

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    | 15:45        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Full formatted letter in PDF attached and this link: <a href="https://coalitionvan[.]org/posts/20250916-broadway-cambie-city-initiated-zoning-changes/">https://coalitionvan[.]org/posts/20250916-broadway-cambie-city-initiated-zoning-changes/</a></p> <p>Excerpts:</p> <p>The Coalition of Vancouver Neighbourhoods (CVN) strongly opposes this rezoning for many reasons.</p> <p>Please do not approve this rezoning as proposed, and instead refer the report back to staff for more public engagement and a new approach. The Broadway Plan was always flawed in its approach, and this area-wide City initiated rezoning embeds those same flaws and only makes this worse.</p> <p>The rezoning continues to favour more of the wrong supply that is not needed. The housing crisis is a lack of affordability, not just more supply. Housing supply is already over capacity for the kind of housing this rezoning would produce as proposed. The zoning is designed for small expensive units in large towers . The tower scale densities are economically tested to ensure they will be large enough to incentivize demolition of existing more affordable rental buildings.</p> <p>The Broadway Plan area has 25% of the existing rental stock in the city, and this rezoning puts this at risk of demolition that will displace thousands of people. It will completely destabilize those affected neighbourhoods and peoples' lives for no net gain of affordability or the kind o family oriented housing that is so desperately needed. The best tenant protections are to protect the existing rental buildings to avoid creating so many victims. Current tenant protections are untested and unproven.</p> <p>The area-wide pre-zoning expedites this flawed model while reducing transparency and accountability. Developers will then go directly to development permit application without requiring rezonings or public hearings for projects meeting these regulations. 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. Public notification and on-site signage for development applications will not be mandatory, but rather required only at staff's discretion.</p> <p>There is a complete lack of neighbourhood-based planning. 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. 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 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 midrise apartments.</p> <p>The plan still allows spot rezoning for towers in lower density areas, so no stability or livability for these neighbourhoods.</p> <p>The RT-5 (Fraser area), RT-6 (Main and Cambie areas), RT-7 &amp; RT-8 (Kitsilano and South Granville) zones provide a good source of rental and ownership housing that uses heritage and 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</p> | Coalition of Vancouver Neighbourhoods CVN |              | <a href="#">Attachment 1</a> |

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|            |       |  |        | <p>retained with future updates, not replaced with R1-1 zoning (all of the RT zones are proposed to become newly designated as multiplex R1-1 zoning) 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. This does not consider the local context.</p> <p>We are extremely concerned that the public no longer appears to be considered a stakeholder by the City, and instead prioritizes the development industry as stakeholder partners. There has been no meaningful input by the public in this proposed prezoning.</p> <p>Please do not approve this as proposed, and instead refer the report back to staff for public engagement and a new approach. 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>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.</p> <p>This will support the forestry sector through the use of affordable sustainable wood frame construction at a variety of scales, including character/heritage multifamily conversions.</p> <p>Sincerely,</p> <p>Co-Chairs Larry Benge &amp; Dorothy Barkley<br/>CVN Steering Committee, Coalition of Vancouver Neighbourhoods</p> |                |                |  |
| 2025-09-15 | 15:59 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>It would be possible to get 50 percent permanently affordable housing leveraged from market production. This requirement will lower land price inflation and not require taxpayer subsidy</p>   | PATRICK CONDON | Kitsilano      |  |
| 2025-09-15 | 16:07 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I urge Council to reject the Zoning Changes plan and send it back for revision based on the concerns and recommendations set out in the Sept 12, 2025 letter from 28 experts to the Mayor and Councillors (link here):<br/><a href="https://cityhallwatch.wordpress.com/2025/09/12/housing-broadway-plan-toa-urbanist-letter-vancouver-city-council/">https://cityhallwatch.wordpress.com/2025/09/12/housing-broadway-plan-toa-urbanist-letter-vancouver-city-council/</a></p>  | Valerie Porter | Kitsilano      |  |
| 2025-09-15 | 16:39 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I am writing to express my strong opposition to the Standardized Apartment Districts and City Initiated Zoning Changes to implement the Broadway Plan and Cambie Corridor Plan. My position is particularly informed by:</p> <ul style="list-style-type: none"><li>- Growing concerns about the potential loss of rental housing in the Broadway Plan and Cambie Corridor Plan</li><li>- Alarm over the rapidly increasing number of redevelopment proposals on existing rental buildings, and subsequent tenants' eviction</li><li>- Growing alarm over neighbourhood destruction and loss of community or heritage character</li><li>- Lack of real public consultation as the current Mayor and City Council keep changing the development plans previously approved for Vancouver. The City consistently ignores advice, proposals or alternative solutions to our housing and affordability crisis proposed by urban planners and constituents - whether they are renters, owners or small local businesses. Since</li></ul>   | Annie Cassells | Mount Pleasant |  |

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|  |  |  | <p>the current Mayor and the ABC party took over City Hall, most development permit applications have been routinely approved at Public Hearings, despite strong engagement and major opposition from constituents. Attending Public Hearings has been disheartening, frustrating and discouraging as there is no real debate and every proposal is rubber-stamped.</p> <p>- Dangerous precedent set by this proposal as future public input will effectively be eliminated.</p> <p>The City Initiated Zoning Changes proposal fails to address many urban planning concerns that many Vancouver residents, as well as many respected urban planners, architects, analysts and housing experts have repeatedly raised online, in editorials, in open letters to all levels of government and in person at townhalls and Public Hearings. These are some of those concerns:</p> <p>- Public services are already over capacity: inadequate school and childcare spaces, waiting lists at community centres, insufficient number of indoor and outdoor community pools, etc.</p> <p>- Overcrowded and inadequate public transit system, unable to accommodate current number of users and even less an influx of new users, even with the future completion of the Broadway Line. Do you really think that most people just travel on a limited North/South or East/West axis for their daily needs (work, education, medical care, shopping and recreation)? What about getting to and from other parts of the city which are underserved by transit? How many of the anticipated new residents potentially living along the Broadway and Cambie corridors will actually work in these two corridors?</p> <p>- Strain on aging infrastructure and increased energy demand: sewers at or over capacity, cost of adding new water pipes and electricity lines, lack of funds for increased streets, sidewalks and pavement maintenance, etc.</p> <p>- Increasing traffic congestion and residential parking issues, made worse by failing to address the needs of thousands of new residents suddenly added to an existing area without providing extra transportation and parking options. Deliberately getting rid of underground parking requirements in new buildings, eliminating street parking spaces, closing down streets one block at a time to create very expensive “outdoor public plazas” only usable a few months of the year and creating “slow streets” only exacerbate traffic and congestion on the rest of city streets.</p> <p>- Negative impacts on neighbourhood character: Many of the areas included in the Broadway and Cambie Corridor plan (Fairview, Kitsilano, Mount Pleasant among many others) are defined by beautiful tree-lined streets, low-rise apartments, multi-family housing types (duplex, multiplex, coach house, laneway homes), heritage conversions, and community gardens. This new zoning changes will fundamentally erode those qualities. Huge concrete towers are not people-friendly, do not promote human connections, do not create a sense of community or provide safe, welcoming neighbourhoods.</p> <p>- Environmental impacts: The City’s own stated Urban Forest Strategy seeks to expand and protect the city’s tree canopy, yet these proposed zoning changes will remove an alarming number of mature trees - many taller than 2 or 3 storeys - that currently provide shade, privacy, and environmental benefits (mental health and cooler temperatures during extreme heat events). In light of climate change and rising temperatures, replacing this natural green buffer with concrete contradicts the Plan’s vision of preserving “green and leafy streetscapes.” Green and leafy streets are also needed to protect biodiversity and the urban wildlife that depends on them.</p> <p>- Shadow, natural light and privacy impacts: The proposed number of new towers, increased building height and density, increased FSR and reduced spacing between buildings which the Zoning changes would allow will have significant shadowing impacts on neighbouring houses, buildings, parks, playgrounds and gardens, reducing privacy and access to natural light for</p> |  |  |
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|  |  |  | <p>residents. Although the projected shaded areas may seem small on paper, the impact on the ground and on the surrounding community is huge. The quality of life that current residents – and future residents- enjoy will be drastically reduced.</p> <p>- Residents’ safety: everybody knows that any housing over 6-storeys presents a huge risk for its occupants in case of fire, leak, earthquake, storm, other hazards or power failure. For every extra storey built above the sixth floor, risk level for occupants increases by 5%, so you can imagine how much the risk level is multiplied for residents of a 20, 30, 40 or 50-storey tower. Should our housing policy be driven by greed and profit, or should it prioritize residents’ safety and quality of life? Why does the City of Vancouver insist on building sky-high towers that nobody wants to live in, that will pose a high risk to their occupants in case of emergency and that cannot be safely and timely evacuated in case of disasters?</p> <p>- Tenants’ displacement: demolishing existing apartment buildings will create a mass displacement crisis. Existing apartment buildings are precisely the type of housing we need to preserve right now. Long-term tenants need stability, decent housing at a rate they can afford, and a secure home. We cannot afford to lose our existing rental supply – our homes – which is the exact opposite of what residents had hoped the new Broadway Plan would promise – new housing, not mass displacement. It’s time to reassess.</p> <p>- Viability and economic aspects of the plan: urban planners, analysts, even realtors, developers and construction companies are sharing their concerns, highlighting the reality that many of these new, ultra-dense developments may be unprofitable to build for a variety of reasons. Many of the root causes for unprofitability in the rental construction industry, including decades of federal disinvestment in affordable housing, remain unaddressed. Many people have recently pointed out the fact that Vancouver has a growing number of completed new buildings sitting empty, even though there is a high demand for housing in the city. The frantic pace of current development and proposed zoning changes risks making the situation worse.</p> <p>- Housing Policy Lobby: Developers and investors only interested in profit and short-term gain, should not be lobbying City Council to change development rules or influence Vancouver housing policy decisions. Architects, urban planners, community groups, non-profit societies and city residents should all be involved in informing Vancouver housing policy and development. Public consultation is definitely needed and must be protected. Developers and investors are getting major fees and community amenity contributions waived by the Mayor and City Council and get quasi systematic approval for their projects even though they go against the wishes of a majority of residents. Developers and investors will not live in the housing units they are imposing on Vancouverites, so they don’t care about unit size, lack of outdoor space, lack of parking, lack of natural light and privacy, unaffordable rents and being forced to live in a cramped unit on the 20th, 30th or 40th floor of an ugly tower facing another ugly tower. Developers and investors don’t care about destroying public views, shading public and private outdoor spaces, or creating safe, welcoming communities for all of us.</p> <p>- Building more housing is NOT the solution to our housing and affordability crisis. Building the RIGHT kind of housing - size and type matters - and capping rental rates (maximum 30% of tenants’ income) would help tenants find adequate housing and make it affordable for all. Let’s not forget that housing is a HUMAN RIGHT!</p> <p>The frantic pace of proposed rezoning, current unwelcome drastic changes affecting neighbourhoods, and multi-year construction projects are creating chaotic daily living conditions for residents and will continue to impose severe noise and traffic disruption for years. This results in increased stress levels (as people fear being evicted from their homes) and lower quality of life for all.</p> <p>Under the current conditions and regulatory framework, I am STRONGLY OPPOSED to the</p> |  |  |
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|  |  |  | <p>proposed zoning changes. They are totally UNACCEPTABLE, they will turn Vancouver into an UNDESIRABLE, UNAFFORDABLE, UNSUSTAINABLE CITY - and definitely not the “greenest city on earth” - and will not solve the housing crisis and the homeless crisis in Vancouver. Vancouver needs new housing to accommodate its current and future residents. Vancouverites, whether they are renters or owners, need to have a say in how their city grows and develops. “Streamlining” as proposed by the current Mayor and Council is undemocratic and will effectively eliminate public input on decisions that significantly impact the lives of all Vancouverites. “Streamlining” prioritizes developers’ profit and interest, over the needs, wishes and best interest of Vancouver residents. The current Mayor and its Council seem to forget that they have a duty to consult and listen to their constituents and have been elected to serve those who live and work in Vancouver, not private investors and greedy developers who won’t live in the towers they want to impose on us.</p> <p>In conclusion I support:</p> <ul style="list-style-type: none"><li>- Adding density around the city without concentrating it all in the Broadway and Cambie Corridor. Density should be equitably spread around all areas of the city.</li><li>- Prioritizing added density on vacant land, under-used land, city-owned land, and areas that need to be revitalized, not in existing established neighbourhoods where towers will inevitably displace hundreds of people.</li><li>- Building much-needed, affordable, sustainable, family-oriented, community-oriented housing which will enhance instead of destroying neighbourhoods, protect existing small businesses and reinforce vibrant, human scale, inclusive communities.</li><li>- Diversifying types of housing: low-rise buildings (6 storeys max), more outdoor and ground-oriented housing (3-level units are not functional for families, seniors, people with mobility issues) , co-ops, multi-generational housing, multiplexes, townhouse complexes, housing run by non-profit groups, supportive housing for the homeless, etc.</li><li>- Incorporating more variety in design, architecture, construction materials (not just concrete and glass) and more innovative ideas in form and function with a human focus.</li><li>- Reinstating Community Amenity Contribution (CAC) to be paid by developers for any new major development project. The current Mayor and Council have waived this substantial source of revenue for the city in exchange for developers agreeing to include 10 or 20% “below-market” units in new rental buildings. This is a golden gift to developers who can then build higher, bigger (more FSR) and make more profit, while new housing remains unaffordable for most people in Vancouver. This is a big revenue loss for the City: the CAC provided the funds the City now lacks to maintain, improve or build infrastructure and much-needed amenities. This shortfall is then passed on to residents by way of ever-increasing property taxes.</li><li>- Increasing ratio of 2 BR and 3 BR units: minimum of 50 % of total number of units in new rental buildings, to provide more family housing.</li><li>- Imposing minimum living space standards and sizes for each unit type (studios, 1 BR, 2 BR, 3 BR) so people can have decent living space for long-term living and can have a stable place to call home.</li><li>- Protecting the rights of Vancouver constituents to engage in public consultation and have a say on city development.</li></ul> <p>I say NO to blanket approval of zoning changes.<br/>I say NO to standardized regulations or eliminating the rezoning application process.<br/>I say NO to skipping steps to proceed to development permit without community consultation.</p> |  |  |
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|            |       |  |        | <p>I hope you will take as much time to read my letter as I have taken to write it. I fear my voice won't be heard, but I refuse to be silenced. I want to have a say in shaping the city that I call home, where I have been living for several decades.</p> <p>Thank you.</p>   |                |                |  |
| 2025-09-15 | 16:41 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>You are putting too much emphasis on apartments instead of other types of dwellings. Apartments are more suited to investment than to the needs of families. Construction of this type of dwelling does not reduce the cost of larger more ground oriented dwellings and as is now being demonstrated in Toronto are not wanted by most people to raise their families.</p>  | Martin Moseley | Kitsilano      |  |
| 2025-09-15 | 16:42 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>The Broadway Plan was flawed when adopted in 2022 and made more destructive to livability and sustainability when amended in 2024.</p> <p>The blanket rezoning under consideration now not only compounds the damage to neighbourhoods and the serenity of those living in them - while they can afford to - but spreads the misery further afield.</p> <p>I urge you to send this report back to the drawing board and demand a plan with genuine, proven solutions to the housing access problems Vancouverites are contending with, one that does more good than harm.</p>  | Sal Robinson   | Kitsilano      |  |
| 2025-09-15 | 16:49 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>While I am supportive of efforts to streamline processes and improve the efficiency of the overall development process I do have a couple of concerns about these sweeping changes.</p> <p>- I do not support the zoning of 6th and 7th Ave. between Hemlock and Ash streets to R4 zoning. Oddly, this appears to be the only area in the entire proposal where the R4 zoning has been used. Given the topography in the area and the character of the existing neighbourhood an R3 zoning would be more appropriate. It is hard to imagine how that slope full of towers would impact the look of the area.</p> <p>- It seems with almost every policy, proposals come forward that rationalize a variation from the guidelines. I hope that any exception will automatically trigger a public hearing to provide some incentive for the guidelines to be followed, as written.</p> <p>- Can it be assumed that if this rezoning does proceed that appropriate tower separation will continue to be required?</p> | Scott Shaw     | Kitsilano      |  |
| 2025-09-15 | 16:56 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>The height of the many proposed towers on quiet streets between the major thoroughfares, will great dark, crowded neighborhood side streets and will limit access to the sky and light. I greatly oppose towers over 12 stories in quiet side streets. There are plenty of older structures on the main streets that could and should be redeveloped</p>   | Ellen Flanders | Kitsilano      |  |
| 2025-09-15 | 17:57 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I live in an R32 zone, 1114 east 14th. I strongly oppose the existing Broadway plan, which actually extends all the way to 16th. It will result in a net loss of Affordable liveable units. Vancouver is already oversaturated with small unliveable overpriced units in towers. It will displace thousands of renters living in older affordable apartments that are large enough for families and their standard size furniture. New apartments are a joke - hmm sofa or dining table - can't have both. It will destroy our cultural heritage in neighbourhoods with character and heritage homes, with mature trees and gardens. It will destroy views of the mountains, create wind tunnels, and shade out existing homes.</p> <p>It is bad planning with the goal of enriching developers with no benefit to residents. New housing needs to be Family friendly and affordable - no one wants to live in expensive little boxes.</p>   | Jessica Deming | Mount Pleasant |  |

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| 2025-09-15    | 17:58        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | i dont believe the developers should be given carte blanche to demolish buildings where people are already living and destroying low=income housing/affordable housing that already exists to build towers and over-size concrete blocks that alienate pedestrians, cause excess traffic in already congested neighbourhoods, and increase demand for overcrowded parks, and community resources. this city is underserved for green space, protecting affordable rental units, and this will only serve to deepen the gap between the rich and everyone else. this is ill-conceived and should not be allowed to have the city run by big business. we need more social housing and more community services and green spaces .   | j sawatsky        | Mount Pleasant    |            |
| 2025-09-15    | 17:59        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | You're killing the city, breaking hearts & destroying lives to make unaffordable cubbyholes to squeeze people into already congested neighbourhoods. No one will benefit except the developers and maybe even they won't. And those you're evicting for it will end up on the street or dead by suicide. It's so obviously wrong, it's inconceivable.   | Janet Miller      | Kitsilano         |            |
| 2025-09-15    | 18:06        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Dear Mayor and Council,</p> <p>I am in agreement with the West Point Grey Residents' Association:</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 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> | Caroline Adderson | Dunbar-Southlands |            |

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| 2025-09-15    | 18:33        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I ask Council to reject the Broadway Plan Rezoning for at least these reasons:</p> <ul style="list-style-type: none"><li>- This proposal is not in the public interest. What is important to the people of Vancouver at this time is affordable housing.</li><li>- Demolishing affordable rentals to make way for taller towers provides a net loss of affordable livable units.</li><li>- These taller towers are highly unlikely to provide the type of housing that the ordinary, “real” people of Vancouver want with decent floorplans, space to grown families, and some green space. We want homes, not “housing.”</li><li>- The financial interests of developers should not prevail in the decision of Council such that affordable rentals will be demolished and taller towers will be allowed. That is not your mandate as I understood it in the last municipal election and recent by-election.</li><li>- Council should support a housing supply suitable to local communities. In my neighbourhood, there are heritage and character houses that can be converted. I believe we can allow a mix of housing that includes low to midrise apartments, townhomes as well as towers that will keep Vancouver a beautiful and liveable City.</li></ul> <p>Thank you.</p> | Elaine Spilos | Riley Park   |            |
| 2025-09-15    | 19:19        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>1. The plan prioritizes demolition for towers and developer profit maximization.</p> <p>2. Standardized districts ignores and eliminates local character of neighborhoods and ignores alternative building types.</p> <p>3. The Plan rejects Residents involvement and input in neighborhood changes.</p> <p>4. The Plan suits only Planners, Politicians and Developers who do not wish to be bothered with the public.</p>  | C Campbell    | Kitsilano    |            |

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| 2025-09-15    | 19:21        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I strongly OPPOSE the current Motion as the following grounds:</p> <ul style="list-style-type: none"><li>• Lack of transparency:<br/>Major changes, such as these, are proposed and put to a vote, without the City’s having first clearly expounded (in a timely fashion) such changes to the public and then obtaining public input. Goalposts are moved back: increased building heights are approved without consultation with local residents. Rational and constructive give-and-take is needed—this is not NIMBYism.</li></ul> <p>There appears to be a stream-roller effect in play. i.e., passing a measure after limited (if any) debate, or without regard to overriding opposition. Have city planners truly taken into account the opposition views outlined in the letter signed by 27 experienced architects and former city planners.</p> <ul style="list-style-type: none"><li>• Lack of concomitant infrastructure planning<br/>The increased density proposed for the Broadway Plan and for Area B [the Oakridge Municipal Town Centre (OMTC) vicinity] is great. Note that other major housing developments (Heathers Lands; Little Mountain Housing) are located near the OMTC. To accommodate the needs of the increased density in these areas, the infrastructure issues that must be addressed include, but are not limited to, the following:</li><li>• education (elementary and high schools)</li><li>• traffic flow (some intersections are already at, or near, capacity; degree of bike ridership is not dependable, especially in inclement weather; saturated public transit)</li><li>• new and upgraded amenities (community centres, parks, pools, play grounds)</li><li>• public safety (fire halls, police, ambulance service)</li></ul> <ul style="list-style-type: none"><li>• Precarious situation of the current residents in affordable housing units</li><li>• Demolition of current affordable units, and the resulting displacement of the current residents (often the most vulnerable people) is a great concern. WHERE are they to go? Will they be forced to live in diminished circumstances? Will some be forced into homelessness?</li></ul> <p><sup>a</sup> Tenants’ rights appear weak and unclear.</p> <p><sup>a</sup> Perhaps most egregious is the city’s ignoring its own policy.</p> <ul style="list-style-type: none"><li>• For 520–590 West 29th Avenue, the original proposal for townhouses was changed to increased height: at least six-storey building with 20% below market (BMR) units. This is in line with the city’s policy to offset the increase in height. Then, without explanation to, or consultation with, local residents, the city allows the increase in height without the 20% BMR units. Developer wins; Vancouver residents lose.</li></ul> <p>If the developer found its proposal financially unfeasible, then it must have been a shoddily put-together proposal, and the developer should be sent back to the drawing board, not allowed to proceed.</p> <p>This capitulation not only belies the very premise of the 20% BMR-to-height trade-off, but also sets a dangerous precedent for dealings with other developers.</p> <p>Refer back to staff: public consultation is needed.</p> | Veronica Yakoleff | South Cambie |            |

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| 2025-09-15    | 19:48        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | Do not approve the Broadway plan rezoning as proposed. More public engagement is needed and a newer better approach for each neighborhood. Towers aren't the only solution. The character of my neighborhood needs to be retained. It is safe and a very friendly feeling when out walking and this should not be destroyed by adding very large towers in 3 storey neighborhoods. This is a very walkable neighborhood with affordable rentals that should not be demolished. Absolutely no need for any commercial use in the residential area as easy walking distance to either broadway or 4th ave. I am a senior who has lived here over 40 years; want to continue living here without the impediments from construction to easy access to my home and nearby services or be subjected to constant noise. My neighborhood needs to be preserved.  | Frances Craig | Kitsilano      |            |
| 2025-09-15    | 20:31        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>What is up, city council! I am a Mount Pleasant resident and I am opposing this motion, purely for the sake of more information and transparency.</p> <p>I am not against the densification of housing or the building of more housing whatsoever. However I believe we need to be strategic about it which includes protecting tenant rights, preventing displacement, and ensuring voices from the community are heard.</p> <p>I absolutely believe in more effective systems, however I have seen when rezoning hearings/development hearings have lead to extremely important addendums and protections being put in place. To lose these hearings (which I am also unsure will be lost so would appreciate clarity on this matter) would directly affect our most vulnerable communities + the people living in these areas (e.g near the hospital) who require affordable housing to be able to stay at their jobs (e.g the healthcare workers who are already at capacity). For folks to lose the possible step to advocate for themselves and their community feels pretty icky 2 me + concerns me when it comes to the affordability of our city.</p> <p>I'd also appreciate more focus on pedestrian + cyclist safety in this application as I have had close friends be hit multiple times by vehicles while biking along tenth. I've really appreciated in past city council meetings when councilors have pointed out to developers the need for streetlights, proper parking access, cyclist access, etc. in their plans, particularly in highly populated areas. Especially in neighborhoods that have so many families, I just want to make sure thought is being put into traffic flow + proper infrastructure being mandated for the safety of all.</p> | Mikenzie Page | 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    | 20:36        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I oppose this proposal, and I urge Councillors to do the same. Please refer it back to staff for a complete re-do.</p> <p>Why? When 28 knowledgeable people with solid backgrounds as urban planners, developers, architects and academics tell you this is a terrible idea, you should listen.</p> <p>In their Sept. 12 letter to you, they made it clear that the public will suffer, not benefit, from this proposal. Citizens will lose affordable housing, liveability, heritage, democracy, security, and transparency, all at great financial cost. In return they will get a jungle of high-rises with tiny, expensive, family-unfriendly units – a continuation of what’s already proven to be a failed strategy.</p> <p>The beneficiaries will be the development industry. As the only recognized stakeholders, they were the only ones consulted on this plan, and they made the most of it. For their benefit, the city even commissioned a study of what conditions would make it feasible for them to tear down affordable apartment buildings and build expensive, less-liveable high-rises in their stead.</p> <p>It raises the question of why council would ignore the sage advice of a whole battery of experts who understand what’s needed to make housing work for the people of this city, and instead listen to those whose only interest is financial gain.</p> <p>Council members were elected to represent the interests of the people of this city, not the development industry. Please reread the experts’ letter and rethink this plan before you cast your vote.</p> <p>Thank you.</p> | Carol Volkart | Dunbar-Southlands |            |

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

| Date Received | Time Created | Subject  | Position | Content   | Author Name       | Neighborhood    | Attachment |
|---------------|--------------|--|----------|---|-------------------|-----------------|------------|
| 2025-09-15    | 21:20        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Do not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.</p> <ul style="list-style-type: none"><li>• The current Broadway Plan is creating too many small, expensive units in large towers. Many of these units end up as investment condos. We need more middle density housing, such as townhouses and low-rise apartments. Families need larger affordable units. If you want to encourage people to move out of single family homes you need to build more middle density housing. No one wants to live in “dog crates in the sky”.</li><li>• It is creating a net loss of existing affordable livable units. Where are all the current tenants that will be renovicted going to live?</li><li>• The existing RT5, RT6, RT7 &amp; 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.</li><li>• Planning should be based on many considerations such as community needs, infrastructure, the impacts on the climate of removing mature trees, demolition, and embodied energy and concrete construction in large towers.</li><li>• The city no longer listens to Vancouver residents, instead the city prioritizes the development industry as stakeholder partners. Residents need a say in development applications and rezoning.</li><li>• Listen to the recommendations of respected urban planners not developers! Vancouver should look at cities like Copenhagen, rated as one of the world's most liveable cities. Vancouver is following a model that is not green, not sustainable, and not liveable.</li></ul> | Ingrid Bjerkelund | 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    | 21:43        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I am OPPOSED to mass rezoning of up to 4,294 parcels of land.</p> <ul style="list-style-type: none"><li>* The current Broadway Plan (BP) displaces renters by incentivizing the destruction of existing buildings containing older more affordable larger units.</li><li>* Broadway Plan is NOT creating the right type of supply. The market is over-saturated with small expensive units in large towers.</li><li>* The right supply is livable, secure, and suited to local neighbourhoods with larger units for families, without triggering demovictions.</li><li>* The Broadway Plan is creating a net loss of affordable livable units.</li><li>* The missing middle is still missing.</li><li>* Pre-zoning may be expedient for developers but the public will be kept in the dark if public hearings are abolished and notification and on-site signage for development applications is no longer mandatory.</li><li>* The Broadway Plan fails to provide for new parks to enable the growing population housed in tiny dwellings within towers to enjoy time outdoors.</li></ul> <p>PLEASE:</p> <ul style="list-style-type: none"><li>* Do not approve the Broadway Plan Rezoning as proposed.</li><li>* Refer the report back to staff for more public engagement and a new approach.</li><li>* 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.</li><li>* Prioritize the retention and protection of existing rental buildings as the best tenant protections.</li><li>* 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.</li><li>* Avoid making towers the default solution.</li><li>* Support gentle, ground-oriented density options that better match household needs and local context</li></ul> | Anna Holeton | Fairview         |            |
| 2025-09-15    | 22:17        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>The Broadway Plan and TOA legislation have already resulted in land price inflation through a frenzy of development applications and expressions of interest from developers and land speculators. The mass rezoning proposal will only worsen this trends and further alienate the existing residents from the changes in their neighbourhoods. I ask that Council do not approve the Broadway Plan Rezoning proposal and instead refer the matter back to staff for more public input. Prioritize the retention of existing rental buildings and avoid making towers the default solution for housing shortage. Support more ground oriented density instead.</p>  | Glen Boswall | Mount Pleasant   |            |
| 2025-09-15    | 22:25        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>We cannot have a one size fits all blanket zoning for the whole city especially for Cambie and Broadway. Each area has unique characteristics and needs. I oppose this.</p>  | Wah Gee      | Hastings-Sunrise |            |

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    | 22:49        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I strongly object to the proposed blanket pre-rezoning for Broadway Plan areas.</p> <p>This process shuts out the voices of the people who elected you; people who are drastically affected by your zoning and redevelopment decisions; decisions that you should be making, in full view, with complete transparency ... for the people who actually live in this city.</p> <p>You must know that you are paving the way for a Vancouver that ordinary people can no longer afford to live in. You are demolishing the city's stock of older, larger, and more affordable rental units in order to erect towers that are filled with smaller, more expensive units that only wealthier renters can afford. It's a simplistic approach that will not solve Vancouver's affordability crisis — it will make it worse.</p> <p>It's too much, too fast. With too little thought, less insight and no regard for the people who already live here. Developers and speculators will be the main beneficiaries, not current or future residents. After more than 20 years living in South Granville, I'm horrified by what could easily become a wholesale purge; demolishing my block and destroying my community ... by forcibly displacing hundreds and thousands of renters.</p> <p>Please reject this blanket rezoning and work toward real solutions that protect existing renters and create truly affordable housing.</p>   | Elaine Benton | Fairview     |            |
| 2025-09-15    | 23:11        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Proforma-driven Broadway Plan Rezoning Districts are too heavily relying on performa 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 and consulting extensively with what the needs of the locals are who live here. .</p> <p>This plan promoted by cityhall staff completely ignores the citizens of Vancouver who are not even considered stakeholders but the development industry certainly is not only by the current Vancouver majority ABC but unfortunately by the current NDP Provincial government with their one MLA majority. Plans like these should not go ahead without extensive consultation with the voters who live here and build what people need and can afford. The Broadway Plan has displaced thousands of renters from very liveable homes and are replacing them with high towers with extremely small and expensive units. The ABC Council has approved every development application in front of it no matter how unsuitable it is. This current proposal needs a deep rethink. and extensive consultation with the public. The development industry may give huge donations to various individuals running for office but once elected the primary responsibility of Mayor and Council is to the denizens of Vancouver. This city certainly does not need to give the green light to the development industry that's main goal is profit, not livability. This proposal needs a major rethink and requires the input of the voters of Vancouver and not through some phony survey offered through the city through talk Vancouver..</p> | Paolo Meret   | Kitsilano    |            |

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| 2025-09-15 | 23:39 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I am opposed to this standardization of prezoning proposal as it does not support nor promote the building of the right type of housing for median income and family friendly Vancouverites.</p> <p>It will not deliver affordable and livable housing, the only type of housing needed!</p> <p>It is a cookie cutter, one size fits all approach, that makes a sham of professional urban planning that should enfranchise the citizens of Vancouver to have a say in the ongoing development, and quality of livability of the city we care about.</p> <p>It further turbo charges the enforcement of Broadway so-called, Plan purely for the benefit of the development community, at the expense of current renter security and the sacrifice of Vancouver's distinctive neighbourhoods and character.</p> <p>It will not deliver affordable, livable housing and aims to demovict and demolish a significant percentage (25% in the Broadway plan area) of Vancouver's stable, larger unit, livable rental stock. This is not just figures on a plan map, these are established, distinct and beloved neighbourhoods and social communities.</p> <p>Vancouver deserves much better than your latest import Planning manager, Josh White, hired to streamline development permits, who obviously knows nothing about Vancouver's history, and worse, doesn't care.</p> <p>Send this proposal back to staff, and demand they practice the code of conduct of their profession!</p> <p>I urge you to NOT approve this proposal.</p> <p>Joan Jaccard Vancouver resident</p>   | Joan Jaccard    | West Point Grey |  |
| 2025-09-15 | 23:46 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I urge the council to REJECT the motion on September 16 2025 for mass rezoning that will allow developers to bypass the rezoning application process</p> <p>I support truly affordable rental housing that balances the rights of new tenants and existing residents, and provides multi person rentals for singles, couples and families</p> <p>Without a formal zoning application process, there will be no mechanism to ensure that any new building in the broadway plan will provide truly affordable rental housing for the average income earner, provide housing that meets needs of couples and families, preserves useful existing rental units, and protects the existing residents and their homes from injury, damage and ongoing long term disruption.</p> <p>Without a zoning hearing, the following existing problems with the Broadway plan will be amplified:</p> <p>1 There will be no examination or analysis of the true affordability of these units, the whole purpose of the Broadway Plan. Recently built rental units are far beyond many people's ability to pay. Kerry Gold of the Globe and Mail reported that the Larch Street building charged \$7 per square foot , \$2700 a month for a 393 sq ft apartment !</p> <p>Housing benefits will not be examined, as there will be no mechanism to determine if building plans include larger apartments for couples and families that are essential for the broadway plan to fulfill its mandate. Currently towers with small units for singles are the majority of new units created, which produce much bigger profit than larger apartments. There is no proven shortage of small rental units at or above market rates in Vancouver !</p> <p>2 There is no chance for examination and discussion of the overall cost and benefit of demolishing existing older, affordable rental buildings, the effects on people who will be evicted and whether there are proven, measurable and monitored plans for compensation. In particular, negative effects of eviction on elderly tenants and families with younger children must be examined and appropriately minimized. There is no consideration for the age of the building, how affordable the units are, if the units are large enough for families without re-zoning hearings. The benefits of existing affordable rental until will be completely ignored without detailed re-zoning application processes.</p> <p>3 There will be no examination of the capacity for infrastructure to be increased when large buildings are situation on narrow residential streets. Some streets are re-zoned already to</p> | Norman Steinhat | Kitsilano       |  |

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|            |       |  |        | <p>allow 200% - 1000% increase in population. That is up to 10 times current populations on some side streets with single, duplex and triplex homes. There will never be examination of evidence of the feasibility and realistic plans for Increasing infrastructure to that level on narrow two or three lane side streets</p> <p>4 The rights of residents to ensure that potential dangers of construction will be minimized are being denied. There is no chance to question developers and city planners and other officials regarding what they are doing to ensure that the dangers from cranes, trucks, heavy digging machinery etc are being considered, monitored and prevented from turning into accidents.</p> <p>5There is no chance to discuss how damage to existing houses nearby from accidents and inevitable digging, undermining land stability and vibrations will be minimized, and who will be liable to compensate home owners for any damages. Residents cannot be expected to fight for compensation from teams of lawyers for large corporations.</p> <p>6 The rights of residents, to discuss concerns and ways to minimize disruption to their lives during years of construction is being denied. Long term residents contribute to each area of the Broadway plan through stable ownership, tax payment, maintaining trees and gardens that provide enormous health benefits, support maintenance and renovation businesses, and support local businesses. The rights and needs of existing residents must be balanced with the needs of new tenants, but only if truly affordable buildings are created that address the above concerns.</p> <p>Sincerely,</p> <p>Norman Steinhart and Pam Halpern</p> |              |              |  |
| 2025-09-16 | 00:16 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>The mass rezoning of the city in this manner is undemocratic and a stain on sound planning principles. It is designed to boost the fortunes of "the families", developers and investors. Without mandated affordability, sound planning and community input this will only lead to a tragic failure in the realm of city building for a livable future.</p> <p>Towers (and especially the junk mostly on offer) are a disaster. I live in a 4 storey, 50 unit building on Broadway, a 90s era CMHC mixed income project. It's a model of smart density. We need more of that. But we already see the rental rates of recently completed projects. Ridiculous. And since my building was sold to private investors (including RBC) and mismanaged by Quadreal, I want to see a return to real public investment in a broader mix of housing types all through the city. REITS and investors need to be run out of town at this stage. They've earned so much emnity.</p> <p>I support throwing sand in the gears of this monstrous, very much planned land rush for speculators.</p> <p>There's too much to say using this online portal so I trust the meeting will attract a broader range of opposition viewpoints.</p>  | Mark Mushet  | Kitsilano    |  |
| 2025-09-16 | 00:18 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I oppose "Prezoning". It's trojan horse. I speak from experience. Please read!</p> <p>"Be careful what you wish for" is my word of caution to any detached home owners who think there is nothing to lose by approving a "city initiated rezoning" aka "prezoning". Not true! The lot on which my detached home sits was prezoned in 2018 from RS-1 (now R1-1) to RM-8A and ....now I can't build a multiplex. I'm in the King Edward Station area.</p> <p>In 2018, at the time of prezoning, staff gave lots of assurances that RM-8A lots will still be able to do everything that RS-1 (now R1-1) can do: Rebuild a house, build a duplex, build a</p>  | Carey Murphy | South Cambie |  |

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|  |  |  | <p>laneway home. The reason given for the change to RM-8A is that it "simplifies development of constructing a townhouse without rezoning". Sounds benign. Sounds helpful to developers. It's 100% helpful to developers. It shouldn't at all be detrimental to me, as the property owner, but it is. What staff won't tell you, unfortunately, is that your lot will NOT INCLUDE all future zoning changes made to R1-1.</p> <p>Staff will tell RM-8A lot owners that they can build a townhouse instead. Yes, my lot will support a 6 strata unit townhouse. It will also support a 6 strata unit multiplex. But I CAN'T BUILD A MULTIPLEX BECAUSE the LOT IS PREZONED and not R1-1 anymore. There is a world of difference between building an RM-8A 6 unit townhouse and an R1-1 6 unit multiplex on my single lot. The differences are significant and they add up. What comes to mind are: level of risk, length of time, complexity of rules to follow, specific building codes that apply, density bonusing fees (\$50 per additional sq ft vs \$85 per additional sq ft), and availability of financing. The difference is a developer builds townhouses vs an individual with a builder who can tackle a multiplex. If 6 units is what my lot can support, then why can't I build the easier, cheaper, quicker 6 multiplex units? Why tell me I can build an RM-8A townhouse with all the added complexities and costs, to the point where it isn't even considered viable by the experts (see next paragraph) Absurd. Totally absurd and frustrating.</p> <p>The Coriolis Report (which was commissioned for the topic of this public hearing) says low rise strata (such as the 1.2 FSR townhouse allowed on my lot) are no longer viable. Developers say, all over social media and in news reporting, that townhouses are no longer viable. The only building happening is multiplex because it's streamlined, fast, and efficient. "Time is money". But if you're prezoned out of R1-1 into RM-8A then you can't do a multiplex.</p> <p>We've even had designers/builders enquire with the city twice (in 2023 and again in 2025) asking if we could "rezone" from RM-8A back to R1-1 in order to build a 6 unit multiplex and the City said NO! So, as a prezoned lot our options are dwindling. We have become placeholders for developers. THIS HAS TO CHANGE!</p> <p>So, I say to the detached property owners supporting the prezoning: What will happen in the future that you will be excluded from? Think about it. Maybe the proposed laneway subdivision changes will not be allowed in your new zoning. Maybe other forms of new small and medium scale housing will not be allowed in your new zoning. If staff was saying "you can do everything R1-1 can do now, but not what R1-1 can do in the future" would you still be keen to go ahead with prezoning?</p> <p>If staff and council want to continue with this notion of prezoned lots, the assurances and spirit of "don't worry, you can still do everything a detached R1-1 house can do" have to include not only what exists now BUT also changes that come in the future. Otherwise it's completely unfair. I purchased this home 21 years ago as RS-1. I didn't ask to be prezoned and as it turns out, it has not been a good thing for me. It's unfair to strip away the options under R1-1. It is all so arbitrary too. For eg, a detached house to the north of me, 15 feet away from me across the lane, is on King Edward and it can build a multiplex because it's still and R1-1 lot. However, I can't on 26th Avenue. Also houses on 26th Avenue in the block east of me, can build a multiplex, or an RM-8A townhouse. Those are still R1-1 lots. Also houses one block west and one block south of me can build a multiplex or an RM-8A townhouse. Those are still R1-1 lots. Yet, I can only build an RM-8A townhouse, not the easier, cheaper multiplex. I'm in a small pocket of "prezoned"."Prezoned" benefits who here? clearly it's the Developer, not me.</p> <p>R3. R4, R5...Be careful what you wish for. Sounds good now, but not for long.</p> <p>Although I've been referencing a specific prezoning that I am very familiar with (RM-8A) it's</p> |  |  |
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|            |       |  |        | <p>surely the case for other prezonings such as these R3,R4,R5 zones proposed in this public hearing. There will be consequences. Beware!</p> <p>I plan to call in and get my 5 minutes of airtime to bring further awareness and expose the pitfalls I've experienced as it related to prezoning.</p> <p>RM-8A zoning HAS to be updated immediately to include multiplex. Multiplex is included in R 3, R4 and R5 so please explain WHY it is not in RM-8A. All the people thinking prezoning is grand, better pay attention to the answer staff gives to my question. You will be crying the blues next when you can't subdivide your laneway house, or build other housing types on your lot with it's new R3, R4, F5 zoning. R1-1 is golden. It's the baseline and everything can be rezoned through the rezoning process. Once you are prezoned your are pigeonholed into the options in that new zoning.</p>  |                  |                   |                              |
| 2025-09-16 | 01:45 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>As a resident subject to the BC Government's Bill 47 affecting developments 800 meters from 41st &amp; Dunbar, I wish to point out the huge negative impact of mass zonings. For example, a recent sale shows Bill 47 has artificially depressed property values here by 10%, for the benefit of developers and long-term speculators. Secondly, as developers are only interested in paying land value, owners like myself are spending a minimum on building maintenance and improvement. Bill 47 was implemented without any input from local residents, marking Canada's shift to a plutocracy like Russia.</p>  | Henry Wrinch     | Dunbar-Southlands |                              |
| 2025-09-16 | 07:11 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>Dear Mayor, Council, and Staff,</p> <p>We are the Strata Corporation VR1640 located at 2301 Alder Street (Alder St &amp; W 7th Ave (Fairview). Page 442 of the referral report shows our block proposed as R3-3 (low-rise) as part of the new rezoning discussion to be discussed on September 15. We the Strata Council, as well as 10/12 owners in our Strata, respectfully request that Council amend the mapping to R4 (mid-rise), or direct staff to return with an R4 option for this block, for the following reasons:</p> <p>1. Transit-Oriented Location<br/>Our block sits between two SkyTrain stations — South Granville (Broadway &amp; Granville) and Oak–VGH (Broadway &amp; Laurel). The Broadway Plan’s “Shoulder Areas” policy explicitly states these areas are “between two Broadway Subway stations, making them highly accessible by rapid transit” and should be strengthened with added housing and amenities. Mapping us as R4 would fulfill that intent, while R3-3 underutilises this location.</p> <p>2. Aligning with City and Provincial Objectives<br/>The Broadway Plan envisions space for ~64,000 new residents and 45,000 jobs, and the Province’s new Transit-Oriented Areas (TOA) legislation reinforces this direction. Applying R4 to our block ensures the City is aligning local zoning with these broader housing and transit goals.</p> <p>3. No Height Constraints in this Location<br/>The Plan identifies height limits from the VGH helicopter flight path (Oak–Heather) and the City Hall view corridor (Laurel–Yukon). Our block at Alder &amp; 7th lies west of those areas. There is no technical justification to restrict us to R3-3.</p> <p>4. Fairness and Livability: Avoiding a “Stranded Pocket”<br/>Leaving our block as R3-3 while surrounding blocks redevelop at higher densities will create a stranded pocket. Developers will pursue R4 and R5 sites first, leaving us behind. That means:</p> <ul style="list-style-type: none"><li>• Escalating strata costs to maintain aging buildings long past their design lives.</li><li>• Rental challenges as fees rise faster than rents can absorb.</li></ul> | Serenna Dastouri | Fairview          | <a href="#">Attachment 1</a> |

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|            |       |  |        | <p>• Compounded disruption, with residents enduring years of construction around us before redevelopment eventually comes to our site last.<br/>This is the worst of both worlds for current residents: neither stability nor renewal. Mapping us as R4 integrates our block into the coordinated redevelopment wave, avoiding this inequity.</p> <p>5. Urban Design Tools Can Protect 7th Ave Character<br/>The Plan emphasizes preserving the leafy, bike-friendly character of West 7th Avenue. That can be achieved in R4 with upper-storey stepbacks, limited frontage widths, and tree retention. Height alone is not the determinant of character — design quality is.</p> <p>6. The View Cone Argument is Subjective and Inconsistent<br/>View cones are often cited to justify limiting height, but they are not experienced equally by all residents. New Broadway towers (up to 20 storeys) will already alter many vantage points. Protecting a partial view for some, while limiting housing for many, feels inconsistent.</p> <p>Moreover, those who value these views most are likely to be displaced during redevelopment. They will not remain to experience the “protected” view. Meanwhile, current owners left in R3-3 face higher costs and disruption. Prioritizing subjective, transient views over the long-term security of existing residents does not align with the Plan’s stated goal of “equitable, livable communities.”</p> <hr/> <p>Request</p> <p>For the reasons above, we respectfully ask Council to amend our block’s zoning from R3-3 to an appropriate R4 sub-district (e.g., R4-1), with urban design provisions (stepbacks, frontage limits, street tree retention) to respect 7th Ave’s character while ensuring housing delivery and fairness.</p> <p>Thank you for considering this evidence-based refinement.</p> <p>Sincerely,<br/>Alderwood Strata Corporation VR 1640<br/>2301 Alder Street – alderwoodstrata@gmail.com</p> |             |          |  |
| 2025-09-16 | 08:18 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>Requests:</p> <p>Do not approve the Broadway Plan Rezoning. Instead, refer the report back to staff for more public engagement and a new approach.<br/>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.<br/>Prioritize the retention and protection of existing rental buildings.<br/>Retain the existing character zones that are designed for better local context.<br/>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.<br/>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>Keeping reading for more detail about problems with the rezoning.</p>  | Barbara May | Fairview |  |

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|------------|-------|--|--------|--|--------------|-----------|--|
|            |       |  |        | <p>The Wrong Kind of Supply</p> <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.</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> <p>Lack of Neighbourhood-based Planning</p> <p>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.</p> <p>The plan still allows spot rezoning for towers in lower density areas.</p> <p>The existing RT5, RT6, RT7 &amp; 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.</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, which instead prioritizes the development industry as stakeholder partners.</p> <p>Expediency over Transparency</p> <p>No more rezonings or public hearings for developments that meet regulations.</p> <p>No mandatory signage or public notification of development applications.</p> |              |           |  |
| 2025-09-16 | 08:24 | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose | <p>I object to the one size fits all for the Rezoning of our City.</p> <p>-why is there so little opportunity for public input?</p> <p>-why are people being forced out of their homes?</p> <p>~why is there no concern for neighbourhoods</p> <p>- people on Council should be thinking of how to make our communities safer and more livable and not be catering to developers.</p> <p>Maybe there would be fewer crazy people on our streets if they weren't all being forced into tiny apartments crammed closely together where they may not even be able to see the</p> <p>PLEASE RE-THINK THIS PROPOSAL</p>   | Lorna Wilson | 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 |
|---------------|--------------|--|----------|--|------------------|----------------|------------|
| 2025-09-16    | 08:36        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>The mass rezoning of the city in this manner is undemocratic and an insult to sound planning principles. It is more likely designed to boost the fortunes of developers and investors. Without mandated affordability, sound planning and community input this will only lead to failure in the realm of city building for a livable future.</p> <p>Towers are a disaster for the natural evolution required to create real neighbourhoods. I live in a 4 storey, 50 unit building on Broadway, a 90s era CMHC mixed income project. It's a model of smart density. We need more of that.</p> <p>We can already see the rental rates being set at recently completed projects. They are an outrage.</p> <p>I want to see a return to real public investment in a broader mix of housing types all throughout the city. Developers, REITS and investors alone cannot be the driving force of development of this city. It is a ruinous path.</p> <p>There's too much to say using this online portal so I trust the meeting will attract a broader range of opposition viewpoints.</p> | Mark Mushet      |                |            |
| 2025-09-16    | 08:40        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I will loose my home of 47 years , my job as building manager and all my parking spots . This is life changing and I ask questions what will happen to me ??</p> <p>Summerville hang up on me they dont care about tenants, dont care about the neighborhoods that gonna be destroyed and lost jobs!!</p>   | Eli Varzari      | Mount Pleasant |            |
| 2025-09-16    | 08:48        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Mass rezoning and displacement of tenants to build luxury high rise apartments that the majority of the population can not afford will add to the cost of living crisis and increase the rise of houseless population. Vancouver does not need more shoebox studio, 1-bbdrm, and 2-bdrm apartments. We need actual affordable living spaces, where people don't feel cramped at home. Young people need spaces that they can afford and use not just for sleeping, but living. By mass rezoning, you're displacing thousands of tenants, pushing families further away from the city, and drastically transforming vancouver into a place with no soul or comfort. Just high rise glass towers with no sense of community or devoid of personality.</p>   | Roxanna Koohgoli | Kitsilano      |            |
| 2025-09-16    | 08:52        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>This blanket approach is killing our city. Reject this plan and rethink what you are doing. Preserve existing low rent low -rises buildings. Respect the current citizens and consult with neighborhoods.</p> <p>The high rise market is saturated. STOP upzoning and rezoning</p>  | Mark Battersby   | Kitsilano      |            |
| 2025-09-16    | 09:15        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Our neighborhood opposes this recommendation for so many reasons that were summarized nicely in the recent Tyee article.</p> <p>The lack of transparency that is happening at City Hall related to rezoning, development proposals for 21 story buildings in residential areas like Kitsilano and other areas is irresponsible. If implemented, what we value in terms of living space will be permanently destroyed.</p> <p>We used to have valued community input into neighborhood plan development, now the feigned public process is nothing but a shame. It is clear that decisions are being made prior to any process and public input is documented then ignored.</p> <p>For the 30 years I have lived here and raised my family, I have given my trust to City councils to make decisions that are in with the values of myself and my neighbours. Until now. It is a sad state of affairs, one that will not continue after the next election.</p>   | Laurie Moffitt   | 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 |
|---------------|--------------|--|----------|---|-----------------|--------------|------------|
| 2025-09-16    | 09:15        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Please consider a bylaw that accepts the rezoning in principle, but does not register it at the Land Titles Office. Application for redevelopment could trigger the rezoning for that property. Registering at LTO will increase all property values. Negative result:</p> <p>- higher property values = more money required developers for property = higher housing costs</p>  | Maureen Charron | Kitsilano    |            |
| 2025-09-16    | 09:35        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>PLEASE, PLEASE, PLEASE RETHINK THIS PLAN. Times have changed, and you as a government, need to be dynamic and change with the times. The Federal government is pivoting and so should you. Think what is best for the citizens of this city not the developers. Even the Federal Government now recognizes that this type of development is not affordable nor sustainable. Plus, it is not the type of housing that people who live and work in Vancouver want. They want ground oriented housing. PLEASE, PLEASE, PLEASE RETHINK.</p> <p>Below I will paste part of an article from Vancity Lookout, as everyone is noticing the change in directions.</p> <p>"Smaller buildings, more wood: The letter also makes some more material recommendations for the federal government about how to achieve affordability. It suggests that more wood-frame buildings would not only better serve communities with more ground-oriented units, but could also be a boost for BC's forestry sector.</p> <p>And it notes that affordable housing has the best outcomes in smaller-scale, lower-density projects.</p> <p>Low-density, wood-frame projects also tend to be more affordable to build — according to Altus Group, a wood-frame apartment building of up to six storeys costs 10-17% less per square foot than a 12-storey apartment building and about 25% less than a 60-plus-storey building.</p> <p>What's next: The federal government's announcement on Build Canada Homes did make clear that its definition of affordability matched the 30% rule of thumb."</p> <p>PLEASE BE INNOVATIVE AND DON'T BE TOO PROUD TO SAY WE NEED A CHANGE IN DIRECTION.</p> | Sheryl Webster  | Kitsilano    |            |
| 2025-09-16    | 09:47        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>This mass rezoning will increase demovictions, displace more renters, artificially inflate land values, disenfranchise residents and produce the wrong kind of housing supply. I oppose this unsupported, undemocratic prezoning.</p>  | Sean Nardi      | Fairview     |            |
| 2025-09-16    | 10:22        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I'm extremely distressed to see ABC trying to claw back tenant rights, especially before the Tenant Relocation Plan is revisited next year. At a time when we see major moves back on democracy down south, we need to safe guard our civic right to democracy by allowing those most deeply impacted by redevelopments to have a voice.</p>   | Denise C        | 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 |
|---------------|--------------|--|----------|---|-------------------|-----------------|------------|
| 2025-09-16    | 10:36        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | I oppose this re-zoning and pre-zoning proposal for the Broadway Plan area. The current Broadway Plan is creating the wrong type of supply, which consists of small, expensive units in large towers, and it incentivizes the demolition of existing buildings with older, more affordable, and larger units, as well as the displacement of renters. There is a lack of supply for larger affordable units, especially for families, which this plan doesn't adequately address. The right supply is livable, secure, and suited to local neighbourhoods and larger units for families, without triggering demovictions. Go back to the drawing board and enable the construction of 4 to 6 storey buildings to alleviate the affordability crisis!  | Frank Heinzelmann | West Point Grey |            |
| 2025-09-16    | 11:02        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | I oppose the mass rejoining proposed for the Broadway plan. It provides carte blanche to developers to build housing that is not consistent with the goals of the area.<br><br>It is the wrong kind of housing; displaces current residents; UNDERMINES STRONG NEIGHBORHOODS; does not take into account school and recreation needs.<br><br>this proposal should be referred back to staff for a new approach.   | Hal Siden         | Fairview        |            |
| 2025-09-16    | 11:07        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | Dear Mayor Sim and City Councillors:<br><br>I urge you not to approve the Broadway Plan Rezoning! The "one size fits all" formula is a recipe for disaster. We need diversity in this regard, not uniformity. Ground-oriented density options with a mix of housing types--low to mid-rise in neighbourhoods (with perhaps some towers along Broadway itself) are better for the environment and for liveability. Towers everywhere will only destroy neighbourhoods and residents' sense of community. Of major concern is the plan to demolish existing affordable rental buildings in order to make way for 20+ story towers. The "tenant protections" supposedly included in the development of these towers are dubious at best! The plan to tear down affordable housing in order to build "affordable housing" is nothing short of insane. Such a plan is obviously pandering to the desires of developers to make more money and certainly not catering to the needs of the city's current and future residents.<br><br>This plan lacks transparency and is anything but democratic. Please, do the right thing and send this plan back to the drawing board to be followed up with genuine public consultation!<br><br>Sincerely,<br><br>Erin Hanratty<br>A concerned Kitsilano resident | Erin Hanratty     | 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 |
|---------------|--------------|--|----------|---|-------------|--------------|------------|
| 2025-09-16    | 11:12        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | Hello ,<br>This is to voice my opinion about the impending change to the rezoning of the Broadway corridor. I am in total disapproval of all of this. I just don't understand why you feel the need to uproot all the businesses and residents of those areas that are and will be affected by this so called plan. You are all making this city more and more challenging to be a part of. I was born and raised here and it has lost so much of its character and charm. All you are focused on is the money to get from the developers who are building less the desirable quality buildings. Bottom line is it is a bad decision to keep pushing this button of pushing people around.<br>Thank you | David Curry | Fairview     |            |
| 2025-09-16    | 11:14        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | am opposed to the Broadway Plan because it reflects a top-down, profit-driven approach that puts developer interests ahead of the needs of ordinary residents. It feels patriarchal in its disregard for community voices and lived realities, and ultimately prioritizes money over livability. Vancouver needs planning that supports people, neighborhoods, and long-term wellbeing—not projects that deepen inequality and erode trust.   | Susi Milne  | 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 |
|---------------|--------------|--|----------|--|-----------------|--------------|------------|
| 2025-09-16    | 11:30        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Dear Vancouver Mayor &amp; Council</p> <p>Please do not approve the Referral Report for the “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan.” Please refer the report back to staff for more public engagement and a new approach. Why?</p> <ul style="list-style-type: none"><li>• Approval of this Referral Report will allow blanket rezonings, instant development permits, and halt public input. Please stop blanket rezoning and keep public hearings. Public hearings are one of very few means of true democratic input Vancouver residents have in the housing process that impact our neighborhoods. Approving this report will eliminate public hearings. It will also ensure that the development industry will be the only stakeholder with input into city planning while residents will be fully excluded.</li><li>• Approval of this Referral report will remove developer requirements to submit building plans and to give the public notice of the changes. Please deny this option. Please keep building plans and public notification mandatory with no discretion.</li><li>• Approval of this Referral report will remove affordable housing stock. Please keep as much of the old housing stock that is currently affordable. In Fairview alone, the “2019 Housing Vancouver Strategy Annual Progress Report &amp; Data Book – Fairview Only” shows a map of the affordable rentals at risk. Knocking down buildings will make costs 3-4 times higher. Further, tenant protections only ADD to future rental costs of every demolished building. Alternatives to knocking buildings down would be to have building improvements, such as when tenants move out, rebuild the units with more density, (this is currently being done in Kitsilano) &amp; increase the current buildings with small height. If Europe can sustain buildings that are more than 100 years old, so can Vancouver, which has superior buildings standards.</li><li>• Approval of this Referral report will focus building stock on towers. If towers were the solution, then Vancouver, and especially downtown Vancouver, would have the most affordable rents around. But given downtown Vancouver rents are not affordable, this solution choice is wrong. Thus, stop having tall towers as a default option, since their outcomes lead to speculation and land price increases. As an alternative, use a mix of different building forms by neighborhood. Further, ensure that mix includes a) both ownership and rentals b) larger suites that are suitable for couples and families. This is in direct contrast to many proposed suites currently proposed/being built under Broadway Plan where unit sizes average approximately 400 sq ft. c) more ground-oriented suites, which, per multiple surveys, is what residents want – gentle density.</li></ul> <p>Thank you</p> | Kathy Hochachka | 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                   |
|---------------|--------------|--|----------|---|-------------------|-----------------|------------------------------|
| 2025-09-16    | 11:31        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Thank you for the opportunity to submit comments, they are as follows:</p> <p>I, and pretty well everyone I've talked to in the area ( Kitsilano ) feel that the proposed tall towers do not fit into the area and immediate surroundings at all.</p> <p>The Kitsilano area is comprised mainly of low rise ( 4 stories ) or less buildings. The residents of this area live here as it has a unique community feel and is one the last neighbourhoods that still has distinctive and historical character. There are already enough areas; the West End, Coal Harbour, False Creek that have towers and to have Kitsilano be absorbed into that kind of density. It would be a tragedy to destroy this area of Kitsilano, once it's done, there's no going back, you will have destroyed it forever. Kitsilano is famous for this unique feel, and rushing more density into this area would dramatically undermine the neighbourhood's uniqueness.</p> <p>After many years of the City granting homeowners density if they agreed to build or renovate in the character of Kitsilano's Victorian style homes, it seems absurd to be allowing tall, modern buildings into a neighbourhood that has gone to great lengths to has a consistent character.</p> <p>Residents in our area extremely upset that the City has been very misleading about the "Broadway Plan", calling developments that are no where near Broadway. Most people are all for towers in areas with other towers like along Broadway, or other main corridors, but this building with negatively impact the aesthetic of our neighbourhood.</p> <p>If the City's goals are to provide housing, why are you not placing people into all the new buildings that are sitting empty ? The market has tanked and the City should be looking at ways to get people into all of the recently completed buildings around the city.</p> <p>Recently a letter provided by a number of city planning experts was presented ( see attached ).</p> <p>Many of these people ( ie; Ray Spaxman ), are world renowned for their visionary approach to city planning and how their expertise has made Vancouver an example of careful long term planning through careful and controlled development.</p> <p>I urge Council to reconsider their rush to densify before the character of many of Vancouver's neighbourhoods and the city's reputation as one of the world's beautiful cities is destroyed.</p> | Mathew Littledale | Kitsilano       | <a href="#">Attachment 1</a> |
| 2025-09-16    | 11:39        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>City Council has no right to ignore the protests being raised about the rezoning along Broadway and adjacent areas. You are supposed to represent the citizens of Vancouver, NOT the developers.</p>   | Margaret North    | 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 |
|---------------|--------------|--|----------|--|---------------|--------------------|------------|
| 2025-09-16    | 12:27        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I am a senior who chose more than thirty years ago to live in a four level condo on federally owned lease land near my family and friends on West Broadway. There are businesses on the first floor. I am friends with those in the building and neighbours behind on W 10th. Generally, we support each other. I use the businesses that are located in our building and am friends with owners. Community is worth more than "luxury" buildings that will likely remain largely empty.</p> <p>All of our lives would be uprooted by this greedy plan, affecting the environment : density is untenable in schools, hospitals, sewage, garbage, etc. The safest cities are ones where people know each other.</p> <p>Density has encouraged open off shore money laundering, which has affected jobs and income of most of people in the lower mainland. BC is known for our lack of response to this international way of protecting and making illegal money.</p> <p>I myself have seen this on several properties near me, including most recently the scandal involving a real estate developer who received the Order of BC and has been shown to have followed crooked business practices using a lot of tax payer money- Dalit Thind. High rise across from Langara??? Not habitable.</p> <p>This city needs to slow down and realize what we have, and benefit from that.</p> <p>More white collar crime is not needed here, which is basically the goal of high rises at this time. Unfortunately. Please spare Vancouverites this greedy plan which does not support us/</p> | Sally Brown   | Kitsilano          |            |
| 2025-09-16    | 12:27        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>One size fits all development should not guide the Broadway plan and Cambie corridor plan. Please send this back to staff with a focus on preserving low cost rentals, street oriented development, and maintenance of neighborhood character. It's simply too much and cookie cutter in its approach. The last thing we need is more unaffordable housing in Vancouver.</p> <p>ie: on my street in Grandview Woodlands, we have seen the demolition of 2 homes (each with 2 rental suites) being replaced with 2 duplexes to be sold for \$2.1M each! There is no net gain in number of dwellings but a significant net loss of affordable rentals. How is this helping the housing crisis?!</p>   | Ulanda Peters | Grandview-Woodland |            |
| 2025-09-16    | 12:31        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>This poorly thought out plan will effectively make thousands of people homeless and displaced. All for what seems to be a massive land and cash grab. Rushed, if any at all, public consultation appears to be a deliberate measure to hide what is actually going on.</p> <p>By allowing the developers to streamline the building process it only takes away rights from pre-existing tenants. Some of these tenants have lived in their homes for 15 or more years, myself being one of them.</p> <p>This is not the right approach to "fixing" the housing problem.</p>   | Joel C        | Kitsilano          |            |
| 2025-09-16    | 12:32        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Ignoring the effect on current residents, and their concerns on their housing to be demolished, is neither acceptable nor democratic.</p> <p>Instead of demolishing perfectly good housing and making local, current, residents homeless, look at areas in the city where there is next to no housing.</p> <p>'For lease' signs are abundant in the streets between Main and Cambie, from Terminal to Broadway Avenue.</p> <p>Many small warehouses and light industry buildings are sitting empty or half empty, on central land, close to a current skytrain station, a future skytrain station, buses, shops, etc.</p> <p>There is absolutely no reason to demolish good housing - people's residences - when land is heavily under-utilized in a central area.</p>  | D Osoba       | Kitsilano          |            |

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

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|---------------|--------------|--|----------|--|----------------|----------------|------------|
| 2025-09-16    | 12:32        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>Broadway Plan Rezoning as drafted requires more public engagement and a new approach. The one size fits all "cookie cutter" approach is quick and easy and lazy. It will ruin neighbourhoods and destroy the "village" atmosphere that now prevails in many parts of this wonderful city. It is important to retain most of the existing rental buildings and existing zones of character architecture which so eloquently reflect the neighbourhoods and their history. Go build somewhere else where people don't care!</p> <p>Towers should be the last choice, not the default solution. Towers may occasionally have their place, but are visually overwhelming and interfere with mountain views. Views of the mountains and ocean are key attributes that draw people to Vancouver and are what makes the city special. To smother these with walls of glass and concrete is a travesty. Go build somewhere else where views don't matter!</p> <p>The priority should be to support low to medium density housing of wood frame construction which much better matches needs of Canadian families while aiding the forest industry and its employees.</p> <p>What the developers find most profitable to build is not what Canadians living in Vancouver need. The current Broadway Plan is creating too many small, expensive units in large towers which appeal to speculators, and shows up as additional supply, it does not meet the needs of the locals who are Canadian citizens. Go build somewhere else where your foreign capital is wanted.</p> <p>The right supply is livable, secure, affordable housing suited to local neighbourhoods. In Transit Oriented Areas require a mix of infill, townhouses and low to midrise apartments, all with the objective of avoiding the loss of affordable livable units.</p> <p>The huge rush to get this through Council has meant that there has been no neighbourhood-based planning. One wonders "Why?" Go build somewhere else where your influence on Council can be even stronger</p> <p>It is clear that the City prioritizes the development industry accepts them as stakeholder partners, and the public is a mere bystander. For instance, no more rezonings or public hearings for developments that meet regulations, no mandatory signage or public notification of development applications. Go build somewhere else where the citizens are even more asleep than we are!</p> <p>This ABC dominated Council is clearly in the pocket of the developer community.</p> <p>Douglas Bruce, P. Eng. (Ret'd)<br/>Douglas Bruce<br/><small>"s.14 Freedom of Information and Protection of Privacy Act"</small></p> | Douglas Bruce  | Kitsilano      | Appendix A |
| 2025-09-16    | 12:40        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I am concerned by the amount of displacement under this plan without concentrating efforts on the redevelopment of single family homes in density zones. There is not enough regulations with teeth in place to support displaced tenants when landlords undertake illegal means to get them out. I am also concerned about the impact of small businesses who are not under any protections under this plan.</p>   | carissa kasper | 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 |
|---------------|--------------|--|----------|---|-------------------|--------------|------------|
| 2025-09-16    | 12:40        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | This is effectively a plan to displace current residents by pricing us out of our current housing market. Taking away larger affordable units to build towers with small expensive units is the wrong way to solve the housing crisis in Vancouver. This is not a plan that favours the people who live and work in these neighbourhoods, it is a ploy to make the rich richer with no regard for the ones that it will actually have an effect on. If this is the future of this it will drive Vancouverites out of Vancouver.   | Eryn Revoczi      | Kitsilano    |            |
| 2025-09-16    | 13:04        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>The future of this wonderful city is in the hands of too few of us. I remind you of your obligation to represent all the residents of this city, and that you need to take that great responsibility seriously.</p> <p>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.</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>I would request that the Council:</p> <ul style="list-style-type: none"><li>- Does not approve the Broadway Plan Rezoning as proposed.</li><li>- Refers the report back to staff for more public engagement and a new approach.</li><li>- Directs 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.</li><li>- Prioritizes the retention and protection of existing rental buildings as the best tenant protections.</li></ul> <p>Retains 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> <ul style="list-style-type: none"><li>- Avoids 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.</li><li>- Supports 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.</li></ul> | Elizabeth Sanchez | 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 |
|---------------|--------------|--|----------|---|-------------|--------------|------------|
| 2025-09-16    | 13:19        | Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan | Oppose   | <p>I am writing to express my absolute and unwavering opposition to the proposed Standardized Apartment Districts and City-Initiated Zoning Changes for the Broadway Plan and Cambie Corridor. This entire proposal represents a fundamental betrayal of Vancouverites and a misguided approach to our city's future.</p> <p>Let's be honest, and cut the "charade" about affordability. You and multiple regimes in the past have done nothing but gifting land lift profits to your donor bosses. This plan is not about housing our citizens; it is a blatant attempt to remove all remaining opposition to further land lift giveaways, ensuring that developers and their financial backers benefit at the expense of our communities. We would appreciate it if you were more honest about your true motives, so that those of us who want to stick around can plan our lives and comply accordingly with your wishes.</p> <p>Stop saying you want families to be here. How many of you on Council are actually raising families in these dog crate units you're approving? I understand the economy depends on building parking lots for foreign money. And don't get me started with the schools, as you guys and your colleagues at the school board couldn't give away school land to these builders fast enough, sacrificing public assets for private profit.</p> <p>You claim this proliferation of towers is justified, but what evidence do you have that, between immigration and declining birth rates in our city (not that I think people can afford to form families here), this justifies the sheer amount of dog crate towers you want to rubber stamp? I, and countless others, struggled to find any robust demographic or affordability justification for this in your voluminous 450-page dump – a document clearly designed to overwhelm, not inform.</p> <p>The human cost of your policies is immense. Given the alarming number of long-term tenants you're already kicking out, and with many more to come, I would genuinely ask: where do you suggest kicking them out to? Surrey? Langley? Mission? Nicaragua? Your "tenant protection" policies are a cruel joke for those losing their homes and communities.</p> <p>Now, about the towers themselves. They cost too much to build and they inflate land into a bonanza that your bosses are benefiting from. What you call job creation, like the proliferation of traffic controller jobs for these projects, only highlights the massive disruption and inefficiency you're forcing upon our neighbourhoods. And let's be absolutely clear: these towers are energy hogs. You can stop claiming this city to be the "Greenest City," because everyone knows it's a charade. Our own federal dog crate condo minister would likely disagree with that claim of environmental stewardship, too.</p> <p>Lastly, and most disturbingly, you are getting rid of public hearings for individual projects. This is a direct assault on our democratic process, designed to silence opposition and fast-track developments. In light of this, I'd really appreciate it if you'd just be honest about who truly owns this city. Tell us clearly: which dog crate tower builders and banks' wishes would I need to obey if I want to stick around in this town?</p> <p>I urge Council to reject this proposal immediately. Refer it back to staff for genuine, community-based planning, not a process dictated by developer profits and political expediency.</p> | Stanley Lee | Riley Park   |            |

As a resident of Kitsilano, and opponent of the Broadway Plan Rezoning I wish to make the following comment. I also want to speak in person at the Hearing.

Broadway Plan Rezoning as drafted requires more public engagement and a new approach. The one size fits all "cookie cutter" approach **is quick and easy and lazy**. It will ruin neighbourhoods and destroy the "village" atmosphere that now prevails in many parts of this wonderful city. It is important to retain most of the existing rental buildings and existing zones of character architecture which so eloquently reflect the neighbourhoods and their history. *Go build somewhere else where people don't care!*

Towers should be the last choice, not the default solution. Towers may occasionally have their place, but are visually overwhelming and interfere with mountain views. Views of the mountains and ocean are key attributes that draw people to Vancouver and are what makes the city special. To smother these with walls of glass and concrete is a travesty. *Go build somewhere else where views don't matter!*

The priority should be to support low to medium density housing of wood frame construction which much better matches needs of Canadian families while aiding the forest industry and its employees.

What the developers find most profitable to build is **not** what Canadians living in Vancouver need. The current Broadway Plan is creating too many small, expensive units in large towers which appeal to speculators, and shows up as additional supply, it does not meet the needs of the locals who are Canadian citizens. *Go build somewhere else where your foreign capital is wanted.*

The right supply is livable, secure, affordable housing suited to local neighbourhoods.

In Transit Oriented Areas require a mix of infill, townhouses and low to midrise apartments, all with the objective of avoiding the loss of affordable livable units.

The huge rush to get this through Council has meant that there has been no neighbourhood-based planning. One wonders "Why?" *Go build somewhere else where your influence on Council can be even stronger*

It is clear that the City prioritizes the development industry accepts them as stakeholder partners, and the public is a mere bystander. For instance, no more rezonings or public hearings for developments that meet regulations, no mandatory signage or public notification of development applications. *Go build somewhere else where the citizens are even more asleep than we are!*

This ABC dominated Council is clearly in the pocket of the developer community.

Douglas Bruce, P. Eng. (Ret'd)

's.14 Freedom of Information and Protection of Privacy Act'

