

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-22	20:48	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I support councilman Fry’s urgent call for support to Vancouver’s arts sector. It can feel like a free fall for our arts and culture sector and the city’s support would make immediate and clear impact as well as showing that the arts are valued in the city.	Jordy Matheson	Mount Pleasant	
2025-07-23	11:31	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Pleased to see the City taking leadership on expediting the rezoning of sites in these plan areas. Rezoning adds both time (2+ years) and additional costs (hundreds of thousands if not millions per development) to delivering housing (borrowing costs, consultant fees, etc) which ultimately impacts affordability. I would like to see all sites within adopted plan areas rezoned by the City to expedite housing and infrastructure delivery.	Shad Mayne	Mount Pleasant	
2025-08-02	04:29	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Gismondi On Wine	Anthony Gismondi	Hastings-Sunrise	
2025-08-06	03:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Kwan Multimedia	Carl Kwan	Hastings-Sunrise	
2025-08-13	05:48	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Trent Travel	Joan Kingston	Grandview-Woodland	
2025-08-21	00:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Fibertec Window and Door Group	Sam Wahid	Grandview-Woodland	
2025-08-21	05:24	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Safari Niagara	Admissions Niagara	Hastings-Sunrise	
2025-09-02	19:48	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	<p>I am strongly in support of this motion; it is 50 years overdue. I have written before about our extremely dysfunctional system of relying on spot zoning, and this is a big step toward addressing that: https://www[.]reillywood[.]com/blog/cd-zones/</p> <p>I'd urge council to pass this, but I do want to note that we need this kind of zoning across much more of the city. This is just a start.</p> <p>I'd also note that the Coriolis report explicitly says "Rental apartment development with 20% below market rental at 6.5 FSR is not currently viable" in the Broadway Plan area. This is not good; it means that new housing will not actually happen in some of these new zoning districts. I'd urge you to fix this by amending the proposed bylaws to allow more density or strata development and imposing fewer costs on development.</p>	Reilly Wood	Grandview-Woodland	

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2025-09-02	22:10	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I am strongly in favour of standardizing to make sure that housing can be built more quickly. Simplify and clarify the rules so that each and every building isn't another discussion with hideously unclear boundaries. The change proposed here would be huge step in the the right direction!	Gary Allen	West End	
2025-09-03	04:53	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I am very excited about the housing opportunities these changes will bring across Vancouver.	Abdullah Shaikh	West Point Grey	
2025-09-03	08:34	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I am in support of upgrading zoning so we may have denser neighbourhoods. My only wish is when that happens we don't go after the older apartments till we have places to move people into new apartments. So I'd prefer we start with single-family dwellings that become available to demolish. Also I would like this zoning further extended to more of shauhgnessy, since it has the largest amount of single family dwellings taking up large swaths of land.	Katie Alexander	Kitsilano	
2025-09-03	12:53	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	<p>This City-initiated zoning is long overdue. Rent growth has greatly outpaced household income growth in the past decade. The City has instituted numerous barriers to building affordable housing during the past decade. These include the requirement, since rescinded, of seeking a pre-application enquiry letter before applying for rezoning, the need to achieve a certain percentage of units as 2 bedroom units, later upgraded to also include 3 bedroom units, a ban on the use of light wells for mid-block buildings, a ban on the creation of new housekeeping units, a ban on smaller units except where protracted negotiations occur on larger sites, a continued ban on single staircase buildings despite there being no loss of life in sprinkler buildings in decades, a ban (until recently) on parking-free rental buildings, bans on mid-rise and high-rise assemblies with less than 120 feet of frontage, and many more onerous requirements and fees, to say nothing of the holding costs and foregone projects associated with the years-long approval delays the city chooses to impose on applicants seeking to increase the supply of housing and which discourage new applications.</p> <p>Enacting City-initiated rezoning to allow rental housing to be built is a fundamental part of proving a housing market that meets the needs of local working residents. Faced with continued large scale net international in-migration, the city must continue to supply additional rental housing. The adoption of large, pre-zoned areas along the forthcoming subway line is a necessary step to getting that housing built more quickly and cheaply by removing the costly, years-long rezoning process applicants currently face when accounting for time required to prepare drawings and conduct pre-application enquiries (neither of which is captured by the City's official rezoning wait time statistics).</p> <p>The City can do more to improve the supply of housing by also removing costly wait times for development permits, and by reducing the uncertainty of outcomes at the Development Permit Board. A requirement that the engineering and planning departments work cohesively to jointly issue responses to applications would ensure that developers do not waste months and hundreds of thousands of dollars on planning exercises which are later deemed unacceptable by the engineering department, an all-too-common experience for many applicants.</p>	Patrick Dore	Fairview	
2025-09-03	13:47	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I am strongly in favor of any initiative to make building housing quicker and easier.	Derek Van Pel	Fairview	

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2025-09-03	13:53	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	It would be great to finally get these upzonings, allowing more homes and businesses to be built in this desirable and well-connected part of the city. In particular, I think it's great that the City is doing pre-zoning for more housing, rather than requiring every new apartment to need to go through a slow/expensive process to get its own separate specifications and approval.	Allen Pike	Kensington-Cedar Cottage	
2025-09-03	16:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	<p>I support more density down Broadway, but I acknowledge that Council has approved density in bad faith in the past, putting requirements that are not financially viable on most projects. And as the market has gone down, Council has refused to adapt. I believe Council is failing it's agreement with Translink to densify in return for the skytrain. Thus I'm not sure what to say, people always say density is the solution but we already have a lot of approved density, just it's approved in a manner that makes it impossible to develop. And now that CMHC is cutting back on low-interest loans for rentals plus rents are dropping even rental development is dead.</p> <p>City council is likely going to stubbornly say we can't reduce costs on developers because no one wants to be the "pro-developer" guy in a city of anti-capitalists. But in the end, translink is likely going to force you to fulfill your commitments.</p>	Chris Kyle	Fairview	
2025-09-03	16:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	<p>I love this new plan and I think that done well it could really improve the integration of our city. We should improve the east-west and north south bike corridors in conjunction with increased density. Especially the corridors of north-south around Cambie, there's a lot of car traffic there that makes walking and biking dangerous.</p> <p>Overall, I'm strongly in favour of this plan as it can finally increase the number of young families that Vancouver can sustain and hopefully increase our cities diversity. I envision a lot of mixed use low-rise buildings building a proper 21st century city like Paris or Barcelona. Looking forward to hearing more ways we'll improve our community services to match the expected growth as well.</p>	David Raji	Fairview	
2025-09-03	18:21	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Please move forward with this as quickly as possible. Vancouver desperately needs more housing, especially affordable housing, and this streamling process will definitely help in that regard. Thank you.	Ian MacDonald	West End	
2025-09-03	20:04	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	Visited your website today and loved the engaging content and simple design.	Alexandre Tremblay	Dunbar-Southlands	
2025-09-04	18:10	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I look forward to growth in the Cambie Corridor!	Simon Tan	Mount Pleasant	
2025-09-05	15:16	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I'm a resident who living on block 200 of west 42 Ave which is 2 block from Oakridge shopping center and skytrain station west 41 Ave. My block facing south on Columbia Park that has 2 of 18 storeys towers which one complete and 2nd tower is building and complete soon by Marcon on 6 lots. The remain 5 lots in the row got the potential to build the 3rd tower of 18 storeys I support to build this 3rd tower which provides the needs for people and the City. Thank you.	Le Au	Oakridge	Attachment 1

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2025-09-06	20:43	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I strongly support zoning which allows for multi-story apartment buildings by right. Please extend this to other neighbourhoods.	Matthew Niedoba	Kitsilano	
2025-09-07	14:46	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I support this in principle, but I want to see higher densities and taller buildings.	Matheus De Oliveira	Marpole	
2025-09-08	19:41	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Support	I live near Cambie and 12th Ave, and I'm busy with work and family so I won't be able to attend the public hearing live, but I am strongly in support of these zoning changes: we need more housing asap to lower housing costs. I hope that the increased housing density is matched with an increase in mixed-use buildings with additional businesses and public services (such as schools, doctors offices, and daycares) to meet the needs of our growing population. Thank you for your work on this rezoning project!	David Hardisty	Mount Pleasant	