

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	17:01	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I am opposed to this for a number of reasons:</p> <p>Number 1: It's bypassing public meetings and public info-sharing. This is anti-democratic and shameful. You were elected by the public; they deserve to know about your zoning actions.</p> <p>Number 2: building these numbers of homes – i.e. supply - doesn't solve a housing crisis. If it did Vancouver's problems would have already been solved. Because we've built record numbers of supply already. Most of us, as I suspect most of council and staff members, can't choose whatever home happens to be available. It depends on many factors, like:</p> <p>Number 3: the rental and/or purchase price.</p> <p>And the price – whether it's market value or below market value - is determined in large part by inflated land value.</p> <p>Solve the problem of inflated land value, rather than contributing to it, and then you have rental homes that are affordable.</p> <p>Number 4: necessary infrastructure and a strong public realm. Infrastructure isn't just transit and the new skytrain system, the sidewalks to walk to skytrain stations, or the bike lanes. All of which help. No; Infrastructure supports the destinations themselves – points along the Broadway Plan where we need to live and thrive. Those of us who live within the Broadway Plan can be your greatest ambassadors. But we need some consideration. Designing cities where most people do not need a car only works if people actually want to live in these places. If public spaces are poorly maintained, if streets are unpleasant to walk in, and if density is not matched with investments in quality of life, then people will seek out more attractive-seeming alternatives, such as car-dependent suburbs. A failure to commit to a strong public realm undermines the very policies that are meant to create a more sustainable future.</p> <p>Number 5: Safety for Women. The Broadway Plan Is Not Designed For Women. Churning up lots in 500 city blocks to build 20+ storey towers - this affects care, connection, and the right to feel safe in public space. A woman in public has to calculate: how long will the walk be, how dark, how crowded, how empty, who else will be there? These questions aren't about comfort. They're about survival. Neighbourhoods in ongoing flux — filled with construction zones, blocked sightlines, and mechanical noise — create environments where women feel vulnerable. Empty lots and scaffolding make great hiding spots for predators. Streets are dark and deserted, or chaotic. Broken lights and sidewalks, blind corners and recessed doorways, dead-end alleys compromise our safety. How can you make this a stable place to live, walk, or raise children?</p> <p>A tower's podium with businesses doesn't guarantee safety, visibility or care for women neighbours. Commercial spaces with high ceilings and hard flooring interfere with acoustics; inside them it can be hard to hear if there's a problem happening right outside. Or, a business in the podium that's closed for the day isn't helping hand; it's a barrier to help.</p> <p>Number 6. Community. There are many reasons to believe that community, housing and affordability come with 6 STOREYS. Examples of effective 6 story neighbourhoods from around the world include Taipei, NYC, Paris, Barcelona, Vienna, Rome, Bologna, Naples and Zurich. Towers were built in Europe in the 1950s with the thought to be progressive; they're now thought to be antiquated. The BC Code allows us to build with wood frame up to 6 storeys. It's also faster and less labour intensive with 25-45% less expensive than a 12 to 59 storey concrete tower. And for more environmentally supportive than concrete towers. There is an erroneous conflation between high-rise and high-density with the common misconception that the former is the best way to deliver the latter comprehensively, ignoring the fact that successive waves of academic research has proven that mid-rise developments are often the most efficient means to optimise density and maximise housing supply</p> <p>All of this presents profound democratic problems. The municipal government has made repeated commitments to give residents a greater say in the developments in their neighbourhoods and communities. But tall buildings persist as one area where the public's</p>	Kirstie Lang	Kitsilano	

				<p>frustration and disaffection at its perceived exclusion from the decision-making process is palpable.</p> <p>And now you want to vote to shut down that feedback. This completely conflicts with the role of the civic official.</p> <p>I oppose this zoning change proposal, and I ask you to do the same.</p>			
2025-09-16	17:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>TO ENSURE INCLUSIVE, THOUGHTFUL, AND WISE NEIGHBOURHOOD DENSIFICATION:</p> <p>Retain the current rezoning application process to ensure neighbourhood engagement and the integration of COV social planning throughout the densification process. This safeguard ensures that, amid the rapid pace of multi-unit, mixed-use development, we preserve human-scaled building heights (6–8 storeys) and establish neighbourhood councils to guide and regulate the densification process.</p> <p>Key priorities must include:</p> <p>Tenant protections and displacement prevention</p> <p>Affordability and housing diversity</p> <p>Adequate unit sizes — with a minimum of 750 sq. ft. average for a one-bedroom unit supporting 2 residents</p> <p>Social cohesion and community building — including common spaces, community gardens, and amenities that foster connection, mental health, and well-being</p> <p>Infrastructure and transportation capacity — ensuring schools, libraries, parks, transit, and resident parking keep pace with growth</p> <p>Strata council education and accountability — with compliance to the Strata Act, responsible governance, and fair, timely conflict resolution</p>	Paula Temrick	Victoria-Fraserview	
2025-09-16	17:54	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>After watching the “Public Consultation “ that took place around the supportive housing project proposed by the province and city at 8th and Arbutus, and seeing courts determine that the City ignored its own its own guidelines and quashing the project, as a result of residents banding together and funding a legal action, I have no faith in the City’s credibility in managing the Broadway Plan, or enforcing displaced renters supports. In the first case more development than provided for in the original plan has already been permitted within a certain radius of new subway stations. The plan was not upfront about that happening. Now the City wants to pre zone large swaths of my neighborhood for high rise development- I have no doubt that the 2 tower per block limit will be soon be dropped and other provisions will be watered down or eliminated. I oppose the plan.</p>	Keith Thompson	Kitsilano	

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2025-09-16	17:56	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>I strongly oppose the Council passing this mass-rezoning measure. It will increase profits for developers and landlords while accelerating mass displacement of tenants, facilitating gentrification and destruction of our neighbourhoods and homes.</p> <p>It removes even the illusion of hearing the concerns of people who live in these areas before approving rezoning to tear down their homes to build new unaffordable ones instead. The extra tenant protections included in the Broadway Plan are a nice thought but don't mean much since the Council has rejected proposals to execute the Broadway plan in a way that means there will be new homes ready for tenants when they have to leave their old ones. This mass rezoning will only shorten the time tenants have to deal with these massive upheavals to their lives.</p> <p>Please consider the very real people you represent and oppose this measure.</p>	Sam Markham	Fairview	
2025-09-16	18:00	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	Democracy is more than voting once every four years. This motion quashes the ability to have one's voice heard.	Mary Ann Thompson	Kitsilano	
2025-09-16	18:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Dear Mayor Ken Sim & Councillors:</p> <p>I do Not approve the Broadway Plan Rezoning. Please:</p> <ul style="list-style-type: none">* Direct staff to avoid "one size fits all" formulas* Prioritize the retention & protection of existing rental buildings* Retain the existing character zones that are designed for better location context* Do Not make towers the default solution* Support gentle ground-oriented density options that better match household needs* Support and encourage more local greenery from plants & bushes to trees <p>Thank you for the opportunity to express my opinion.</p>	Leslie Mackenzie	Kitsilano	
2025-09-16	18:42	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I am registering my strong opposition to this proposal. My concerns include loss of existing affordable housing and, reduced public input and consultation.	Tina Hildebrandt	Mount Pleasant	
2025-09-16	18:53	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	We live at 3rd and Arbutus. Within a 3 block radius of our home, there are at least 8 applications to take down rentals and build 20 story buildings. Is there any plan to stagger these developments? This intense development is going to displace many renters and affect the quality of life of those remaining. The developments are now feeling like a feeding frenzy.	Ramona Hamilton Cook	Kitsilano	
2025-09-16	19:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	I oppose this proposal - it doesn't make sense to have all of the density go into one or two neighbourhoods in the City with towers of such heights that do not encourage community and are beyond human scale. In South Granville we already have a good mix of density and I would support continuing that mix by having appropriate feedback with thoughtful rezoning decisions - not blanket rezoning. This is going to ruin this neighbourhood.	Geoff Pitman	Fairview	

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2025-09-16	19:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Oppose	<p>Vancouver’s housing strategy must deliver affordability—not just more supply</p> <p>Use the market correction as an opportunity—not something to resist</p> <p>Public subsidies must deliver public benefit outcomes</p> <p>Preserve what’s affordable—don’t displace it</p> <p>Reform delivery and financing models to align with residents’ needs— needs. Reconsider the City's response to the BC Bills 44 & 47 in proforma-driven Broadway Plan Rezoning Districts and Transit Oriented Areas (TOAs) Rezoning Policy</p> <p>There has been a lack of public engagement with only the development industry consulted</p> <p>The housing crisis in Vancouver will not be solved by building towers with small, unliveable units. There is already an over-supply of condos which are sitting empty. They are empty because they are unfeasible for families in terms of size and affordability.</p> <p>Secondly, it makes no sense environmentally or ethically to demolish existing, liveable housing; this is in no way sustainable and it displaces tenants who have forged relationships in their neighbourhoods, and it seems unlikely they would be able to afford newly built units in their existing neighbourhoods. This is unconscionable.</p> <p>Thirdly, the proposed towers, both in scale and number are utterly unsuitable for an earthquake zone, and they are hideous on the landscape. Just look at the monstrosities in Burnaby and Oakridge. There is nothing human-scale or appealing visually about these gargantuan towers. Humans do not feel connected as a neighbourhood when forced to live in unsightly, alienating towers. Building towers of this scale is an indefensible response to the housing crisis, and one that will ruin the beauty and liveability of Vancouver. More humane housing of various kinds can more than adequately house people: non-profit, community-led housing that serves real people and creates and supports affordable living and small business.</p> <p>Building enormous towers serves only the developers and will forever and irreparably damage the liveability of this city.</p> <p>You, mayor and council, have a wealth of expertise and well thought out solutions to the housing crisis at your disposal, in the people who have written to you, urging you to reconsider this plan. People like Patrick Condon, Brian Palmquist, Larry Beasley, Frank Ducote, Dr Alexandra Flynn, Michael Geller, David Ley, and many others. Please take a serious look at what they are saying, the evidence they are providing, and do the right thing. Leave a legacy of response to the housing crisis that is a model for other countries and jurisdictions, instead of a scourge.</p> <p>Please refer back to your staff the current proposals for the Broadway Plan Rezoning and the policy amendments for Solar Access and TOAs Rezoning Policy. Reconsider these proposals with broad public input beyond the development industry.</p> <p>Thank you.</p>	natalie mackie	Strathcona	

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