability and exacerbate existing urban challenges.</p> <p>5. Lack of Balance in Housing Strategy</p> <p>The proposal overwhelmingly emphasizes high-rise, developer-driven projects. Vancouver needs a more balanced housing strategy that prioritizes missing-middle options (townhomes, multiplexes, co-ops, non-market rental), instead of defaulting to high-rise towers that primarily benefit developers.</p> <p>Conclusion</p> <p>I urge Council to reject this blanket rezoning approach and instead pursue a strategy that truly engages residents, protects neighbourhood character, and prioritizes genuinely affordable housing over speculative high-rise development.</p> <p>Vancouver deserves thoughtful, democratic, and balanced city-building—not a one-size-fits-all upzoning scheme that benefits developers at the expense of residents.</p> <p>Sincerely,</p> <p>Ryan Medd</p> <p>14 Freedom of Information</p>	Ryan Medd	Mount Pleasant	
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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
2025-09-14	12:57	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the proposed zoning changes in our neighborhood. While I understand the need for more affordable housing in our city, I believe that this project will be detrimental to our community and I do not trust that the new builds will actually be affordable.</p> <p>The increase in population density will put a strain on our already overburdened infrastructure, leading to increased traffic congestion and noise pollution. It is already extremely difficult to find parking space on my street, where I pay for a parking permit. I worry about the impact of having multiple construction sites taking up the little parking space that exists.</p> <p>I worry about the impact to current renters, who will be displaced and may not be able to find suitable housing. Creating more housing should not involve the destruction of existing affordable housing, and place the burden of solving the housing crisis on those most vulnerable: tenants.</p> <p>If this is approved, developers will not be held accountable as they would no longer need City Council's approval to rezone properties. Public hearings for rezoning applications are important to ensure that at-risk tenants' voices are heard.</p>	Amy Moir	Fairview	
2025-09-14	13:10	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the proposed zoning changes in our neighbourhood. While I understand the need for more affordable housing in our city, I believe that this project will be detrimental to our community and I do not trust that the new builds will actually be affordable. What would the city do to make sure it is affordable, what is the cap for how much the rent can go up? I'm paying less than \$2000 for a 2 bedroom right now and that is half of my monthly salary, and this is considered more "affordable" in comparison to some of the surrounding apartments. The increase in population density will actually be affordable.</p> <p>The increase in population density will put a strain on our already overburdened infrastructure, leading to increased traffic congestion and noise pollution. It is already extremely difficult to find parking space on my street, where I pay for a parking permit. I worry about the impact of having multiple construction sites taking up the little parking space that exists. I worry about the impact to current renters, who will be displaced and may not be able to find suitable housing. Creating more housing should not involve the destruction of existing affordable housing, and place the burden of solving the housing crisis on those most vulnerable: the tenants. If this is approved, developers will not be held accountable as they would no longer need City Council's approval to rezone properties. Public hearings for rezoning applications are important to ensure that at-risk tenants' voices are heard.</p>	Kirsten Whitney	Fairview	
2025-09-14	15:17	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I absolutely and strongly OPPOSE the mass rezoning of the Broadway Plan and parts of Cambie Corridor. There are many reasons for my decision that I won't list here but basically the reasons are that the recommendations in this massive report disrespect and mock citizens of Vancouver, it is against democracy. THE ONLY WINNERS ARE THE DEVELOPERS AND THE BIG LOSERS FOR MANY YEARS TO COME ARE WE THE PEOPLE OF VANCOUVER. PLEASE WITHDRAW THE REPORT AND START AGAIN, DOING IT RESPECTFULLY AND PROPERLY.</p>	Rosanne Wozny	Riley Park	

2025-09-14	15:35	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I vehemently oppose the mass rezoning of broadway plan are and parts of the cambie corridor.</p> <p>the report would allow development permit process to have change made by Planning.</p> <p>getting rid of public hearing leads to less or no accountability and can lead to corruption.</p> <p>it seems the city's intention is to benefit only the developers and cause problems for vancouverites, eg. more evictions for development, more expensive housing, uncomfortable dense city, much more shade, too many buildings that are too high and make the city unliveable (not human scale) .</p> <p>it could lead to large district schedules which current or future council could modify conditions of the zoning. it would apply to 100s of properties and would be modified instantly.</p> <p>Please pause and do it the right way for the people of vancouver.</p>	Rozanne Wozny		
2025-09-14	17:21	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>There are countless reasons why this is a terrible bad despicable idea.</p> <p>Key reasons are provided here: https://cityhallwatch.wordpress.com/2025/09/13/info-broadway-plan-rezoning-public-hearing-sep16/#more-106447</p> <p>All these reasons are very important.</p> <p>My own primary concern is lack of democracy and transparency in this mass rezoning.</p> <p>This plan would circumvent public hearings. Public hearings are absolutely essential to ensure council hears and addresses the rightful concerns of residents. A crucial example of why hearings are so important can be found here: https://dailyhive.com/vancouver/vancouver-broadway-cambie-plan-mass-rezoning-public-hearing-opposition</p> <p>Further, under this plan, the City would not be required to provide any notification of large scale redevelopments to neighbours and nearby residents who would be would hugely impacted. This is completely unfair.</p> <p>And this mass rezoning will still allow the dreaded spot rezonings in low density areas. These spot rezonings cause much unwelcome disruption, instability and uncertainty to affected existing residents.</p> <p>Also of grave importance to me is how this mass rezoning promotes demolition of existing affordable housing with resulting displacement of current residents. This mass rezoning will favour more small expensive units in towers, which are already abundant, and not the larger affordable ground level and low rise family oriented housing that is so badly needed.</p> <p>This mass rezoning stacks the deck in favour of developers at the expense of those who actually live here. It considers primarily just proforma numbers based on assumed financials relevant to this particular moment in time, but area-wide plans should be planning for many decades of future growth.</p> <p>Planning should be based on many factors, not just proforma numbers that will inevitably change over time. Crucial considerations ignored in this one-size-fits all mass rezoning</p>	Roberta Olenick	West Point Grey	

				<p>include: community needs, lack of infrastructure and amenities needed to support densification, the impacts on the climate/heat islands of removing mature trees, impacts of demolition and demoviction, embodied carbon lost in destroyed buildings, high carbon footprint of concrete construction in large towers, shadowing of public and private spaces, loss of treasured public views, destruction of character and heritage buildings valued for their historic value, parking congestion and many many more.</p> <p>This mass rezoning affecting vast swaths of the city clearly demonstrates that the City no longer considers members of the public, which mayor and council were elected to represent, as valued stakeholders in what happens to where we live. Instead, this mass rezoning gives in to virtually every wish and whim of the development industry. This is inexcusably wrong!</p> <p>Therefore, I call on council to take the following steps.</p> <ol style="list-style-type: none">1. Do not approve the Broadway Plan Rezoning as proposed.2. Refer the report back to staff for a new approach and more public engagement.3. Direct staff to avoid one-size-fits-all approaches and to better align development near transit with infrastructure, amenities and local context.4. Prioritize the retention and protection of existing rental buildings to prevent displacement of existing tenants.5. Retain the existing RT character zones that are designed for better local context, for a possible update in the future, rather than replacing them with R1-1 zoning.6. Avoid making towers the default solution. Often there are far better options. Focus on providing the housing we actually need: livable, secure, suited to local neighbourhoods, including larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to mid-rise apartments.7. Support gentle, ground-oriented density options that better match household needs and neighbourhood context while supporting the forestry sector through the use of more affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.			
2025-09-14	17:25	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I agree with development and Vancouver does have a housing shortage. However ruining the skyline with tall, unaffordable towers, built on a fault line, is not the solution. Towers take decades to build and the problem is immediate. There are many towers already in development or recently approved, allow those to be built (if they are built as many developers go bankrupt and rescind plans), meanwhile build low rise apartments, condos, and townhomes. This will mean that in 5 years time there are many homes for rent and purchase.</p> <p>Leave the low rise rental walkups; look into the idea of adding another storey or two to the existing buildings.</p> <p>Building and renovating now means jobs for project managers, construction workers, keeping the lumber and aluminum supply chain working, it keeps people in their housing, addresss issues now, and most importantly delivers what the voting public wants and needs.</p>	Stacy Taylor	Kitsilano	
2025-09-14	17:26	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>This kind of mass rezoning undermines community input and is antithetical to our democratic principals. It will not create the actual housing we need and will cause a lot of destabilization and anxiety for thousands who reside in affordable older buildings. Do not approve this!</p>	David Fine	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
2025-09-14	17:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Rezoning should be evaluated for each individual site. Building height should be no hight than 6 storeys.	Claudia Golombiewski		
2025-09-14	17:37	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	The current Broadway Plan is creating the wrong type of supply that is small expensive units in large towers, that the market is already over saturated with, while it incentivises the demolition of existing buildings of older more affordable larger units, and the displacement of renters. The lack of supply is for larger affordable units, especially for families, that this plan doesn't adequately address. It is creating a net loss of affordable livable units.	Kathryn Shaw	Kitsilano	
2025-09-14	18:07	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	It is disheartening to see council continue to ignore the voices of those who live in the affected neighborhoods. Why are developer voices the only one's being heard? Stop this mass re-zoning madness. Go back to the drawing board. Listen to the communities. Densify more thoughtfully. Build on a ground scale. Avoid towers. Build more co-op housing. Stop reducing the community benefit requirements for developers. Stop tearing down affordable rentals.	Julien Sellgren	Kitsilano	
2025-09-14	18:38	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	The density of all these high rises will make driving a nightmare. There are no low cost rental units as stated. There is not enough parking I have 2 daughters living at home as they can't afford rent or to be able to purchase a tiny unit.	Barbara Gelfant	Kitsilano	
2025-09-14	18:45	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I am strongly opposed to the proposed mass pre-zoning for the Broadway Plan area for the following reasons: 1. Towers should not be the default solution. While they have a role to play what should be prioritized is more ground oriented housing with larger units suited to end users, not investors. 2. Mass pre-zoning leads to the demolition of existing affordable rental housing to be replaced with small expensive units in towers which are not livable or affordable. 3. Mass pre-zoning jeopardizes the character & heritage of existing neighbourhoods as well as the gentle density & infill housing solutions in those neighbourhoods which are in high demand. 4. The Broadway Plan as it currently stands, and with the proposed mass pre-zoning, prioritizes developers and their profits over the needs of Vancouver residents. The current glut of tiny, unsold condos perfectly illustrates how city council has allowed developers & investors to drive the housing agenda in Vancouver, resulting in the current affordability crisis. It's time to change the focus to building the sort of housing that people actually want to live in, not what is most profitable for developers. The proposed mass pre-zoning does the opposite.	Lisa Tuer	West Point Grey	
2025-09-14	19:05	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	The Broadway Plan will eliminate AFFORDABILITY AND LIVEABILITY throught it's entire breadth it's literally STAGGERING that this isn't obvious to everybody involved ! It's either driven by the stench of money or blind stupidity I can see no other rationale ?	Thomas Delahooke	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
2025-09-14	19:20	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Limit buildings to no more than 6 storeys.	Brian Cook		
2025-09-14	19:55	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Colleagues: These proposals will accelerate demolition of affordable rental units and displace tenants whose housing a wise and caring council would want to protect. Though this truth may be concealed behind technical jargon this would be an act of cruelty. And then the plan proposes to replace affordable units with small, unaffordable units. Where is the sense in this for leaders who would want to represent the needs of citizens?	David Ley	Kerrisdale	
2025-09-14	20:01	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I request the following at this public hearing: (1))Do not approve the Broadway Plan Rezoning as proposed. (2) Refer the report back to staff for more public engagement and a new approach. (3)Direct staff to use more discretion for form of development near transit to better align with infrastructure, amenities, and community local context. Avoid one-size-fits-all approaches. (4) Prioritize the retention and protection of existing rental buildings as the best tenant protections. (5) Retain the existing RT character zones that are designed for better local context, for a possible update in the future, rather than replacing them with R1-1 zoning. (6) Avoid making towers the default solution. Towers have their place, but they are not always the best form. The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments. (7) Support gentle, ground-oriented mass-timber construction options that better match household needs and local context while supporting the forestry sector. Building projects that include internal courtyards for maximum social interaction should have priority.	Stephen CS	Fairview	
2025-09-14	20:21	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Against this degree of densification and the 1 size fits all approach.	Victor Bergson	Kitsilano	
2025-09-14	20:40	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Wrong Kind of Supply The current Broadway Plan is creating the wrong type of supply that is small expensive units in large towers, that the market is already over saturated with, while it incentivises the demolition of existing buildings of older more affordable larger units, and the displacement of renters. The lack of supply is for larger affordable units, especially for families, that this plan doesn't adequately address. It is creating a net loss of affordable livable units.	Trish Keating	West Point Grey	
2025-09-14	20:41	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I am strongly opposed to all this development that removes affordable housing and replaces it with unaffordable towers. This is NOT what the community wants. Why is the city so beholden to developers and their wants? Please consider more parks, more trees, more community centres, more coop housing and more ground scale development.	Tracey Shaw	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
2025-09-14	21:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	We don't need high rises and this much density! What we need are livable homes and neighbourhoods. Above all, good quality existing rental stock should never be torn down just to be replaced years later with something likely smaller and less livable. This is a short sighted knee jerk plan that will ruin our beautiful city and benefit no one except developers and politicians.	Mary Blachut	Kitsilano	
2025-09-14	21:35	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I am in favour of higher density but am absolutely against mass rezoning and allowing buildings more than 50% higher than the highest existing buildings In the area. le if max is presently 11 stories as in my neighbourhood then max rezoning should be 16 stories. This is not about views this is about sunlight and necessary resources for the number of new residents	Melvyn Ackerman	Kitsilano	
2025-09-14	21:41	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	The public consultation process is a dog and pony show. It doesn't matter what the public says. That said, this whole rezoning needs to stop right now! This is destroying neighbourhoods and the city. Not an exaggeration.	Jim Buckshon	Kitsilano	
2025-09-14	21:41	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	1. I object to the overall vision of this plan because it continues and establishes a city design which ignores the large population in Vancouver who are wage earners and longtime renters who are the population who has lost the most housing to highrise condos. There has never been consideration for their situation or their value. 2. The design of highrise condos in rows or blocks is ugly and inhumane with no green space or distant views, which was an outstanding value of the city. We are devaluing the city for the present generation.	Charlotte Miller	Marpole	
2025-09-14	21:45	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	My daughters in their 30's (one a nurse who rents in Mt Pleasant, the other a small business owner who now lives in Ottawa as it is more affordable) are both looking to buy condos for the first time. The only ones they like are those built over twenty years ago. However they are not willing to buy the ones they like and can afford (with help) as they are concerned they will loose all the natural light due to so many potential high rises in the Broadway area. The new condos are small and unappealing. They will soon become ghettos once the shine has come off. We need to respect neighborhoods and recognize that towers are generally not the solution. Towers are environmentally unfriendly and lead to lonely, miserable people. Low rises are much more appealing and old buildings need to be retained as they are cheaper and offer more appealing and affordable options. I understand Vancouver has built more condos and apartments than virtually any other city in North America and Europe and many of the condos and houses are empty. What about the infrastructure? What about community centers, daycares, schools, libraries and parks? What will happen when the Burrard Street high rises, Oakridge and so many other buildings are completed and occupied? The city needs to slow down new development projects and take stock. Respect neighborhoods and those living here. It feels like we, the citizens, are being bulldozed by developers and big money.	Noel Gregorowski	West Point Grey	
2025-09-14	23:17	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Too dense, too high, not affordable, destroys the character of the neighborhood. Affordable housing is needed. This plan is not the answer.	Timothy Gage	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
2025-09-14	23:20	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I oppose the mass rezoning of properties in the Broadway Plan area.</p> <p>This would destroy affordable rental housing, replacing it with less-affordable, less livable, smaller units in tower blocks that are out of scale in many parts of our Kitsilano neighbourhood.</p> <p>The TRPP provides supposed protection to demovicted tenants, but in fact is program devised to lower our standard of living by forcing us into much smaller, less livable apartments. Only one inadequate moving allowance of \$1,000 is provided for a 3-bedroom townhome, and NOTHING to move back into the new building! Tenants are further penalized by being squeezed thru a "National Housing Standard" to reduce the number of bedrooms from what they have currently. What if we NEED a second bedroom for a live-in caregiver when we get older? What if the developer goes broke and never finishes the new building? In Burnaby, developers need to post a bond to ensure tenants aren't left homeless if the new building is not completed. Burnaby provides like-for-like in terms of bedrooms to returning tenants, and pays TWO moving allowances. Why are tenant protections better in Burnaby, right next door?</p> <p>The Broadway Plan has creating a land speculation rush, benefiting landlords, not tenants. Mass rezonings will only make this worse, foisting housing insecurity upon renters who face continuing stress - When will I be renovicted? If I move, will I face renoviction from the next place I move to?</p> <p>Mass rezoning removes the voting and tax paying public (renters pay property tax as part of their rent) from the equation. This is not democracy, this is rule by technocrats driven by those who would profit from it - land speculators and developers. Renters are reduced to mere nuisances in the way of "progress". Renters don't set the rents - landlords do. Vancouver has been trying to build its way out of the affordability crisis, but it hasn't worked and renters face yet more uncertainty if mass rezoning is approved.</p> <p>For the above reasons (and there are more) I urge you as an elected official to reject mass rezoning. Renters deserve a voice in the future of our City, please don't take it away!</p>	Alex Downie	Kitsilano	
2025-09-15	00:07	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The Broadway Plan youvwill be evicting many rental people who live in the low rise buildings along Broadway. There will be no where for them to go. The rental agreement you have made with the land owners only lasts for one year! They need to keep living there. Also I have read a report that all the tiny codes that have been built are not being lived in and various people who bought them as an investment are going to lose their money.</p>	Barbara Bradbury	Kitsilano	
2025-09-15	01:23	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>More Vancouver Residents, including myself are opposed to The Broadway Plan, because it is not for the betterment of our city!</p> <p>It was pushed through with no where near enough council on the hazards this plan will have. We will no longer be a "Green City" . The housing proposed is not the type of housing Vancouver needs. It does not take into effect the architecture of each neighborhood, it doesn't consider infrastructure and all of the upgrades needed in our city now; let alone after the character of our city is destroyed by these towers. All one has to do is look North over the Burrard Street Bridge, to see that the people in those three towers have the best views of our city and surrounding areas. They are now blocking that view for everyone else!</p> <p>This Broadway Plan is so controversial that a Referendum is needed. If Ken Sim and his party, ever had any regard for our city, and not that of foreign developers, he would pause this plan for further council on the pros and cons of it for the betterment of Vancouver; and what Vancouver really needs.</p>	Wanda O'Malley	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
2025-09-15	01:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I strongly oppose these proposed zoning changes and request that Council take the following actions:</p> <ul style="list-style-type: none">-Do not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.-Direct staff to avoid “one size fits all” formulas and to use discretion for form of development near transit to better align with infrastructure, amenities, and community local context.-Prioritize the retention and protection of existing rental buildings.-Retain the existing character zones that are designed for better local context.-Do not make towers the default solution. Towers have their place, but they are not always the best form. Even Transit Oriented Areas require a mix of housing forms to meet local needs like infill, townhouses and low- to mid-rise apartments.-Support gentle, ground-oriented density options that better match household needs and local context. These have the advantage of supporting the forestry sector through the use of wood frame construction at a variety of scales, including character/heritage multifamily conversions. <p>The current Broadway Plan is creating too many small, expensive units in large towers. This plan doesn't adequately address the lack of supply of larger affordable units, especially for families. It is also ruining the character of our neighbourhoods and not providing affordable appropriate housing types.</p> <p>The right supply is livable, secure, and suited to local neighbourhoods. Even Transit Oriented Areas require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments.</p> <p>It is creating a net loss of affordable livable units.</p> <p>Promoting Demolition of Existing Rental Housing</p> <p>Greater threat to the approximately 25% of Vancouver's existing secured purpose-built rental housing which is located within the Broadway Plan area.</p> <p>Taller buildings to make purchase for redevelopment of existing apartment buildings and houses profitable.</p> <p>Zoning is designed to promote and enable demolition of older more affordable larger unit housing, destabilizing and displacing thousands of people.</p> <p>Tenant protections are untested and unproven. The best tenant protections are to protect existing older buildings from demolition and displacement.</p>	Liz Watts	West Point Grey	

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
2025-09-15	01:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>-I request that Council not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.</p> <p>-Direct staff to avoid “one size fits all” formulas and to use discretion for form of development near transit to better align with infrastructure, amenities, and community local context.</p> <p>-Prioritize the retention and protection of existing rental buildings.</p> <p>-Retain the existing character zones that are designed for better local context.</p> <p>-Do not make towers the default solution. —Towers have their place, but they are not always the best form. Even Transit Oriented Areas require a mix of housing forms to meet local needs like infill, townhouses and low- to mid-rise apartments.</p> <p>-Support gentle, ground-oriented density options that better match household needs and local context. These have the advantage of supporting the forestry sector through the use of wood frame construction at a variety of scales, including character/heritage multifamily conversions.</p> <p>Here is what I think is wrong with this proposed zoning:</p> <p>-The Wrong Kind of Supply The current Broadway Plan is creating too many small, expensive units in large towers. This plan doesn't adequately address the lack of supply of larger affordable units, especially for families. The right supply is livable, secure, and suited to local neighbourhoods. Even Transit Oriented Areas require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments. It is creating a net loss of affordable livable units.</p> <p>-Promoting Demolition of Existing Rental Housing Greater threat to the approximately 25% of Vancouver's existing secured purpose-built rental housing which is located within the Broadway Plan area. Taller buildings to make purchase for redevelopment of existing apartment buildings and houses profitable. Zoning is designed to promote and enable demolition of older more affordable larger unit housing, destabilizing and displacing thousands of people. Tenant protections are untested and unproven. The best tenant protections are to protect existing older buildings from demolition and displacement.</p>	Warren Murschell	West Point Grey	
2025-09-15	08:23	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Do not approve towers for the sake of towers. Prioritise housing that can be built quickly and will be affordable; condos and low rise apartments.</p> <p>Towers take decades to build, leave a scar on the earth and skyline due to the depth of foundations and their height, they do not take into account the existing neighbourhood nor the infrastructure needs.</p> <p>Before towers are approved the developers should be forced to upgrade sewers and drainage as well as build doctors offices and fund community safety programs. Vancouver needs 6-8 storeys buildings with retail/ social infrastructure on the main floor.</p>	Gordon Phinney	Kitsilano	
2025-09-15	08:52	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Our neighborhood is being overdeveloped and is bringing in more individuals of a certain socioeconomic background which wander around and make our young children feel less safe. They continually go through our recycling looking for bottles and cans. While I understand the desire to develop our neighborhood and give people affordable housing, this has already been more than enough. Enough is enough.</p>	Mark Wagner	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
2025-09-15	09:03	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Vancouver already suffers from a lack of political accountability because we don't have axward system. Mass rezoning like this proposal makes our situation even worse by overriding neighbourhood consultation and planning. I do not live in the Broadway Plan area, but I am concerned about how this plan, covering many distinct neighbourhoods, is being rammed through	Darren Schemmer	West End	
2025-09-15	09:23	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	making things "easier" for developers will always make life crappier for tenants. stop giving into greed and protect your citizens!	greg williams	Mount Pleasant	
2025-09-15	09:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	We've seen this movie before, and it doesn't end well. Gone will be neighbourhood input. Supply alone won't deliver affordability. The report's fatal flaw lies in its blind faith that increasing housing supply through streamlined rezoning will magically lower costs. This is a tired orthodoxy, unsupported by evidence in high-demand cities like Vancouver. Vancouver's own history bears this out. Decades of condo tower approvals and a tripling of housing units added within city limits (a feat no other North American centre city has matched) have done little to ease the burden on low-, middle- and even upper-middle-income households, with median home prices still hovering at 12 times median household income, higher than any other centre city in North America. The report offers no data to counter this trend, no analysis of Vancouver's land price inflation, no reckoning with the global capital flows that treat our city as a safe deposit box for wealth. Instead, it leans on the shaky crutch of trickle-down housing economics, assuming developer savings will somehow, someday, translate into lower rents or purchase prices. Show me the data that supports this policy, which was never provided in my 4 years pm Council.	Colleen Hardwick	Kitsilano	
2025-09-15	10:02	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	We will lose many low cost rental properties that will never be available again	Nitya Giri	Mount Pleasant	
2025-09-15	10:15	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	A few months ago council referred back to staff an atrocious development proposal for 121 West 11th. It was such a bad proposal, that council rejected it, as opposed to the usual "rubber stamp". It was rejected *because the public hearing exposed all the flaws in the proposal*. to the point where council members seemed to question why staff had brought it before council in the first place. Without the existing process of allowing the public and affected residents to comment, council might not have understood the flaws in the proposal. This motion and potential policy would have removed the safeguards against bad applications. It also sends a clear message to citizens of Vancouver--Lobbyist pressure, and money, count more than public opinion. You have serious letters from serious people with decades of experience in planning, advising you that this motion is flawed and not good for the city. Hopefully you read those letters, and vote this down.	Michael Hanafin	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
2025-09-15	10:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>To: Mayor & Councillors:</p> <p>I am 100% OPPOSED to the Broadway Plan.</p> <p>Inappropriate type of housing is encouraged.</p> <ul style="list-style-type: none">* The city is already oversaturated with small, expensive units in large towers.* It is wrong to incentivize the demolition of existing affordable buildings - often which offer larger units - and displacing renters is wrong.* Large, affordable units are - especially for families - are needed. The Plan does not address this. <p>No protection provided for existing rental stock which typically is affordable, and more liveable as floor space is larger and buildings are low rise.</p> <ul style="list-style-type: none">* A significant % of the City's existing rental stock is within the Plan boundaries and will be under serious threat of demolition by the Plan.* No question more housing is needed, but not at the expense of perfectly suitable, existing rental stock and their occupants.* The Plan will encourage the displacement of thousands of existing tenants. Tenant protections are untested. The best tenant protections are to protect existing older buildings from demolition and displacement. <p>A fixation on towers as the solution to providing additional housing is wrong.</p> <ul style="list-style-type: none">* The Plan abandons neighbourhood-based development. One size does not fit all.* While there is a place for towers, eg at transit hubs, preserving the character and liveability of neighbourhoods can only be achieved by adding housing via a mix of housing forms such as infill, townhouses and low to mid* right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even Transit Oriented Areas (TOAs) require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low- to mid-rise apartments. <p>I urge you to do the following:</p> <ol style="list-style-type: none">1. Do not approve the Broadway Plan Rezoning as proposed.2. Ensure existing rental buildings are protected.3. Do not make towers the default solution.4. Retain the existing RT character zones that are designed for better local context, for a possible update in the future, rather than replacing them with R1-1 zoning.5. Support gentle, ground-oriented density options that better match household needs and local context while supporting the forestry sector through the use of more affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.6. Send the Plan back to staff with instructions to redraft the Plan: discard the one size fits all approach and incorporate the objectives outlined above.	Alan Drinkwater	West Point Grey	
2025-09-15	10:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I refer you to Patrick Condon's article of September 12, 2025 in The Tyee titled "Vancouver Is About to Blow A Chance For Transit Area Affordability," wherein your flawed premise of increased supply equals affordability is refuted and wherein a better path to affordability is set out. I agree with Mr. Condon's view that the city's Plan provides nothing but a gift for developers and offers no guarantees for the public good.</p>	Dave Thomas	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
2025-09-15	11:01	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Too much skyscrapers in this area and it doesn't make any help to affordable housing but to produce a lot of noise, traffic, pollution and crime. I don't think current rezoning plan could help the housing crisis but on the contrary it would bring more negative impacts to the city. I also oppose the rezoning plan for kitsilano and point grey and Jericho beach as well.	lei lu	West Point Grey	
2025-09-15	11:15	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	An application to redevelop 2225 west 8th ave , Vancouver V6K 2A6 is completely unacceptable-	Teresa Rutley	Kitsilano	
2025-09-15	11:35	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Dear Mayor and Council members, Please do not approve the Broadway Plan Rezoning as proposed. It will create the wrong kind of supply and I am concerned that viable housing units will be demolished. Please make this process more transparent so that citizens of Vancouver can be part of the process. Thank you Margaret Gardiner	Margaret Gardiner	West Point Grey	
2025-09-15	11:51	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Vancouver City Council Do not approve the Broadway Plan rezoning! Vancouver residents should have a say on any Rezoning Proposals. Build Villages for people, not High Rise monstrosities! Prioritize existing rental buildings. Build Communities for people to enjoy!!!	danny Lescisin	Fairview	
2025-09-15	12:45	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I do not support this plan. I live behind Mount Saint Joseph hospital which is a residential area with mostly detached homes and 4 level apartments / townhouses. We need to keep new developments to 4 levels max to keep the neighbourhood in a similar format. This will still help the density issue. Tall 20+ floor towers will block much needed sunlight for residents in lower builds. We are on a bog and our streets are crooked. The large builds will intensify the issue. Please do not approve this change.	Lily Diep	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
2025-09-15	13:08	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I have lived in the Mount Pleasant neighbourhood for over 20 years. I support sensible densification as I know I would not have been able to live where I do without the area zoned as multi-family. However I don't agree with the wholesale rezoning that is under consideration.</p> <p>Please:</p> <p>Do not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.</p> <p>Direct staff to avoid “one size fits all” formulas and to use discretion for form of development near transit to better align with infrastructure, amenities, and community local context.</p> <p>Prioritize the retention and protection of existing rental buildings.</p> <p>Retain the existing character zones that are designed for better local context.</p> <p>Do not make towers the default solution. Towers have their place, but they are not always the best form. Even Transit Oriented Areas require a mix of housing forms to meet local needs like infill, townhouses and low- to mid-rise apartments.</p> <p>Support gentle, ground-oriented density options that better match household needs and local context. These have the advantage of supporting the forestry sector through the use of wood frame construction at a variety of scales, including character/heritage multifamily conversions.</p>	Jill Tolliday	Mount Pleasant	
2025-09-15	13:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>To City Councillors of Vancouver and City planners,</p> <p>I am a resident of Vancouver and I live in the designated area of the proposed zoning changes.</p> <p>I am opposed to the proposal to approve rezoning without public input on development proposals through public hearings!</p> <p>This proposal appears to provide free reign to developers and in my opinion won’t do anything for the creation of a livable city with affordable housing for it's citizens, especially families.</p> <p>We are fortunate to live in a democratic society and democracy should provide the possibility for public input and voicing of concerns of changes to a neighbourhood, bypassing this step is undemocratic in my opinion.</p> <p>I hope my comments will be considered during the hearing on September 16,</p> <p>Sincerely,</p> <p>Liesbeth Thoraval</p>	Liesbeth thoraval	Mount Pleasant	

2025-09-15	13:55	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Requests:</p> <ul style="list-style-type: none">• Do not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.• Direct staff to avoid “one size fits all” formulas and to use discretion for form of development near transit to better align with infrastructure, amenities, and community local context.• Prioritize the retention and protection of existing rental buildings.• Retain the existing character zones that are designed for better local context.• Do not make towers the default solution. Towers have their place, but they are not always the best form. Even Transit Oriented Areas require a mix of housing forms to meet local needs like infill, townhouses and low- to mid-rise apartments.• Support gentle, ground-oriented density options that better match household needs and local context. These have the advantage of supporting the forestry sector through the use of wood frame construction at a variety of scales, including character/heritage multifamily conversions. <p>Problems with the rezoning:</p> <p>The Wrong Kind of Supply</p> <ul style="list-style-type: none">• The current Broadway Plan is creating too many small, expensive units in large towers.• This plan doesn't adequately address the lack of supply of larger affordable units, especially for families.• The right supply is livable, secure, and suited to local neighbourhoods. Even Transit Oriented Areas require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments.• It is creating a net loss of affordable livable units. <p>Promoting Demolition of Existing Rental Housing</p> <ul style="list-style-type: none">• Greater threat to the approximately 25% of Vancouver's existing secured purpose-built rental housing which is located within the Broadway Plan area.• Taller buildings to make purchase for redevelopment of existing apartment buildings and houses profitable.• Zoning is designed to promote and enable demolition of older more affordable larger unit housing, destabilizing and displacing thousands of people.• Tenant protections are untested and unproven. The best tenant protections are to protect existing older buildings from demolition and displacement. <p>Lack of Neighbourhood-based Planning</p> <ul style="list-style-type: none">• Planning should be based on many considerations such as community needs, infrastructure, the impacts on the climate of removing mature trees, demolition, embodied energy and concrete construction in large towers.• The plan still allows spot rezoning for towers in lower density areas.• The existing RT5, RT6, RT7 & RT8 zones provide a good source of rental and ownership housing that uses heritage and character house retention options for multifamily conversions. These zones should be retained with future updates.• Cities are built on grids, not arbitrary circles around transit which should only be a guide in principle, not for literal implementation.• The public is no longer considered a stakeholder by the City, which instead prioritizes the development industry as stakeholder partners. <p>Expediency over Transparency</p> <ul style="list-style-type: none">• No more rezonings or public hearings for developments that meet regulations.• No mandatory signage or public notification of development applications.	Fiona OConnell	Fairview	Attachment 1
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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
2025-09-15	14:13	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Mayor and Council,</p> <p>I am opposed to the Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan.</p> <p>I ask that you do not approve the Broadway Plan Re-zoning. Instead, please refer the report back to staff for more public engagement and a more inclusive approach.</p> <p>Please support staff in looking beyond the "one size fits all" formula and use their discretion for form of development near transit, to better align with infrastructure, amenities and community local context. Also to consider prioritizing the retention and protection of existing affordable rental buildings.</p> <p>Please do not make "Towers" the "default " solution.</p> <p>Although this may "look good on paper ", the reality appears to be quite different. We are creating the wrong kind of supply and are potentially creating a net loss of affordable, livable units.</p> <p>The lack of neighbourhood based planning clearly says to the residents of Vancouver that the public is no longer considered a stakeholder by the City, which instead prioritizes the development industry as stakeholder partners.</p> <p>Quoting Erick Villagomez:</p> <p>"It's like designing a city for the climate of a single afternoon, then living with the consequences for a generation. "</p> <p>"Urban plans are meant to guide cities for decades. When long term visions are based on short term financial assumptions, instability ensues."</p> <p>"A city's health cannot be reduced to a return-on-investment hurdle."</p> <p>I truly believe that the majority of residents who live in the Broadway Plan and Cambie Corridor areas do not fully understand the impact this Pre-zoning change will have on there lives. The same might be said for those who may choose to come to these communities. I believe everyone is worthy of renewed public consultation on this proposed change. It is life changing.</p> <p>Please vote NO to this zoning change.</p> <p>Please refer this Re-zoning issue back to staff for greater public engagement and a more inclusive approach.</p> <p>sincerely,</p> <p>Carol Van Camp</p>	Carol VanCamp	Mount Pleasant	
2025-09-15	14:47	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I remain deeply concern by the blanket rezoning being proposed. Removing public consideration shows us that council believes the public is no longer considered a stakeholder by the City.</p> <p>With so much of Vancouver’s existing secured purpose-built rental housing already located within the Broadway Plan area, the city is presenting an easier green light for its destruction and opening the doors for mass tenant displacement.</p> <p>Allow people a chance to have an opinion and express it publicly.</p>	James Graham	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
2025-09-15	15:00	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I do not support the Broadway Plan Rezoning as proposed.</p> <p>I feel that City Council and City Planning are being unduly influenced by the Developer lobby for their corporate gain and not by the citizens of Vancouver for the good of the city.</p> <p>E.g.</p> <ol style="list-style-type: none">1.We need more public engagement with the communities and their representational organizations.2. We need to stress the retention and protection of existing rental buildings.3. We need to support gentle, ground-oriented density options.	William Hall	West Point Grey	
2025-09-15	15:11	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I don't support this prezoning plan. Because I don't think it will bring more benefits to the residents there ,just opposite side, high density will bring more negative impacts to the city as overpopulated, crowded ,traffic, crime rate rising and overwhelmed withpublic resources. we all want to see a peaceful, quite, livable and sustainable Vancouver.</p> <p>Vancouver is not Hong Kong or New York while Canada is not China or U.S. We don't need too many high rise building us around. It won't bring us more affordable housing but only leave more and more troubles to us as too many consequences are already show up.</p>	Yulin Yang	I do not live in Vancouver	
2025-09-15	15:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am opposed to this plan. In particular I am opposed to the densification of existing residential side streets to allow 6 and 20 story buildings. Build these on the main streets where retail space will be welcome. There is years of property available on the main streets...why ruin the few quiet residential streets in the area. In particular south of West 12th Ave west of Burrard and also south of West 12th East of Cambie.</p>	Brian Woodward	Kitsilano	
2025-09-15	15:27	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Dear Mayor Sim and Vancouver City Councillors: I am writing in opposition to the standardized Apt. Districts and City-Initiated Zoning Changes to implement the Broadway Plan and Cambie Corridor.</p> <p>I agree with the conclusions of a group of prominent urbanists, urban planners, architects, and developers, that Vancouver’s housing crisis demands a reset in how we use public policy to achieve affordability. Following the same failed model of tearing down and replacing older affordable units with shiny tall towers that cause land values to rise is the wrong kind of supply. "In Vancouver," says the group, "towers with expensive small units for condos or rental, is making the affordability crisis worse, not better.” Over the last decade, municipal and federal governments continue to make the same mistake. We need to focus on the words of the above noted group and bring in a plan that includes a variation of housing types with a focus on affordable, low to medium rise buildings. Madness is defined as doing the same thing over and over again and expecting a different result. Please vote against this plan.</p>	Evelyn Ev	Kitsilano	

September 12, 2025

To: City of Vancouver Mayor Sim and Councillors

Re: Broadway Plan Rezoning and Transit Oriented Areas Policy

We are a Metro Vancouver region-based group of urbanists, urban planners, architects, and UBC/SFU academics, most with decades of experience, some with a background in development, who have joined together to broaden the search for enduring housing solutions.

We are writing to you to address two related issues: the [City initiated Broadway Plan rezoning](#); and the [Transit Oriented Areas \(TOAs\) Policy and Design Guidelines](#) with the new [Council Memo](#). Both are based on the same flawed principles of promoting more supply entitlements that fail to address the main issue of lack of affordable housing. In fact they are only serving the development industry's benefits, that is doing more harm than good for the public interest. We therefore **oppose** these reports as written.

Recently we have written to both the Government of Canada (in [July](#) and [August](#)) and the [Province of BC \(August\)](#), of which you were copied. Vancouver's housing crisis demands a reset in how we use public policy to achieve affordability. Just doing more of the same failed model of demolishing / displacing older more affordable housing, and inflating land values for the wrong supply of towers with expensive small units for condos or rental, is making the affordability crisis worse, not better.

The current market correction presents an opportunity—not a threat. Governments should not bail out speculative development models by giving away yet more proforma-driven development entitlements that destabilize and displace existing older more affordable housing in established neighbourhoods. Instead use this moment to invest in non-market housing, preserve existing affordability, ensure that public subsidies serve long-term public outcomes, and also reconsider how the City addresses the Broadway Plan Rezoning and the Transit Oriented Areas (TOAs) Policy for better affordability outcomes.

1. Vancouver's housing strategy must deliver affordability—not just more supply

Vancouver's housing crisis is, above all, a crisis of affordability. Supply has increased significantly in Vancouver—where housing starts have outpaced population growth for decades—yet prices remain disconnected from incomes. https://drive.google.com/file/d/1F8vBdAL7iUWIsceT7wtorlCt58_sh_LT/view?usp=sharing Current inventory supply of unsold condos and new vacant market rentals are at record highs. Without addressing land value inflation, financial speculation, and tenure security, supply-side interventions risk worsening the very crisis they aim to solve.

2. Use the market correction as an opportunity—not something to resist

- Do not use public funds and upzoning to bail out overleveraged speculative developments.
- Take advantage of falling land costs and freed-up skilled labour to invest in non-profit, co-op, community land trusts, and public housing that will remain affordable long-term.
- Policy—not just construction—can influence affordability. Recent short-term rental regulations, adjusted immigration targets, bans on foreign buyers, tenancy protections and other demand-side measures have already helped reduce pressure on rents and sale prices as we are now seeing in the market.
- Work with the Province and Feds to reconsider how presales are mandated by financial institutions for condo multifamily development. This has contributed to investor-driven small expensive units that are the wrong supply. While it will not totally fix this issue, new modified requirements might help.

3. Public subsidies must deliver public benefit outcomes

- City approved increased density bonuses through rezoning and waiving development fees are forms of public subsidies that should not be given away without public benefits.
- Require minimum livability and unit size standards, especially for family-friendly housing.
- Ensure affordability is defined relative to **local incomes**, not market medians, and is long term permanently secured through strong covenants and housing agreements, not subsidies to REITs.
- Reducing affordable rental rates from 20% to 10% as proposed is a further subsidy without benefit.

4. Preserve what's affordable—don't displace it

- Make tenant protection and zero net-loss of affordable units a priority, mostly through protecting existing rental buildings from demolition.
- The Broadway Plan Rezoning is instead using [economic testing](#) to ensure that the new District Schedules for rezoning will be economically advantageous to **demolish existing older apartment buildings**. This is the **wrong approach** since most of these older buildings contain most of the city's existing affordable rentals that should be retained, not demolished.
- **Retain existing rental buildings** by avoiding redevelopment and supporting rehabilitation & retrofits of existing rental buildings as climate-resilient, affordability-preserving alternatives to demolition.
- Recognize the human toll of displacement—**the best tenant protections are to protect existing rental buildings**.
- Ensure that public subsidies and zoning do not create the wrong kinds of supply that inflate land values and market rents, with the impacts on land values of tower development in particular, and instead work with the Feds and the Province to use more subsidies for true affordability, in larger ground oriented suites for families that is in such great demand.

5. Reform delivery and financing models to align with residents' needs - reconsider the City's response to the BC Bills 44 & 47 in proforma-driven Broadway Plan Rezoning Districts and Transit Oriented Areas (TOAs) Rezoning Policy

- Avoid making towers the default solution. Towers have their place, but they are not always the best form. The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Even TOAs require a mix of housing forms to meet local needs and context, including such forms as infill, townhouses and low to midrise apartments.
- **Reconsider the BC zoning Bills 44 & 47 (2023) & 18 (2024)** that are not providing affordable housing. They are inflating land values, massive speculation, demovictions and displacement, while creating the wrong kind of supply that is mostly small expensive units in oversized market towers
- **Engage the Province to allow municipalities and regions with more flexibility in how Official Development Plans and Transit Oriented Areas are implemented.** Cities are built on grids, not arbitrary circles around transit which should only be a guide in principle, not for literal implementation. Allow more discretion for form of development near transit to better align with infrastructure, amenities, and community local context. **Avoid one-size-fits-all approaches.**
- **Stop heavy reliance on spot rezoning.** Do not disregard Community Plans & local context for arbitrary spot rezoning in citywide TOAs Rezoning Policy amendments as proposed. Even the Broadway Plan Rezoning still allows spot rezoning for towers in lower density areas.
- Avoid sole directives of [proforma-driven](#) **Broadway Plan Rezoning Districts** that are too heavily relying on proforma numbers that are creating plans that are based on assumed financials of a moment in time when area-wide plans should be planning for many decades of growth. This assumes that large densities must be provided in order to demolish existing affordable rentals. Planning should be based on many considerations for built form, not just proforma numbers that will change over time. For example, community needs, infrastructure, the impacts on the climate of removing mature trees, demolition, embodied energy and concrete construction in large towers.
- The RT5, RT6, RT7 & RT8 zones provide a good source of rental and ownership housing that uses heritage & character house retention options for multifamily conversions and infill that is in high demand for family oriented housing in larger ground oriented units. These zones should be retained with future updates, not replaced with R1-1 that does not address the local context.
- Provide City policy incentives to encourage individual end-users to build more secondary suites and infill developments that can create both more rentals and mortgage helpers.
- Support gentle, ground-oriented density options that better match household needs and local context while **supporting the forestry sector** through the use of more affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.

6. Lack of public engagement with only the development industry consulted

- The public and local communities are no longer considered by the City to be stakeholders, even when the changes to policies and plans substantially affect them. Only the development industry are being consulted for major amendments to policies on Solar Access, TOAs Rezoning Policy, overriding and repeal of area Design Guidelines and Community Plans.
- Industry proformas are given priority over public needs in the Broadway Plan Rezoning.
- The public are the primary stakeholder and should not be disregarded or excluded in favour of development industry lobby benefits that are not aligned with the public interest.
- Provide transparent, publicly available, timely and geographically comparable metrics on unit types, size, prevailing vacant and occupied rents, sales prices, net growth and loss of units, zoned capacity numbers, and tenancy displacement as a result of the Broadway Plan Rezoning, as a basis for public consultation and planning.
- The new Broadway Plan Rezoning will provide decreased transparency and accountability in the development process. Public notification and on-site signage for development applications, even for towers, will not be mandatory, but rather required only at staff's discretion. So most people may not know what is happening in their area until development starts onsite.

Conclusion: We encourage and support building more affordable livable housing rather than continuing to build the wrong kinds of housing, in the wrong places, for the wrong reasons. The City of Vancouver can prioritize affordable housing by restoring affordability as the central objective of housing policy. That means resisting short-term pressure to rescue flawed models and instead embracing long-term investment in public, non-profit, and community-led housing. It also means preserving existing affordability, and building new homes that serve real people, not just markets.

We request that you refer back to staff the current proposals for the Broadway Plan Rezoning and the policy amendments for Solar Access and TOAs Rezoning Policy. These are all related and need to be reconsidered with broad public consultation and input as stakeholders beyond primarily the development industry.

We welcome the opportunity to meet with you and staff to explore how these strategies can shape a more sustainable and just housing future for all Vancouverites. To arrange a meeting, please contact us at your earliest convenience.

Signed: (In alphabetical order on two pages below)

Larry Beasley, CM, FCIP, Former Co-chief Planner of Vancouver, author Vancouverism

Patrick Condon, Professor Emeritus UBC School of Landscape and Architecture, author Broken City. Former head city planner.

Frank Ducote, Principal, Frank Ducote Urban Design, former Senior Urban Designer, City of Vancouver

Dr. Alexandra Flynn, Associate Professor, Peter A. Allard School of Law, University of British Columbia and Co-Director, [Housing Research Collaborative](#) (which includes the [Housing Assessment Resource Tools project](#) and the [Balanced Supply of Housing Node](#))

Michael Geller, FCIP, RPP, MLAI, Ret Architect AIBC, urban planner, real estate consultant, developer and Adjunct Professor, SFU.

Barbara Gordon, Retired Architect AIBC and retired Director of Capital Planning, UBC

Penny Gurstein, PhD, MCIP (ret.) Professor Emeritus and Former Director, School of Community and Regional Planning, Co-Director, Housing Research Collaborative, UBC

Scot Hein, Retired Architect MAIBC/Former COV and UBC Senior Urban Designer and Development Planner/Adjunct Professor Urban Design UBC/SFU Faculty Continuing Studies/Founding Board Member Urbanarium/Board Member Small Housing BC/Housing Advocate

Signers Continued:

Norman Hotson, Retired Architect AIBC, FRAIC, RCA, Hon PIBC

Sandy James, former City of Vancouver City Planner, Managing Director Walk Metro Vancouver

David Ley, OC, FRSC, PhD, Urban Geographer, Professor Emeritus UBC, Order of Canada

Bill McCreery, former registered architect AIBC & AAA, helped create North & South False Creek & thousands of units of developer, public & social housing in BC, Alberta & UK, developed several Vancouver residential projects

Sean McEwen, Architect, AIBC, FRAIC. Affordable housing advocate

Graham McGarva, FRAIC, Retired Architect AIBC, M.A.

Elizabeth Murphy, private sector project manager, and senior property development officer, formerly with the City of Vancouver's housing and properties department, BC Housing and BC Buildings Corp

Brian Palmquist, Award winning architect and author, AIBC MRAIC BEP CP LEED AP

Tom Phipps, Retired Senior Planner City of Vancouver (33 years)

Mary Pynenburg MRAIC (Retired) MCIP (Retired) Former Director of Planning City of New Westminster, Former Director of Planning and Development City of Kelowna, former Director of Design / Development CP Hotels

Robert Renger, BES, MCP; Consultant City Planner; Former Senior Development Planner and City's lead for UniverCity at SFU, City of Burnaby

Mary Beth Rondeau, Ret Architect AIBC Former Urban Designer City of Vancouver

Ralph Segal, MAIBC (ret.) Former Chief Urban Designer / Development Planner, City of Vancouver

Ray Spaxman, ARIBA (Rtd), MRTPI (Rtd), FCIP, Hon AIBC, LL.D, Director of Planning, City of Vancouver 1973-1989

Sara Stevens, PhD, Associate Professor UBC School of Architecture and Landscape Architecture, Chair of Urban Design, Co-founder of Architects Against Housing Alienation

Erick Villagomez, Lecturer UBC School of Community and Regional Planning, Principal, Métis Design | Build, Editor-in-Chief, Spacing Vancouver

Arny Wise, B. Comm., M.Sc., RPP, MCIP (ret), urban planner/ retired developer (President, Synergy Develop., VP Development, Goldfan Holdings), Board of Directors Toronto Economic Development Corporation (1990-1999)

David Wong, Architect, AIBC; formerly with Engineering & Planning Dept. City of Vancouver

Elvin Wyly, Urban Geographer, Housing Researcher

Andy Yan, FCIP, RPP, GISP Director, City Program, Lifelong Learning and Associate Professor of Professional Practice, Urban Studies Program, Simon Fraser University
