

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	13:54	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Re: Sept 16, 2025 public hearing Rezoning</p> <p>Hello</p> <p>I am absolutely opposed to the mass rezoning of the 4,294 parcels of land. It will create a land rush, fueling speculation and land flipping, resulting in the accelerated removal of affordable housing and innumerable subsequent tenant evictions. The expected land lift would worsen affordability for Vancouverites in general. I am not against building or increasing density per se. It's about how much and what kind. We need affordable and liveable housing and neighborhoods not runaway development.</p> <p>I am also strongly opposed to the discontinuation of public hearings and public notices. This is concerning undemocratic. Residents and neighborhoods matter.</p>	Ramona Ostman	Kensington-Cedar Cottage	
2025-09-16	14:10	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I'm writing in opposition to proposed mass rezoning of Broadway and Cambie corridor. This proposal only serves to further remove public involvement in the development process and puts the tenants facing displacement at greater risk. It is vital that their voices be heard before a rezoning application is approved.</p> <p>Likewise this accelerates the poorly formed Broadway Plan, which already excluded the neighbourhoods involved from appropriate neighbourhood planning. The densification process does not provide truly affordable housing (only below a the highest market rate in Canada) and the massive towers proposed simply cannot fit within the structures of the neighbourhoods targeted.</p> <p>Please vote against this proposal, rethink the Broadway Plan and listen to the tenants being displaced to learn more about the liabilities of the protections involved.</p> <p>Thank you.</p>	James Lloyd	Mount Pleasant	

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2025-09-16	14:12	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 consists 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 have a consistent character.</p> <p>Residents in our area are extremely upset that the City has been very misleading about the "Broadway Plan", calling developments that are nowhere near Broadway. Most people are all for towers in areas with other towers like along Broadway, or other main corridors, but this building will 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> <p>Sincerely,</p> <p>Mathew Littledale</p> <p><small>s.14 Freedom of Information and Protection c</small></p>	Mathew Littledale	Kitsilano	<a href="#">Attachment 1</a>

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2025-09-16	14:28	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>AN ABSOLUTE NO TO BLANKET RE-ZONING AND YOUR TOP DOWN KNOW IT ALL APPROACH!</p> <p>WE THE PEOPLE KNOW WHATS BEST FOR OUR NEIGHBORHOODS NOT YOU! AND WE DEMAND TO CONTINUE TO HAVE INPUT</p> <p>WHAT YOUR PLANNING IS STILL NOT AFFORDABLE FOR PEOPLE WITH GOOD PAYING JOBS!</p> <p>WE ALSO WANT AFFORDABLE HOMES TO BUY! NOT JUST ENDLESS RENTALS</p> <p>The people living the neighborhoods of Vancouver, some renters some owners..many for years and decades should continue to have full input into any plans in our neighborhoods.</p> <p>We do not want your tower hell plans to ruin Vancouver!</p> <p>Arbutus Walk 4 to 6 stories spread out is a good example of a success. Like Paris style with some towers yes but nowhere near what your planning.</p> <p>What your planning to build will still not be affordable!</p> <p>does not even match the income of people with good jobs and careers! never mind those who are challenged by the terrible economy.</p> <p>That means take your flawed and go back to the drawing board if people with good paying jobs still struggle to rent them never mind buy them.</p> <p>Who are you even building for then?</p> <p>OTHER MODELS!</p> <p>Where is the rent to own for young people and 1st time buyers. where are the co-ops. where are affordable homes people can BUY! not rent forever !</p> <p>NO TO YOUR DEVELOPER ONLY MODEL WITH IT'S FLAWED 20%</p> <p>100% AFFORDABLE RENTALS AND ONES PEOPLE CAN AFFORD TO BUY!</p> <p>Just because BC and Canada has ruined affordable housing with bad government policy and greed for decades it does not mean you get to blanket destroy Vancouver now with towers and ruin social cohesion.</p> <p>And it does not mean you get to top down decide what will happen in OUR NEIGHBORHOODS!</p> <p>LEAVE EXISTING AFFORDABLE HOUSING THAT ALREADY EXISTS NO REASON TO KNOCK MOST OF THOSE BUILDINGS DOWN. LOTS OF PLACES TO BUILD!</p> <p>WHERE IS ALL THE TOWERS ALL OVER TOWN. WHY RUIN WEST SIDE</p> <p>AN ABSOLUTE NO TO BLANKET RE-ZONING! AND YOUR TOP DOWN KNOW IT ALL APPROACH!</p> <p>WE THE PEOPLE KNOW WHATS BEST FOR OUR NEIGHBORHOODS NOT YOU! AND WE DEMAND TO CONTINUE TO HAVE INPUT</p>	John Hatz		

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2025-09-16	15:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Neighbourhoods that people want to live in are disappearing with mass rezoning. The resulting densification does not take into consideration the creation of neighbourhoods (with appropriate infrastructure and amenities), nor the current surrounding neighbourhoods. The proposed building heights are too high, leading to reduced sunlight and shading of the streetscape and the neighbouring balconies and front lawns of older buildings. The Broadway Plan is too big with unprecedented growth that is not desired. Most people do not want to live in a tiny box. Please oppose the current Broadway Plan.	Suzanne Munson	Kitsilano	
2025-09-16	15:47	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Kitsilano is already a densely populated area, but it has managed to remain beautiful and has a great community atmosphere. This area should not be rezoned to allow high-rise towers. Highrise towers will destroy the look and feel of this superb neighbourhood. In addition towers will lead to overcrowding, excessive traffic and pressure on public services. City council should be protecting the wonderful neighbourhoods that make Vancouver the great place to live that it is, not destroying them. This neighbourhood needs housing that is suitable for families. Please look to cities such as Copenhagen to see how densification can still make beautiful, livable, low-rise, family-friendly urban areas that have public parks and amenities. Towers are not the way. In addition, with a natural environment as spectacular as Vancouver, it is frankly a shame that City planners don't have more creative solutions to the housing shortage, and are just blanketing the city with towers.	Stella Vetterlein	Kitsilano	
2025-09-16	15:57	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Please don't approve the Broadway Plan rezoning. Please refer the report back to staff for more public engagement and find a new approach. Staff need to use discretion for forms of development near transit to better align with infrastructure, amenities and community local context. A "one size fits all". approach should be avoided. Retention and protection of existing rental buildings need to be a priority with retaining of existing character zones designed for better local context. A mix of housing forms to meet local needs such as infill, townhouses and low to mid-rise apartments need to be incorporated. Towers should not be the default solution. Please support more gentle, ground-oriented density options that better match household needs and local context. These will better support the forestry industry by use of wood frame construction at a variety of scales, including character/heritage multifamily conversions. This plan has too many small, expensive units in large towers and doesn't adequately address the need for affordable, larger family units. The right supply of housing should be livable, secure and suited to the neighbourhoods. This plan creates a net loss of affordable livable units and is a threat to existing purpose built rental housing currently located in the Broadway Plan area. This zoning will promote and enable demolition of older more affordable larger unit housing, destabilizing and displacing thousands of people. Tenant protections are untested and unproven. There is a lack of neighbourhood-based planning. Community needs, infrastructure, impact on the climate or removing mature trees, demolition need to be considered as well as the impact of concrete construction and embodied energy in large towers. This plan still allows spot rezoning for lowers in low density areas. Existing RT5, RT6, RT7, and RT8 zones should be retained with future updates. The public are stakeholders and need to be treated as such instead of prioritizing the development industry over the public. Transparency is important. Rezoning and public hearings for developments need to continue and mandatory signage and public notification of development applications need to be in place.	Melanie Sendlacher	Fairview	
2025-09-16	16:12	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I oppose the work being done on the broadway plan to change zoning etc. the city is destroying great neighborhoods and affordability. Do density well—with increasing low rise etc like on Cambie currently. I don't live in Brentwood and don't want my neighborhood to look like that either. Listen to the planning experts who are giving you better alternatives please.	Christopher Gall	Fairview	

2025-09-16	16:14	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	While I support higher densification initiatives, allowing indiscriminate build ups of 6 storeys on streets like East 10th, 11th, 13th, and 14th would transfigure the residential feel of that first residential barrier from the city center. Would introduce more rules to only allow them on already busy thoroughfares like 12th and on some corners.	JF Tremblay	Mount Pleasant	
2025-09-16	16:32	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Dear Mayor and Vancouver City Councillors,</p> <p>Re: Opposition to the Proposed Mass Rezoning of Broadway &amp; Cambie / Standardized Apartment Districts</p> <p>I am writing as a resident of Vancouver (mount pleasant) to express serious concerns and strong opposition to the proposed mass rezonings under the Broadway &amp; Cambie Corridor plans, especially the idea of “pre-zoning” thousands of parcels and removing or reducing the requirement for public hearings.</p> <p>While I share the desire for affordable housing and more efficient development, I believe that the current proposal carries risks and harms that outweigh the purported benefits. Below are my reasons, followed by suggestions for how the City might proceed more responsibly.</p> <p>Key Concerns</p> <p>Loss of Tenant Protections and Displacement</p> <p>The proposal threatens existing affordable / low-cost rental housing by enabling demolition without sufficient guarantee that tenants can stay, or return at a reasonable rate. Even though the City has the Tenant Relocation and Protection Policy (TRPP), there is skepticism about how enforceable it will be, especially in the case of developer default or financial complications. How many buildings will be demolished, tenants displaced and then developer funds dry up leaving tenants high and dry?</p> <p>Erosion of Democratic Process and Community Voice</p> <p>By removing or reducing the requirement for public hearings under the pre-zoning / “streamlined” approach, thousands of residents who will be directly affected lose their avenue to publicly voice concerns.</p> <p>Public hearings not only give voice but serve as checks: for neighbours, heritage and community organizations, renters, etc. Such forums force council and developers to respond to concerns about scale, shadowing, community character. Without them, accountability diminishes.</p> <p>Character, Scale, and Context of Neighbourhoods</p> <p>Many parcels proposed for rezoning are in areas currently dominated by low-rise housing, smaller apartment buildings, or duplexes. Standardizing zoning may lead to overbuilding, overshadowing, loss of neighbourhood character, and unsightly “ultra-thin towers” motivated more by profit than design or community wellbeing.</p> <p>Impacts like increased traffic, loss of green space, and infrastructure strain (roads, transit, parks, schools, medical facilities, local services) are likely underconsidered in the rush to upzone.</p> <p>Speculative Pressures and Land Value Increases</p> <p>Rezoning tends to inflate land values—not necessarily delivering proportionally more affordable housing. Developers may benefit greatly, while the actual social benefits are diluted or delayed.</p> <p>Property tax implications for surrounding homeowners and businesses could rise based on the new rezoned potential, even before construction happens.</p> <p>Insufficient Safeguards</p> <p>As critics have pointed out, Vancouver does not require bonding or adequate guarantees that tenant protection obligations will be met by developers.</p>	Stephanie Von Dehn	Mount Pleasant	

			<p>The proposed schedule is aggressive; enactment before full review and possible strengthening of protections (like TRPP) risks enshrining policies that may later prove inadequate.</p> <p>I believe there are ways to address housing and affordability while preserving fairness, transparency, and community wellbeing. I urge Council to consider:</p> <p>Strengthening and guaranteeing TRPP: Require legally binding commitments from developers, including bonding or other escrows, so tenant protections can’t be waived or weakened later.</p> <p>Preserve public hearings, at least for rezonings that result in demolition of existing housing, or exceed certain thresholds (height, density, displacement risk).</p> <p>Phased approach: Instead of sweeping pre-zoning of thousands of parcels at once, do pilot zones in specific areas with strong community input to test the impacts.</p> <p>More below-market / social housing requirements: Ensure that any rezoned development delivers meaningful affordable units—not just in theory but enforced on the ground, with monitoring and penalties.</p> <p>Design and scale guidelines: To ensure new buildings fit the neighbourhood context (sunlight, view cones, heritage, streetscape, walkability).</p> <p>I understand Vancouver faces a housing crisis and that action is urgently needed. But urgency should not override fairness, justice, transparency, or the rights of existing residents—particularly renters, seniors, and lower income households. Mass rezoning, if done badly, risks leaving many of these groups worse off.</p> <p>I therefore urge you to reconsider the proposed mass rezoning in its current form. Please ensure that any rezoning plan maintains strong tenant protections, preserves opportunities for public input, protects neighborhood character, and delivers real affordable housing—not just promises.</p> <p>Thank you for your attention. I hope to see a plan that balances growth with justice, accountability, and the city’s diverse fabric.</p> <p>Sincerely, Stephanie von Dehn</p>			
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2025-09-16	16:40	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Mayor Sim and Councillors</p> <p>As outlined by urban expert review panels and supported by a high inventory of unsold condos and new vacant market rentals, the strategy of expediting mass increase in housing supply will not provide the resolution to the affordability and housing crisis in Vancouver. As a result, the proposal to exclude the public from the zoning process not only removes their own contributions to develop and create a livable community in which they reside but also fails to achieve the baseline objective of affordability for all Vancouver residents.</p> <p>The public stakeholders are affected the most in the short term during construction phases and in the long term with the loss of solar access, congestion, livability, strained and absent services, and a permanently altered landscape. Eliminating the majority public stakeholder in favour of the development industry for the rezoning process does not reflect the public interest nor promote community development.</p> <p>The current landscape and infrastructure in Kitsilano is already congested and the services are being stretched. As well, the current Seánkw project at Burrard Bridge will be adding 6000+ rental units by 2030 and that will already have a substantial impact on local community and population density. Continued mass tower expansion without the support of amenities, recreation facilities and infrastructure will detract the viability for families and community, and will continue to push families out of Vancouver for these services.</p> <p>Housing is certainly a challenge in this city and there are plenty of logical and suitable developments progressing - examples can be seen at MacDonald and West 4th along with Arbutus and West 12th - but the multitude of 20+ story towers proposed east of Vine street and on either side of West 4th is alarming and comes with significant demovictions of existing residents with no plan for infrastructure or service expansion.</p> <p>Development and change is inevitable, but the objectives must be achievable and sustainable in the long term. As well, the urban design should embrace the unique environment and character of Vancouver while supporting livability and community. I urge you to reconsider the proposal and incorporate broader consultation in finding resilient solutions for affordability and development.</p> <p>Thank you.</p>	Ryan Libech	Kitsilano	

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2025-09-16	16:46	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I strongly oppose the proposed City-initiated rezoning in the Broadway and Cambie Corridor Plan areas. This sweeping policy threatens to destroy the character of established neighbourhoods while displacing thousands of tenants from existing affordable rental housing. By incentivizing demolition and redevelopment, the City is removing some of the last remaining naturally affordable housing stock, further intensifying the housing crisis rather than solving it.</p> <p>Bringing this scale of density into our neighbourhoods without corresponding investments in park space, community centres, schools, and other essential infrastructure is poor urban planning. These proposals prioritize towers and large-scale projects at the expense of livability, equity, and long-term community well-being.</p> <p>Adding density in Vancouver is necessary, but it must be done responsibly and thoughtfully. Towers are not the only solution. A broader mix of low- and mid-rise options, infill housing, and preservation of existing rental can achieve growth while protecting affordability and neighbourhood character.</p> <p>Council must reconsider this approach and commit to meaningful public input before making such transformative changes. Residents deserve a real say in the future of their communities, not a rushed, top-down policy that prioritizes expediency over livability.</p>	Kayla Poch	Kitsilano	
2025-09-16	16:52	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am strongly opposed to the inappropriately named Broadway "plan" and this latest proposal further erodes the ability of residents to participate in the discussion around individual development applications.</p> <p>I would like to understand how automatic replacement of perfectly good rental stock with new , smaller, expensive high rise tower units will address the housing crisis for families.</p> <p>this really does seem to be for the benefit of development and developers and doesnt address the problem that it is purporting to solve : affordable housing for families</p> <p>will council call for a referendum on this proposal?</p> <p>please not approve this proposal without further meaningful engagement with vancouver residents, your constituents, before expediting this path to fundamentally changing our city for the worse. we will become a concrete jungle with less green space, less mountain views, hotter climate. ... Does this council want to be responsible for turning Vancouver into another Toronto?</p>	Peter Bayliss	Kitsilano	
2025-09-16	16:55	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>The Problem: Proceeding with this rezoning ignores the City's core obligations under the Vancouver Charter to plan land use in coordination with the school board. This governance failure creates unacceptable risk by advancing massive upzoning into a school system already facing a \$2.12 billion funding gap, 44 seismically unsafe schools, and severe overcrowding in growth areas. This will create unlivable communities and push families out of Vancouver.</p>	Vik Khanna	Shaughnessy	<a href="#">Attachment 1</a>

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2025-09-16	16:59	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Such massive prezoning without any more public hearing, with 447 pages sent out just a few days before council meeting without consultation to the general public implies that we, as the vancouver resident, no longer has a say on the planning of our neighborhood.	Olive Yu	Oakridge	