

File No.: 04-1000-20-2024-443

September 25, 2024

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 18, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Records of the following regarding the rezoning application for 1780 East Broadway (the Safeway site):**

- 1. Electronic submissions from citizens to the Shape Your City inbox; and**
- 2. Correspondence received through the Mayor and Council feedback form on the City's website.**

**Date range: March 12, 2024 to July 17, 2024.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2024-443); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:pm

# Survey Responses

12 March 2024 - 17 July 2024

## 1780 E Broadway rezoning application comments

### Shape Your City Vancouver

Project: 1780 E Broadway rezoning application



VISITORS					
830					
CONTRIBUTORS			RESPONSES		
406			414		
111	295	0	119	295	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login:

Email:

s.22(1)

Responded At: Mar 13, 2024 15:38:18 pm

Last Seen: Mar 13, 2024 15:38:18 pm

IP Address: n/a

Q1. Your comments

I live nearby and I support this project!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered





**Respondent No:** 2

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 15:55:30 pm

**Last Seen:** Mar 13, 2024 15:55:30 pm

**IP Address:** n/a

**Q1. Your comments**

Increasing density is important to combating the housing crisis. Hopefully this proceeds.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 3

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 15:55:51 pm

**Last Seen:** Mar 13, 2024 15:55:51 pm

**IP Address:** n/a

**Q1. Your comments**

I'm all for this proposal. I am a resident of this neighbourhood and I support increasing density.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 4

Login:

Email:

s.22(1)

Responded At: Mar 13, 2024 16:01:04 pm

Last Seen: Mar 13, 2024 16:01:04 pm

IP Address: n/a

Q1. Your comments

I am very much in support of this project and believe that it will be good overall for the area and provide more housing

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 5

Login:

Email:

s.22(1)

Responded At: Mar 13, 2024 16:05:51 pm

Last Seen: Mar 13, 2024 16:05:51 pm

IP Address: n/a

Q1. Your comments

I support this project. It is ridiculous the amount of pandering done for a small minority of people against this development. We need more housing all around the city. Five years is too long for public consultation.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 6

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 16:15:29 pm

**Last Seen:** Mar 13, 2024 16:15:29 pm

**IP Address:** n/a

**Q1. Your comments**

Great to see much needed high rises close to transit.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 7

**Login** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 16:19:26 pm

**Last Seen:** Mar 13, 2024 23:17:25 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This project has been delayed for 5 years now. It well past time to add density near one of the busiest Skytrain stations. I very much support this application.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 8

Login:

Email:

Responded At: Mar 13, 2024 16:22:50 pm

Last Seen: Mar 13, 2024 23:10:02 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

It is impossible to overstate how STRONGLY I SUPPORT this proposal. The lot in question is currently a surface parking lot, and it's hard to think of a worse use for land directly adjacent to not one but TWO rapid transit lines. I was going to say that I hope this development serves as a "thin edge of the wedge" to push forward urban development in the redoubt of NIMBYism which is Grandview-Woodlands. But I don't hope it's a "thin edge of the wedge", I hope this is the battering ram that smashes open the gates to high density development in and around the Broadway & Commercial rapid transit nexus. Detached single-family housing has no business existing within 800m of a rapid transit station. The fact that two rapid transit lines meet here probably means that radius should be pushed out to 1200m of high density urban development. If any grey haired boomers clutch their pearls about how this is destroying the character of the neighbourhood they've lived in since the 70s, I hope that city council will encourage them to wipe their tears away with the enormous tax free windfall they're about to get when developers buy up their ancient energy inefficient houses for land assemblies.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 9

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 16:23:45 pm

**Last Seen:** Mar 13, 2024 16:23:45 pm

**IP Address:** n/a

**Q1. Your comments**

I support this development

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 10

Login:

Email:

Responded At: Mar 13, 2024 16:23:48 pm

Last Seen:

IP Address:

Jul 26, 2024 02:32:42 am

s.22(1)

s.22(1)

Q1. Your comments

I fully support this. 10 more stories is great. I hope you bring back the on site child care. Also add some upgrades to the cycling network please. The Greenway and 10th are a bit of a mess. I lived in Grandview woodland s.22(1) live in s.22(1) I consider this to be my neighbourhood and am happy to see the extra density

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 11

Login:

s.22(1)

Email:

Responded At: Mar 13, 2024 16:25:36 pm

Last Seen: Mar 13, 2024 16:25:36 pm

IP Address: n/a

Q1. Your comments

I 100% support the redevelopment of 1780 E Broadway. I've lived in this neighborhood for s.22(1) and the location is a perfect site for redevelopment and increased density.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 12

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 16:28:43 pm

**Last Seen:** Aug 28, 2024 14:16:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I'm very happy to see so much purpose-built rental in arguably Vancouver's biggest transit hub.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 13

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 16:29:54 pm

**Last Seen:** Mar 13, 2024 16:29:54 pm

**IP Address:** n/a

**Q1. Your comments**

Building styles need to be suited to match the feel of the area. Commercial drive needs to keep it's feel, generic towers would take away from that.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



Respondent No: 14

Login:

Email:

s.22(1)

Responded At: Mar 13, 2024 16:31:18 pm

Last Seen: Mar 13, 2024 16:31:18 pm

IP Address: n/a

Q1. Your comments

I fully support this project! We need more housing especially near a transit hub as such!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 15

Login:

Email:

Responded At: Mar 13, 2024 16:34:18 pm

Last Seen: Sep 05, 2024 23:12:56 pm

IP Address:

s.22(1)

s.22(1)

Q1. Your comments

I live in this area, and I completely support these mega towers at safeway. Surface parking lots have no space in this beautiful city.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 16

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 16:37:43 pm

**Last Seen:** Mar 13, 2024 16:37:43 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this application. The city of Vancouver is in dire need of higher density housing and this looks like a beautiful proposal. I love that it is being integrated so closely with the SkyTrain station and will have bicycle parking. I feel it is really important for us to encourage alternate forms of transportation and this does that wonderfully.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 17

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 16:43:35 pm

**Last Seen:** Mar 13, 2024 16:43:35 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this project as a s.22(1) neighborhood. Commercial Broadway is one of the busiest transit hubs in BC. It needs more development

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 18

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 16:46:05 pm

**Last Seen:** Mar 13, 2024 16:46:05 pm

**IP Address:** n/a

**Q1. Your comments**

This is an excellent location for a project like this and the injection of this many rentals is greatly needed.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 19

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 16:51:51 pm

**Last Seen:** Mar 13, 2024 16:51:51 pm

**IP Address:** n/a

**Q1. Your comments**

This is a fantastic start to the development of the Broadway Commercial area. Vancouver desperately needs more housing and amenities to support its growing population, and this is an efficient use of the space surround the intersection of major transit lines. The inclusion of additional office and retail space, the public plaza for the skytrain and the public rooftop are also desperately needed to bring this under utilised part of the city into the future. I've s.22(1) close to this station for the better part of s.22(1), and I can't wait for things to change. My only hope is that there is support for retaining small businesses within the new commercial space so that the character of the area can be retained within the shiny new exterior. East Van has a wonderful community of artists and small manufacturers that would benefit from consideration in these plans.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 20

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 16:53:09 pm

**Last Seen:** Mar 13, 2024 16:53:09 pm

**IP Address:** n/a

**Q1. Your comments**

I STRONGLY support this project! We need more housing, and we need more density. We need BOTH of those things at a major transit hub like Commercial-Broadway. Can't wait to see this happen!!!!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 21

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:02:10 pm

**Last Seen:** Mar 13, 2024 17:02:10 pm

**IP Address:** n/a

**Q1. Your comments**

I am a thrilled supporter of densifying the central hub of this location. The current use of a Safeway and a large parking lot completely underutilizes the property. I am excited to see new units being built to help with the housing crisis we are all feeling.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 22

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 17:02:58 pm

**Last Seen:** Mar 14, 2024 00:01:34 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I'm so excited about this development. I really hope it goes through!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 23

**Login** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 17:04:11 pm

**Last Seen:** Mar 13, 2024 17:04:11 pm

**IP Address:** n/a

**Q1. Your comments**

Build it build it build it! This is a great proposal on a site that desperately needs life injected into it. I've lived in Grandview Woodlands for essentially s.22(1) and this has always been a terrible intersection, good only for passing through on transit. Please do not allow the minority of vocal homeowners that live many blocks away to continue to stifle this project and other development in the area. These homes are needed, these commercial spaces are needed, these public spaces are needed.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 24

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:08:49 pm

**Last Seen:** Mar 13, 2024 17:08:49 pm

**IP Address:** n/a

**Q1. Your comments**

100% support high density towers around commercial Broadway, it's a transit hub for two skytrain lines and the B line, adding more density here absolutely helps both the housing crisis as well as traffic in the city by placing more people in proximity to transit

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 25

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 17:10:00 pm

**Last Seen:** Mar 14, 2024 00:08:59 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Strongly support. Please double or triple the non-market rentals, as that is desperately needed for this city's long term health.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 26

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:10:24 pm

**Last Seen:** Mar 13, 2024 17:10:24 pm

**IP Address:** n/a

**Q1. Your comments**

This is exactly the kind of high density transit friendly infrastructure that this city needs to tackle the housing crisis. So excited to see what this council has accomplished!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 27

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 17:14:27 pm

**Last Seen:** Mar 14, 2024 00:10:20 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Fully support this application. It aligns with city objectives, particularly regarding supporting density near transit oriented areas. Further, it is a great opportunity to align with the province's recent TOA legislation. For what it's worth, I'm a resident of Grandview Woodland.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 28

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:21:00 pm

**Last Seen:** Mar 13, 2024 17:21:00 pm

**IP Address:** n/a

**Q1. Your comments**

This is great dense development near transit

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 29

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 17:21:00 pm

**Last Seen:** Mar 14, 2024 00:20:32 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am in strong support of this project.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 30

**Login**

**Email**



**Responded At:** Mar 13, 2024 17:22:02 pm

**Last Seen:** Mar 13, 2024 17:22:02 pm

**IP Address:** n/a

**Q1. Your comments**

This development has the potential to totally revitalize the area around Commercial Broadway. Businesses along both of these culturally important streets will have a cornucopia of new customers; it may even lower vacancy rates in those business-zoned areas too, as new, sometimes local businesses will pop up to serve the people who will live in the proposed development. From a social perspective, I'm hoping that more people in that area will build a stronger sense of community, and make the area less tolerant of the illicit activities that occur around the SkyTrain station. Yes it will change the neighbourhood, undoubtedly, but the area has been declining and could use a change.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 31

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 17:23:24 pm

**Last Seen:** Apr 08, 2024 00:32:32 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I support this project. Vancouver is in dire need of more housing, especially near SkyTrain stations.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 32

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:26:03 pm

**Last Seen:** Mar 13, 2024 17:26:03 pm

**IP Address:** n/a

**Q1. Your comments**

It's a travesty that NIMBYs have let land right next to a vital transit station just outside downtown be an underused parking lot for so long. The right time to have built this was 20 years ago. But better late than never.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 33

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 17:30:32 pm

**Last Seen:** Mar 14, 2024 00:28:20 am

**IP Address:** s.22(1)

**Q1. Your comments**

FINALLY! Let us finally put an end to this saga of NIMBY's shooting down an integral development. I believe this development will transform Commercial Broadway once and for all and create a Brentwood like space for people to live reside and work in affordability.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 34

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:30:43 pm

**Last Seen:** Mar 13, 2024 17:30:43 pm

**IP Address:** n/a

**Q1. Your comments**

Don't do it.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



Respondent No: 35

Login:

Email:

Responded At: Mar 13, 2024 17:33:23 pm

Last Seen: Mar 14, 2024 00:31:51 am

IP Address:

s.22(1)

s.22(1)

Q1. Your comments

Overall this looks fantastic, please seek to avoid the mistakes made in the transit hub towers in Burnaby, where large setbacks and broad surrounding roads make a dense area ironically feel unsafe and unwelcome for pedestrians. Reduce setbacks and keep things human scale on the ground level

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 36

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:34:57 pm

**Last Seen:** Mar 13, 2024 17:34:57 pm

**IP Address:** n/a

**Q1. Your comments**

Yes, absolutely. Do it yesterday. Please, for the love of god, build more housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 37

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 13, 2024 17:38:33 pm

**Last Seen:** Mar 13, 2024 17:38:33 pm

**IP Address:** n/a

**Q1. Your comments**

Please, enough delays with this. This is the fourth time you're discussing this lot. We need more housing, this is a no-brainer.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 38

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:38:45 pm

**Last Seen:** Mar 13, 2024 17:38:45 pm

**IP Address:** n/a

**Q1. Your comments**

I am writing today in support the of the proposal. Commercial & Broadway is an important transport hub and needs more housing and commercial spaces. I think this proposal aligns very well with the city's plans and vision. It would be a great benefit for residents of Grandview-Woodland

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 39

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:42:03 pm

**Last Seen:** Mar 13, 2024 17:42:03 pm

**IP Address:** n/a

**Q1. Your comments**

I am so in support of this. Yes more housing, yes more density.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 40

**Login:**

**Email:**

**Responded At:** Jul 01, 2024 07:09:17 am

**Last Seen:** Mar 14, 2024 00:48:12 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I strongly support this development as the commencement of much needed rental density at one of the busiest transit interchanges in the province. I am a resident of Commercial Drive and welcome this proposal. The current density of not only this lot but the surrounding area is underutilized to say the least and this should be the cornerstone of further development in the area. Commercial drive will still retain its unique character as the intention of the developments in the area aren't to make a corridor of towers lining the drive from Broadway to Hastings as some naysayers may suggest.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 41

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:46:55 pm

**Last Seen:** Mar 13, 2024 17:46:55 pm

**IP Address:** n/a

**Q1. Your comments**

This is fantastic!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 42

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 17:55:04 pm

**Last Seen:** Mar 13, 2024 17:55:04 pm

**IP Address:** n/a

**Q1. Your comments**

I am in favour of this kind of high density construction near skytrains.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 43

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 17:56:16 pm

**Last Seen:**

**IP Address:**

Mar 13, 2024 17:56:16 pm

May 22, 2024 20:34:37 pm

s.22(1)

**Q1. Your comments**

I am so excited to see this project back on the table. I lived in Grandview Woodland for s.22(1) and it was my favourite Vancouver neighborhood I've ever lived in. When I began s.22(1) last summer, I was so sad to find myself s.22(1) of the neighborhood I love. Fortunately, I s.22(1), and I'm still able to walk back to the old 'hood. Anyways, my point is that density helps everyone! More housing availability means people are able to stay in the neighborhoods in which they've built their lives. The location of this proposed plan is logical and will be a vast improvement from what's currently occupying the space. Now let's get it built!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 44

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:03:32 pm

**Last Seen:** Mar 13, 2024 18:03:32 pm

**IP Address:** n/a

**Q1. Your comments**

- We need market housing, not rental - Density is great - Towers could be oriented better

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 45

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 18:07:31 pm

**Last Seen:** Mar 14, 2024 01:05:04 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This proposal is fantastic. It's just what we need, and what we need is more housing. I would support even more floors in this location.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 46

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:09:01 pm

**Last Seen:** Mar 13, 2024 18:09:01 pm

**IP Address:** n/a

**Q1. Your comments**

This is a must build. I live in the area and fully support 1000%. This will be good for locals and non-locals alike.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 47

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:09:28 pm

**Last Seen:** Mar 13, 2024 18:09:28 pm

**IP Address:** n/a

**Q1. Your comments**

I support this application. More housing is desperately needed in this city and transit hubs are the best way to build them!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 48

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:14:07 pm

**Last Seen:** Mar 13, 2024 18:14:07 pm

**IP Address:** n/a

**Q1. Your comments**

I support this application. This is the kind of forward city planning Vancouver needs. It offers many benefits for our citizens and will make the city flourish instead of turning it into a ghost town.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 49

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:15:40 pm

**Last Seen:** Mar 13, 2024 18:15:40 pm

**IP Address:** n/a

**Q1. Your comments**

Support this 100%. This is desperately needed in the area and will help so many people with housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 50

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:17:44 pm

**Last Seen:** Mar 13, 2024 18:17:44 pm

**IP Address:** n/a

**Q1. Your comments**

Will there be gyms in these buildings? The local community centres in this area are already at high capacity. With such a large increase in rentals not just here but by Kingsway, why aren't more community centres being upgraded and expanded? Rental properties need to be spread out, adding so many in one area without consideration of infrastructure is ridiculous. Parking is getting out of control and more needs to be done by the city planning wise overall. Too reactive and not proactive enough, think and plan don't deal with the aftermath when it happens.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 51

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:19:50 pm

**Last Seen:** Mar 13, 2024 18:19:50 pm

**IP Address:** n/a

**Q1. Your comments**

I support this plan!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 52

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:23:14 pm

**Last Seen:** Mar 13, 2024 18:23:14 pm

**IP Address:** n/a

**Q1. Your comments**

I love the idea. This is a great addition to the city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 53

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:38:43 pm

**Last Seen:** Mar 13, 2024 18:38:43 pm

**IP Address:** n/a

**Q1. Your comments**

With Commercial Broadway Station being by far one of the busiest on the system, it's great to see this appropriate density proposed. The design also seems to have been refined and improved which is very welcome.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 54

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:40:53 pm

**Last Seen:** Mar 13, 2024 18:40:53 pm

**IP Address:** n/a

**Q1. Your comments**

I would rather see a bigger building with more rental units with a higher percentage of the units at below market rate. Additionally I don't think there needs to be this many parking spaces

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 55

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 18:42:03 pm

**Last Seen:** Mar 13, 2024 18:42:03 pm

**IP Address:** n/a

**Q1. Your comments**

Strongly support, we are in a housing crisis and the only way out of it is building more supply with greater density. This is a big transit hub and the neighborhood needs this

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 56

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:44:40 pm

**Last Seen:** Mar 13, 2024 18:44:40 pm

**IP Address:** n/a

**Q1. Your comments**

This looks wonderful! Hopefully one of the retail spaces can include childcare. I'd be so happy to have a proper hub at such a busy transit location.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 57

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 18:49:34 pm

**Last Seen:** Mar 13, 2024 18:49:34 pm

**IP Address:** n/a

**Q1. Your comments**

It is impossible to overstate how STRONGLY I SUPPORT this proposal. The lot in question is currently a surface parking lot, and It's hard to think of a worse use for land directly adjacent to not one but TWO rapid transit lines. I was going to say that I hope this development serves as a "thin edge of the wedge" to push forward urban development in the redoubt of NIMBYism which is Grandview-Woodlands. But I don't hope it's a "thin edge of the wedge", I hope this is the battering ram that smashes open the gates to high density development in and around the Broadway & Commercial rapid transit nexus. Detached single-family housing has no business existing within 800m of a rapid transit station. The fact that two rapid transit lines meet here probably means that radius should be pushed out to 1200m of high density urban development. If any grey haired boomers clutch their pearls about how this is destroying the character of the neighbourhood they've lived in since the 70s, I hope that city council will encourage them to wipe their tears away with the enormous tax free windfall they're about to get when developers buy up their ancient energy inefficient houses for land assemblies

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 58

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:00:34 pm

**Last Seen:** Mar 13, 2024 19:00:34 pm

**IP Address:** n/a

**Q1. Your comments**

As a resident and taxpayer of Vancouver, living at Fairview, I STRONGLY SUPPORT this proposal. The lot in question is currently a surface parking lot, and It's hard to think of a worse use for land directly adjacent to not one but TWO rapid transit lines. As it stand now, we have detached single-family housing within 800m of this rapid transit station. That is horrific land use for a city and country so starved for housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 59

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:06:13 pm

**Last Seen:** Mar 13, 2024 19:06:13 pm

**IP Address:** n/a

**Q1. Your comments**

I support housing as it is fundamental to creating a thriving city. A development like this one close to a major transit hub should be approved by the city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 60

**Login:**

s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 19:19:02 pm

**Last Seen:** Mar 13, 2024 19:19:02 pm

**IP Address:** n/a

**Q1. Your comments**

The only concern I have with this project is that I believe there should be a higher percentage of the total units secured below market rent.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 61

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:28:32 pm

**Last Seen:** Mar 13, 2024 19:28:32 pm

**IP Address:** n/a

**Q1. Your comments**

I vehemently support this proposal. This is such a transit and cultural hub that it makes perfect sense to situate this there. Our city desperately need more rental housing and this will make a serious impact.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 62

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:29:52 pm

**Last Seen:** Mar 13, 2024 19:29:52 pm

**IP Address:** n/a

**Q1. Your comments**

It is impossible to overstate how STRONGLY I SUPPORT this proposal. The lot in question is currently a surface parking lot, and It's hard to think of a worse use for land directly adjacent to not one but TWO rapid transit lines.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 63

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:33:07 pm

**Last Seen:** Mar 13, 2024 19:33:07 pm

**IP Address:** n/a

**Q1. Your comments**

Fully support this initiative, and aligns well with new Provincial legislation. Thank you to the civic planning teams that have put the proposal together.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

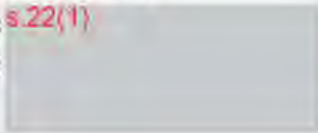
Yes



**Respondent No:** 64

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 13, 2024 19:33:53 pm

**Last Seen:** Mar 13, 2024 19:33:53 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this proposal as Vancouver is in a housing crisis. The more rentals, the better. From a born and bred Vancouverite living in the West side.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 65

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 19:38:40 pm

**Last Seen:** Sep 04, 2024 13:01:56 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This is an enormous transit hub and needs even more density!! Please make this happen

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 66

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:46:26 pm

**Last Seen:** Mar 13, 2024 19:46:26 pm

**IP Address:** n/a

**Q1. Your comments**

I think this is a wonderful development that will bring much needed housing stock to the desirable Commercial-Broadway area. The fact that it is directly next to a major transit hub with short journey times to downtown Vancouver means it is in an ideal location for the proposed height and density.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 67

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:46:40 pm

**Last Seen:** Mar 13, 2024 19:46:40 pm

**IP Address:** n/a

**Q1. Your comments**

As a resident of Grandview Woodland, living only a few blocks away from the proposed development, I am strongly in favour of this proposal. Given that Commercial-Broadway is both a major transit hub serviced by two Skytrain lines and commercial district, it is logical to densify housing around these areas. This would promote opportunities for people to increase their use of public transit and minimize dependency on cars, which would be not only an environmental benefit, but would also reduce potential congestion at this intersection. It would also increase traffic to all of the businesses along Commercial Drive and further elevate its reputation as one of the most distinct and vibrant communities in the city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 68

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 19:50:40 pm

**Last Seen:** Mar 13, 2024 19:50:40 pm

**IP Address:** n/a

**Q1. Your comments**

Very supportive. I live at s.22(1) and welcome the addition of rental units to the neighborhood.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 69

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 20:13:02 pm

**Last Seen:** Mar 13, 2024 20:13:02 pm

**IP Address:** n/a

**Q1. Your comments**

This is so so so awesome! Build it already. I've lived in the neighbourhood since s.22(1) and I'm tired of the NIMBYs.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 70

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 20:17:54 pm

**Last Seen:** Mar 13, 2024 20:17:54 pm

**IP Address:** n/a

**Q1. Your comments**

Please proceed!!! We need more housing and this area is a hub.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 71

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 20:22:39 pm

**Last Seen:** Jul 30, 2024 02:45:00 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Better late than never! This should have started a decade ago, but it's a fine proposal even now. It's time that space stopped being a parking lot and started being a dense development next to one of the continent's business transit stations.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 72

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 20:25:35 pm

**Last Seen:** Mar 13, 2024 20:25:35 pm

**IP Address:** n/a

**Q1. Your comments**

Excellent project. I would love to live here due to the convenience of the transit hub.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 73

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 20:27:58 pm

**Last Seen:** Mar 13, 2024 20:27:58 pm

**IP Address:** n/a

**Q1. Your comments**

I support this. This city has an extreme housing crisis.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 74

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 20:30:59 pm

**Last Seen:** Jun 17, 2024 21:41:39 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I support this application! I am a local resident, I live less than a block from the proposed development. We desperately need more rentals in the neighbourhood so I support this project. The location is also great due to transit proximity - no need to have a car when transit and amenities are within easy walking distance. and limited displacement of existing affordable rentals. The public plaza will be great addition to the area. I wish there were more below market rental units included in this development as there are many lower income residents in the neighbourhood.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 75

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 20:39:08 pm

**Last Seen:** Mar 13, 2024 20:39:08 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this development. It is much needed in this area, which for the most part has been neglected in regards to modern development. When compared to areas like downtown, Marine Drive/Oakridge, Metrotown/Brentwood, Surrey City Center/King George the Commercial-Broadway is totally outdated and under-built given the extremely important transit hub it is. We cannot afford to continue to delay this development because weak minded and selfish parties who are clinging on to outdated ideals. In a city with a housing crisis to the scale of Vancouver's, it is crucial to build high density housing and this is a perfect location.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 76

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 20:40:10 pm

**Last Seen:** Apr 30, 2024 01:42:27 am

**IP Address:** s.22(1)

**Q1. Your comments**

I cannot overstate how strongly I support this proposal. Commercial-broadway is one of the most important hubs for transportation in metro vancouver and this level of density and diversity of housing is many decades overdue. The underutilization of this site has been a frustration to many in the region for years, the addition of nearly 1000 purpose built rental units is one of the best things that could come to the area. The central access to the entire region by several skytrain routes and soon to be another this is an excellent foundation for the addition of these towers. Given the number of units I hope that sufficient commercial areas for daycare spaces can be secured to create a basis for the families that will inevitably live in this beautiful new building! I have heard from many operators as commercial areas are redeveloping the risk to take on spaces not built for childcare is so high that that many operators give up. Please use this opportunity to create a spectrum of services to meet the needs of a new community that will move into these homes

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 77

Login:

Email:

Responded At: Mar 13, 2024 20:41:37 pm

Last Seen:

IP Address:

Mar 14, 2024 03:36:10 am

Q1. Your comments

§.22(1) a walkable distance from this area. I strongly, strongly support this application, and only wish the development be taller and include even more units. As a millennial, my generation is totally being priced out of this city. My friends and family cannot afford to live here. We are in an acute housing crisis, the solution for which is to build more homes. This develop is located at a transit hub, and is a perfect location for high density - again, it should be even more dense! §.22(1), I would also like to advocate for this project from a community health perspective. We need more homes so housing become more affordable, a primary social determinant of health. Our horrifically high housing costs are a major §.22(1) Housing that is accessible to walking, biking, and transit - as this is - further supports the health of inhabitants, our city, and our planet. The inclusion of 99 units below market rate is import, as is the mix of units and residential/commercial space. Please approve this application, and others like it. We need as much housing as possible, as fast as possible, to solve this acute crisis. Sincerely, §.22(1) East Vancouver

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 78

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 20:55:15 pm

**Last Seen:** Mar 13, 2024 20:55:15 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this proposal, and I am hopeful that this project will move forward quickly, and not face delays as it has for the past 5 years. Commercial-broadway being one the busiest transit station in the area needs development and purpose built housing such as this proposal will bring. s.22(1) and would love to see these new buildings made.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 79

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 20:56:58 pm

**Last Seen:** Mar 13, 2024 20:56:58 pm

**IP Address:** n/a

**Q1. Your comments**

This is amazing! We need more density in this area. This is a major transit hub and increasing density makes sense.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 80

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 21:05:19 pm

**Last Seen:** Jul 16, 2024 06:03:37 am

**IP Address:**

s.22(1)

s.22(1)

Q1. Your comments

needs a daycare space

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this  
application in the future

Yes





**Respondent No:** 81

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 21:16:49 pm

**Last Seen:** Mar 13, 2024 21:16:49 pm

**IP Address:** n/a

**Q1. Your comments**

This is a fantastic proposal for the neighbourhood and an improvement to previous proposals. The height increase and expansion of rental units will vastly increase the supply of much needed housing. Additionally, by putting these units on top of very good transit infrastructure this project will reduce car dependency. As a resident of this neighbourhood, I could not be more glad to see this great addition to our community. Would love to see a community centre or childcare in this space too! With all the developments in this area, Britannia and Trout Lake are going to be overflowing!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 82

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 21:21:16 pm

**Last Seen:** Jul 24, 2024 18:24:08 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Yes please please please this is the most important transit area outside of downtown and with the Broadway extension it's going to become even more important. If Burnaby can do this, we can. There shouldn't be an open air parking lot next to a train exchange station on two main streets. To shoot this down is shooting ourselves in the foot.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 83

Login: s.22(1)

Email:

Responded At: Mar 13, 2024 21:23:42 pm

Last Seen: Apr 14, 2024 00:10:06 am

IP Address: s.22(1)

Q1. Your comments

I live in East Vancouver and s.22(1) very frequently, so this is an area I care about and I want to express my support for this proposal. This proposal is a great way to address housing shortages, and the location is perfect. It's a walkable neighbourhood with plenty of services for everyone, and great transit. I've been sad to see the site languish as a surface parking lot for so many years, and I look forward to seeing it developed into a purposeful blend of housing, office, commercial, and green space.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 84

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 21:44:42 pm

**Last Seen:** Mar 13, 2024 21:44:42 pm

**IP Address:** n/a

**Q1. Your comments**

As a parent living in the neighborhood I'm excited about the addition of another publicly accessible green space.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 85

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 13, 2024 21:46:35 pm

**Last Seen:** Mar 13, 2024 21:46:35 pm

**IP Address:** n/a

**Q1. Your comments**

amazing, much needed

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 86

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 21:54:04 pm

**Last Seen:** Mar 13, 2024 21:54:04 pm

**IP Address:** n/a

**Q1. Your comments**

It is impossible to overstate how STRONGLY I SUPPORT this proposal. The lot in question is currently a surface parking lot, and It's hard to think of a worse use for land directly adjacent to not one but TWO rapid transit lines. I was going to say that I hope this development serves as a "thin edge of the wedge" to push forward urban development in the redoubt of NIMBYism which is Grandview-Woodlands. But I don't hope it's a "thin edge of the wedge", I hope this is the battering ram that smashes open the gates to high density development in and around the Broadway & Commercial rapid transit nexus. Detached single-family housing has no business existing within 800m of a rapid transit station. The fact that two rapid transit lines meet here probably means that radius should be pushed out to 1200m of high density urban development. If any grey haired boomers clutch their pearls about how this is destroying the character of the neighbourhood they've lived in since the 70s, I hope that city council will encourage them to wipe their tears away with the enormous tax free windfall they're about to get when developers buy up their ancient energy inefficient houses for land assemblies.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 87

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 21:57:10 pm

**Last Seen:** Mar 13, 2024 21:57:10 pm

**IP Address:** n/a

Q1. Your comments

I support this!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 88

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 21:58:33 pm

**Last Seen:** Mar 13, 2024 21:58:33 pm

**IP Address:** n/a

**Q1. Your comments**

I live in the neighbourhood a few blocks from the proposed site. This is long over-do. I support the application.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 89

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 22:01:03 pm

**Last Seen:** Mar 13, 2024 22:01:03 pm

**IP Address:** n/a

**Q1. Your comments**

Hell yeah build it up

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 90

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 22:09:27 pm

**Last Seen:** Mar 13, 2024 22:09:27 pm

**IP Address:** n/a

**Q1. Your comments**

I would like to register my strong support for this development at commercial and Broadway. It is long overdue and will be a huge improvement to the neighborhood. The current surface parking lot is a ridiculous use of space next to one of Vancouver's busiest metro stops.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

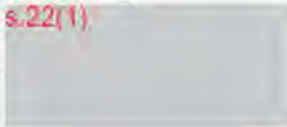
Yes



**Respondent No:** 91

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 13, 2024 22:17:07 pm

**Last Seen:** Mar 13, 2024 22:17:07 pm

**IP Address:** n/a

**Q1. Your comments**

I support this application. We need more housing in this city, especially near transit hubs. This location is at the nexus of the city connecting multiple municipalities. Denser housing is a must in this area.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 92

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 22:17:19 pm

**Last Seen:** Mar 14, 2024 05:15:32 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This is fantastic. All rental. Nearly 1,000 units. Lots of bike spaces and what seems like a reasonable amount of parking for one of the biggest transit interchanges in Western Canada. Its too bad it took this long, but at least we are getting it right here.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 93

**Login:**

**Email:**

**Responded At:** Mar 13, 2024 22:23:41 pm

**Last Seen:** Mar 14, 2024 05:22:21 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

The proposal has my full support. If it is revised to have more homes, retail, etc. my support only grows. I hope it gets a speedy approval.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 94

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 22:46:55 pm

**Last Seen:** Mar 13, 2024 22:46:55 pm

**IP Address:** n/a

**Q1. Your comments**

Please add more below market rentals, especially with the increase in units and stories. Please do not allow the locals to derail this much needed density and development at an important transit hub. The mass of single family residences in the area is embarrassing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 95

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 23:07:21 pm

**Last Seen:** Aug 22, 2024 05:56:22 am

**IP Address:** s.22(1)

**Q1. Your comments**

I strongly apprpve of almost 1000 rental units adjacent to a major transit hub.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 96

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 13, 2024 23:08:07 pm

**Last Seen:** Mar 13, 2024 23:08:07 pm

**IP Address:** n/a

**Q1. Your comments**

High density next to a skytrain station is common sense. I strongly support this development

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 97

**Login:** E-22(1)

**Email:**



**Responded At:** Mar 13, 2024 23:12:49 pm

**Last Seen:** Mar 13, 2024 23:12:49 pm

**IP Address:** n/a

**Q1. Your comments**

I am strongly in favor of this proposal. The current land use is a complete waste of valuable space. This will bring much needed supply to a crucial part of our city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 98

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 13, 2024 23:18:05 pm

**Last Seen:** Mar 13, 2024 23:18:05 pm

**IP Address:** n/a

**Q1. Your comments**

I have lived in the area for all my life and believe its time for change at Commercial. For as long as I can remember, it seemed like such a risky area or tough area for myself or others to walk along or skytrain from/to. But with this, it'll give myself and my family and friends a piece of mind and a feeling if safety with a new neighborhood in my area.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 99

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 23:20:17 pm

**Last Seen:** Mar 13, 2024 23:20:17 pm

**IP Address:** n/a

**Q1. Your comments**

I understand that we need more density in Vancouver, but I don't feel that more skyscrapers are the best solution for a city that was aiming to be the greenest in the world. I'm also concerned about the continued gentrification of the drive.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 100

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 13, 2024 23:57:39 pm

**Last Seen:** Mar 13, 2024 23:57:39 pm

**IP Address:** n/a

**Q1. Your comments**

I am excited at this new development at Commercial and Broadway. This is a double train station in an urban area with very little density. It should be a thriving hub. This project would be great for giving more people a place to live and thrive in the area.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 101

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 00:07:34 am

**Last Seen:** Mar 14, 2024 00:07:34 am

**IP Address:** n/a

**Q1. Your comments**

Given the state of the housing crisis, this is not an adequate level of below market housing. Market price is unaffordable for far too many people. Major developments should better integrate the cities needs and the city should exercise its authority to shape development for the people of Vancouver.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 102

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 14, 2024 00:42:19 am

**Last Seen:** Aug 22, 2024 05:03:15 am

**IP Address:** s.22(1)

**Q1. Your comments**

The development of this plot of land is long overdue! Its a shame that such busy and important transit hub dos not have high density housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 103

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 00:50:55 am

**Last Seen:** Mar 14, 2024 00:50:55 am

**IP Address:** n/a

**Q1. Your comments**

Fantastic, very needed!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 104

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 01:09:11 am

**Last Seen:** Mar 14, 2024 01:09:11 am

**IP Address:** n/a

**Q1. Your comments**

Looks great. Great additional housing

**Q2. Your overall position about the application**

not answered

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 105

**Login** s.22(1)

**Email:**

**Responded At:** Mar 14, 2024 01:57:34 am

**Last Seen:** Mar 14, 2024 01:57:34 am

**IP Address:** n/a

**Q1. Your comments**

I think its a great proposal. Broadway is a major transit hub, specially with up coming broadway extension it makes sense to have high density housing in that area. Please approve this project as we badly need more affordable housing in Vancouver.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 106

**Login:**

**Email:**

**Responded At:** Mar 14, 2024 02:11:43 am

**Last Seen:** Mar 14, 2024 09:10:28 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Strongly support this redevelopment. It will bring much needed density, aesthetics, and life to the neighbourhood. With Broadway Commercial being a major transit hub, it is no question that there must be an increase in housing in such a central, accessible, interesting neighbourhood.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 107

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 14, 2024 03:32:33 am

**Last Seen:** Mar 14, 2024 10:30:35 am

**IP Address:** s.22(1)

**Q1. Your comments**

This is beautiful! The worst thing about commercial is that there's nothing but single family homes for kilometers. All of those wonderful bars, shops and restaurants, and no opportunity to live nearby. PLEASE let this go through

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 108

**Login:** s-22(1)

**Email:**

**Responded At:** Mar 14, 2024 07:20:28 am

**Last Seen:** Mar 14, 2024 07:20:28 am

**IP Address:** n/a

**Q1. Your comments**

I 100% support this project. I live in the area and have a young family and we need more rental supply desperately.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 109

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 08:21:25 am

**Last Seen:** Mar 14, 2024 08:21:25 am

**IP Address:** n/a

**Q1. Your comments**

I fully support this project. There needs to be more housing in vancouver and especially around skytrain hubs.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 110

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 08:59:38 am

**Last Seen:** Mar 14, 2024 08:59:38 am

**IP Address:** n/a

**Q1. Your comments**

We live in a city with zero to no housing availability, please approve this. Young people are leaving the city in droves because they can't find a place where to live.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 111

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 10:21:59 am

**Last Seen:** Mar 14, 2024 10:21:59 am

**IP Address:** n/a

**Q1. Your comments**

We LOVE to see this! More homes right next to a transit hub is a no brainer. People can commute to work much easier without having to rely on cars, since Vancouver is trying to be a greener city. More homes and units means my friends can stay in the city instead of moving out to the suburbs. By providing more homes to young people means our workforce can stay strong and we can have more services and resources in the city, like schools etc to support the future generation of Vancouver.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 112

**Login** s.22(1)

**Email:**

**Responded At:** Mar 14, 2024 11:53:10 am

**Last Seen:** Aug 16, 2024 03:28:46 am

**IP Address:** s.22(1)

**Q1. Your comments**

Love it! Could be taller. We need all the housing we can get at a transit hub like this.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 113

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 12:08:25 pm

**Last Seen:** Mar 14, 2024 12:08:25 pm

**IP Address:** n/a

**Q1. Your comments**

This is a great proposal and is desperately needed for a major transit hub. This cannot be built fast enough and it is good to see lots of new housing projects starting to advance under the new neighbourhood plans.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 114

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 12:12:49 pm

**Last Seen:** Mar 14, 2024 12:12:49 pm

**IP Address:** n/a

**Q1. Your comments**

At a major transit hub and providing rentals at a site where no housing previously existed, Nearly 1000 homes near transit will be great for the area and will help take pressure off the rental market. 99 below-market units is a bonus.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 115

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 12:23:59 pm

**Last Seen:** Mar 14, 2024 12:23:59 pm

**IP Address:** n/a

**Q1. Your comments**

I really hope this plan follows through. It is a convenient location and a much better use of space given the current housing situation here. Vancouver desperately needs multi-unit housing; this proposal is great because it's a rental building that will be able to provide housing for many people.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 116

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 14, 2024 12:52:36 pm

**Last Seen:** Mar 14, 2024 12:52:36 pm

**IP Address:** n/a

**Q1. Your comments**

please build this! We need more housing ASAP

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 117

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 14:19:11 pm

**Last Seen:** Mar 14, 2024 14:19:11 pm

**IP Address:** n/a

**Q1. Your comments**

As a Grandview-Woodland area resident and homeowner, I strongly support this proposal. As a major transit hub, the Commercial-Broadway area desperately needs increased density including affordable rentals.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 118

**Login:**

**Email:**

**Responded At:** Mar 14, 2024 14:33:24 pm

**Last Seen:** Aug 19, 2024 07:07:53 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This area is very underdeveloped and considering the new Broadway extension will make this area even better connected, this kind of density should be a no-brainer. Vancouver's SkyTrain is an incredible transit system that is being held back by a lack of transit-oriented development. This proposal creates a richer urban fabric for Vancouver and will be a great benefit to the entire city. Also, one of my favourite places in Vancouver, the RIO theatre, will also benefit alot from having a ton of new customers right next door.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 119

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 15:47:36 pm

**Last Seen:** Mar 14, 2024 15:47:36 pm

**IP Address:** n/a

Q1. Your comments

I Approve. Glorious.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 120

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 14, 2024 15:50:28 pm

**Last Seen:** Mar 14, 2024 15:50:28 pm

**IP Address:** n/a

**Q1. Your comments**

I heavily support this proposal! It's about time that area gets denser housing and the proposed public spaces sound great too. PLEASE ensure that those towers get built with decent soundproofing as they're so close to the skytrain!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 121

**Login:**

**Email:**

**Responded At:** Mar 14, 2024 16:54:16 pm

**Last Seen:** Aug 16, 2024 18:12:17 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I think this revised application is a great improvement over the previous. The removal of strata-titled units is a great boon for transit users in the City. Renters are more likely to use transit, so I think it's really important to have an abundance of purpose-built rental near transit. These 981 units will also go a long way to help alleviate the housing crisis. I appreciate the inclusion of below-market rental units in this project. I like the retention of a grocery store as it is important for the neighbourhood. I also really like that there will be a publically accessible outdoor space on the site. Big developments too often gatekeep outdoor amenities to their residents, so this is a great public amenity. My only concern is that I think the development should consider including more than the provided 51 non-residential bicycle parking units. I foresee cyclists stopping at this development regularly since it is located near the confluence of the 10th Avenue, Central Valley Greenway and BC Parkway bikeways, which are backbone routes of the cycling network.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 122

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 15, 2024 07:29:09 am

**Last Seen:** Mar 15, 2024 07:29:09 am

**IP Address:** n/a

**Q1. Your comments**

Yess more density next to this major transit hub let's go

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 123

**Login:**

**Email:**

**Responded At:** Mar 15, 2024 08:40:29 am

**Last Seen:** Mar 15, 2024 15:37:31 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This project should be approved. It has desperately needed housing, it is right by a skytrain so the density makes sense, and it is mixed use. Approve and build as fast as possible. It's crazy how long the process is taking for this.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 124

**Login:**

**Email:**

**Responded At:** Mar 15, 2024 11:27:54 am

**Last Seen:** Aug 28, 2024 04:17:40 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I live nearby and fully support this development. We need more homes in Vancouver and these blocks are less developed than Commercial Street while being next to the busiest transit hub in Vancouver. This should be a much denser neighbourhood with more street front businesses, but they need the support of more people living close by!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 125

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 15, 2024 12:38:28 pm

**Last Seen:** Mar 15, 2024 12:38:28 pm

**IP Address:** n/a

**Q1. Your comments**

I support this application. There's a severe need for more housing, particularly rental housing, and mixed use developments like this meet many community needs.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 126

**Login:**

**Email:**

**Responded At:** Mar 15, 2024 13:23:45 pm

**Last Seen:** Sep 04, 2024 20:06:56 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Its about time that the city allows high density at this busy transit hub. Long overdue

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 127

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 16, 2024 16:45:28 pm

**Last Seen:** Mar 16, 2024 16:45:28 pm

**IP Address:** n/a

**Q1. Your comments**

This is great

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 128

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 16, 2024 16:49:55 pm

**Last Seen:** Mar 16, 2024 16:49:55 pm

**IP Address:** n/a

**Q1. Your comments**

It's an important hub in the city and it's equally important that there is more housing to support the city. The capacity of this intersection is a big advantage and would benefit from more housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 129

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 17, 2024 11:37:19 am

**Last Seen:** Mar 17, 2024 18:36:12 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Central location next to transit. This project is a asset to the community.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 130

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 18, 2024 13:16:43 pm

**Last Seen:** Mar 18, 2024 13:16:43 pm

**IP Address:** n/a

**Q1. Your comments**

This is a sorely needed upgrade! I am in full support of this application and am very glad to see the increased density Please continue to approve badly needed housing!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 131

**Login:**

**Email:**

**Responded At:** Mar 18, 2024 13:49:50 pm

**Last Seen:** Jun 04, 2024 01:17:48 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This is a great project. It will help the much needed supply of living accommodation. The area is already. The area is close to the Skytrain and the lot is already a commercial area. I don't see anything negative with this project.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 132

**Login:**

**Email:**

**Responded At:** Mar 18, 2024 17:19:07 pm

**Last Seen:** Mar 19, 2024 00:17:25 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I am absolutely in favour of new space - lots of housing, lots of below-market units, and lots of bike space. I love the retail as well. Parking space is alright as well :) As someone that lives on the Drive I'm fully in favour!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 133

**Login:**

**Email:**

**Responded At:** Mar 20, 2024 19:15:37 pm

**Last Seen:** Mar 21, 2024 02:11:39 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

You are ignoring the Grandview Woodlands Plan that was negotiated with the City. Too high, too dense, no low cost (AKA affordable) housing, no social housing, just luxury rentals. Destruction of cut for underground parking. Will dissect Cedar Cottage from Grandview Woodlands creating high vehicle traffic intersection. Commuter stop with neighborhood use.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 134

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 20, 2024 21:46:55 pm

**Last Seen:** Jun 14, 2024 17:45:06 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am writing in complete SUPPORT of this rezoning. Please - build this. Commercial-Broadway is one of the busiest Skytrain stations in the network but is surrounded by low-rise buildings and SFHs. We NEED more housing. This completely fits within the City's goal to address both the housing crisis and climate change. I also love that they reincorporated the daycare, added more rental homes, and some more public space. The current surroundings are unpleasant and this will greatly improve the neighbourhood and make this a destination and not just a interchange stop! I also love that this proposals aims to add some CRUs on 10th Ave which will help activate it and hopefully make it more lively.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 135

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 21, 2024 15:09:29 pm

**Last Seen:** Jul 24, 2024 03:11:25 am

**IP Address:** s.22(1)

**Q1. Your comments**

The proposition offer a generous amount of housing, in a central position, with good connections with the city network for public transit and bicycle network. The green urbanism vision is promising. Circularity must be implemented as well with an energy loop and rainwater infrastructure.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 136

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 25, 2024 18:07:25 pm

**Last Seen:** Mar 25, 2024 18:07:25 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose this application for the following reasons: \*does not align with the Grandview Woodland community plan(too high). GW plan calls for maximum 24 storeys on the site. \*does not provide a suitable public plaza for the community- the walkway between the Skytrain Station and the development with be just that, a walkway. This part of the proposal is a complete sham and the developer is being allowed to walk away from this important community requirement. Whatever space is set aside inside the complex for so-called community access is insufficient and does not meet the requirement for a "sunny public gathering place" as promised in the GW Community plan. Lack of affordable units: the proposal calls for 981 rental units with only ten percent "below market". This is not enough in a city with a huge affordability crisis. Even the definition of "below market " does not equate to affordable. The proposal is not even in compliance with the city's current requirement for 20 per cent "affordable" units. The city is in a major affordability crisis and the city and provincial governments must step in to address it, or there will be a complete hollowing out of Vancouver. With young people and young families unable to afford to live here. This is not the kind of city we want or need. It will be a tragedy for the city's future. \*\*\*\*\*

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 137

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 25, 2024 19:32:50 pm

**Last Seen:** Mar 25, 2024 19:32:50 pm

**IP Address:** n/a

**Q1. Your comments**

The development is TOO TALL. It is no way in keeping with the overall development of the area - we should be densifying with 4-6 story buildings with commercial space on the ground floor and housing above. This is proven to create better community ties, strengthen local business and help provide space for necessary services like clinics, dentist, and other core support needed in a neighbourhood. How can we build up, add all these people to the neighbourhood in one concentrated space and think that the surrounding neighbourhood is going to be able to support that influx. We want sustainable community growth not stacks of disconnected under serviced people paying high rents. Further to the above point, the development is not even providing enough affordable housing - its not meeting the 30% below market required for this kind of development. This a big problem - we all know the state of affordable housing in this city. We have to do better with the housing we're building. Let's service the people of this neighbourhood current and future who badly need affordable places to live instead of helping developers make more money. It is also not providing enough public green space that is not in the shadow of the towers themselves. Even in the summer here in Vancouver shadowed areas are often too cool and unpleasant to hang out in-particularly if your in a non green space with shadows created by concrete building. The green space that is provided is mostly private space - this is not creating community gathering. We cant bring this many people into this already very urban dense area and not provide a decent plaza green space with sun. I am opposed to the development on all of the above points and think there should a total halt to this developer centric kind of growth. Please stop this flawed plan from being approved and realign the develop to be more in keeping with community building and sustaining growth. We are driving our young people out of this city - who is going to fill the jobs? Who is going to create families and keep this wonderful city going if no one can afford to live here?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 138

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 11:19:25 am

**Last Seen:** Mar 27, 2024 11:19:25 am

**IP Address:** n/a

**Q1. Your comments**

I am against this development. As a renter this building is not affordable!!! I have lived in this neighbourhood for s.22(1) and would like to continue living close to my work and the services I use (doctor, dentist, library, leisure facilities, businesses, transit etc.). My work is in s.22(1) The housing in this development does not provide housing for those of us that working class people who have lived in the neighbourhood for a long time. My other issue with this development is that it does not create a sunny plaza accessible by the community. It will be noisy, shady and not a pleasant amenity that the community that will be an asset to the community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 139

**Login:**

**Email:**

**Responded At:** Mar 27, 2024 13:02:17 pm

**Last Seen:** Mar 27, 2024 13:02:17 pm

**IP Address:** n/a

**Q1. Your comments**

Where is the social housing? 20% social housing and 10% below market is a requirement for a development of this size. Low end of market is a poorly conceived program that is administered by the developer. Where is the oversight? The developer decides who will rent these suites. Social Housing is usually managed by BC Housing using a list of BC residents qualified by income. Low end of market has no credible controls or supervision. The public area is located next to the skytrain in a shadowed space that will be extremely noisy. The decibel level could be dangerous if time is spent in the area. The developer should have to do something to limit the noise., but I think it is better to start again to design something attractive and welcoming for the public. This is a private fortress dedicated to profit. From the proposed public corridor, there is a lovely view of the Shoppers Drug mart to the north. This design blocks all public mountain views and all green space is for the private use of tenants. Not acceptable. Make them go back to the drawing board and do not allow this very flawed design to proceed. There is zero public benefit to replace our loss of mountain views from the 10th Ave bikeway. There is not enough parking and the City is missing out on an opportunity to create public and resident electrical car plug in spaces. I know the City is trying to price the public out of having cars, but what about seniors and less able people? This plan leaves them out of the picture. The skytrain station could become an electric charge resource for all the people who will be living in condos nearby. The plan for the trucks is terrible as it involves lights in the middle of a bridge. The plans are very hard to decipher, so it is difficult to figure out how this is supposed to work. This area needs more public space and a place to see our shared mountain views. The Broadway Skytrain area could be a showcase for sustainability and community support - but I fear it will be one more development that puts profit before people and ignores community input. The community already rejected this plan several times. Yet, the developer will wait for a change of Council and present the same basic plan. The community is still very much opposed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 140

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 27, 2024 15:59:47 pm

**Last Seen:** Mar 27, 2024 15:59:47 pm

**IP Address:** n/a

**Q1. Your comments**

Large towers like this will ruin Commercial drive. Please let this unique neighborhood retain its character and affordability. The drive is great because artists and musicians and the like can live cheaply but towers always lead to increased rents all around them. Also, there was originally plans for a large open plaza and that is not in this proposal. What's up with that?

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 141

**Login:**

**Email:**

**Responded At:** Mar 27, 2024 16:41:25 pm

**Last Seen:** Mar 27, 2024 23:36:54 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This proposal does not fit the character of East Vancouver. These megatowers have long been a giant point of contention for our community. These updates do not change anything. I admit that more affordable housing is needed in Vancouver, though 3 giant high rises in the centre of our community is not the answer. East Van will end up looking like downtown Vancouver and will be unrecognizable. High rents and high rises are not option. Opposed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 142

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 16:41:46 pm

**Last Seen:** Mar 27, 2024 16:41:46 pm

**IP Address:** n/a

**Q1. Your comments**

Briefly: 1) there are only 10% allocated to 'below market' but the City of Van has a much higher policy. 2) it's way too high, not only for the surrounding community but also is against the Grandview Woodland Plan! No point having a plan in place if it's going to be violated regularly. The plaza is in the noise and big shadows of the sky train! Who's going to want to hang out there with their kids or friends? It's not a community-friendly plan at all.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 143

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 16:50:02 pm

**Last Seen:** Mar 27, 2024 16:50:02 pm

**IP Address:** n/a

**Q1. Your comments**

Build it yesterday. I live 2 blocks away and we need bold ideas and get this area in a better shape overall. We need more rental stock and considerable change to improve the area overall.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 144

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 18:38:42 pm

**Last Seen:** Mar 27, 2024 18:38:42 pm

**IP Address:** n/a

**Q1. Your comments**

The Grandview Woodland area and commercial Drive, is a family grown and family-based community, with a tightknit feel, home to new families many small independent businesses that are supported by the community. I do not believe that this is the right proposal for this area, as it will change the landscape and the community feel of the area. It will negatively impact traffic, housing prices, small businesses, and the safety of the families that live here. It is not the right location for such a large scale development, in my opinion. The city can meet its goals and priorities by placing mega towers in appropriate areas. This is not one of them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 145

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 18:40:59 pm

**Last Seen:** Mar 27, 2024 18:40:59 pm

**IP Address:** n/a

**Q1. Your comments**

While I support densification near a transit hub and that these are rentals, I continue to wonder why we establish community plans and guidelines if we are going to consider variances for height and density. The city should enforce the limits consistent with the community plan

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered

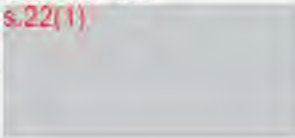




**Respondent No:** 146

**Login:** s.22(1)

**Email:**



**Responded At:** Mar 27, 2024 19:31:20 pm

**Last Seen:** Mar 27, 2024 19:31:20 pm

**IP Address:** n/a

**Q1. Your comments**

Concerns that buildings this high will affect wildlife, green spaces, and the ability to enjoy a quiet neighborhood. Also concern for density risks and increased crime and car collisions at this intersection.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 147

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 20:51:16 pm

**Last Seen:** Mar 27, 2024 20:51:16 pm

**IP Address:** n/a

**Q1. Your comments**

Overall I like the project but I have two issues with it. Firstly only 10% of the units are below market rent. I believe that number should be closer to 30%. By doing so we'll diversify the community. Secondly the plaza should be at ground level. By being at ground level locals who live outside of the towers are more likely to mingle in the plaza. This will have a big impact on integrating the tower residents to the local community.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 148

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 20:53:06 pm

**Last Seen:** Mar 27, 2024 20:53:06 pm

**IP Address:** n/a

**Q1. Your comments**

Why is this so out of the scope of our community plan? Who is pushing these ridiculously overheight, exclusive towers? Why are the developers defying the community who actually live here?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 149

**Login:**

**Email:**

**Responded At:** Mar 27, 2024 23:20:53 pm

**Last Seen:** Mar 28, 2024 06:04:56 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

The elevated plaza creates a literal two-tier environment. Those who "live on the ground" in nearby houses do not have ground-level access to the space clearly made for the benefit of the tower residents, not the neighbourhood as a whole. If the plaza is to be truly integrated into the neighbourhood, it should have bike, stroller, and other wheeled access without the need to first enter the retail space. Overall this feels like a bedroom community within the city, and exists only because there is nearby transit that grants its residents easy access to the places they really want to be without the need to interact with their neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 150

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 27, 2024 23:39:28 pm

**Last Seen:** Mar 27, 2024 23:39:28 pm

**IP Address:** n/a

**Q1. Your comments**

This development has not been well thought out . Parking infrastructure is inadequate. The towers are ugly and will not make the neighbourhood safer or more welcoming or more livable. They look like towers of greed. Not an imaginative well planned community with green space and space for people to walk, cycle, and interact. Way to destroy the qualities which make commercial drive one of the most popular streets in the world.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 151

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 05:49:27 am

**Last Seen:** Mar 28, 2024 05:49:27 am

**IP Address:** n/a

**Q1. Your comments**

We need more density in Vancouver. This is on a busy street.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 152

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 07:56:16 am

**Last Seen:** Mar 28, 2024 07:56:16 am

**IP Address:** n/a

**Q1. Your comments**

Who benefits from these thousands of too expensive condos sitting empty year round as They are being bought up by off-shore for investors. No one benefits as their proliferation destroy local communities and only serve to feed our current Mayor's deluded ego. Any profits from these buildings also go offshore and do not return into out own depleting economy. Bad planning all around. They do not serve our local housing needs at all. And they create massive wind tunnels. Poorly, poorly planned.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 153

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 09:37:38 am

**Last Seen:** Mar 28, 2024 09:37:38 am

**IP Address:** n/a

**Q1. Your comments**

The height of these buildings is so far off the 12-storey buildings in the original plan, which seemed a little low for today's requirements. This is an older part of town with historic houses nearby. The height should be kept to an absolute maximum of 20 stories.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 154

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 10:14:56 am

**Last Seen:** Mar 28, 2024 10:14:56 am

**IP Address:** n/a

**Q1. Your comments**

I live 2 blocks away from this site at s.22(1). Yes, we need more housing in this neighborhood. Likewise, I am not supportive of NIMBYism and those who wish to prevent any high density housing in this area. However, this is ultra-high density! We absolutely should be capping the height of the towers much lower than 35 stories. We need housing that will work for families; meaning 3 bedroom units and the space and facilities needed for children. Medium (or "medium-high) density is ideal for this. More like 12 stories, and make sure street level commercial is street-facing. Green space must also be street level, not 3 stories above! Include a children's play space which makes the whole plaza safer and clear of 'less desirable' users from nearby train station. Traffic is already a snarl here; adding 900 units in a single block will be insane, and make the street-level 'on foot' experience cold and sterile and packed with cars and traffic.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 155

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 28, 2024 10:31:06 am

**Last Seen:** Jun 26, 2024 00:52:52 am

**IP Address:** s.22(1)

**Q1. Your comments**

This will essentially destroy the neighbourhood around Broadway and Commercial (already deeply compromised), turning it into Brentwood or Metrotown. The result will be the destruction of the East End as a neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 156

**Login:**

**Email:**

**Responded At:** Mar 28, 2024 11:33:35 am

**Last Seen:** Mar 28, 2024 18:22:58 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I was a strong supporter of Bing Thom's vision for this site. It showed a desire to create density WITHOUT the alienating towers normally associated with it. He dreamed of "healing the cut" and creating public spaces that built community. This plan before us is regressive. It has gone back to the cookie cutter towers with a vengeance: 39 stories when the province approves 20 stories at transit hubs and the Grandview Woodland plan has graciously allowed for 24!!! On this alone, I am vehemently opposed to this project. The "plaza" is not a plaza. It is essentially a shady sidewalk that would not in any stretch of the imagination contribute to community building. Visit a plaza in Europe or Mexico,; a narrow strip of concrete is not inviting to residents in this neighbourhood. Simply based on the massive height increases, I am one thousand percent opposed to this development- NOT opposed to increased density. Opposed to doing it in this regressive and unimaginative manner.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 157

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 12:46:23 pm

**Last Seen:** Mar 28, 2024 12:46:23 pm

**IP Address:** n/a

**Q1. Your comments**

How could you? Too much development, excessive heights, and lack of green space portends poor physical and mental health of our community. You can do better. We can do better.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 158

**Login:** s.22(1)

**Email:**

**Responded At:** Mar 28, 2024 17:25:32 pm

**Last Seen:** Mar 28, 2024 17:25:32 pm

**IP Address:** n/a

**Q1. Your comments**

Too little affordable units. Too tall-against the area plan in place for max 20 floors.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 159

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 28, 2024 17:57:12 pm

**Last Seen:** Mar 28, 2024 17:57:12 pm

**IP Address:** n/a

**Q1. Your comments**

1. The public space is hidden from the community. Which makes the development seem separate from everything and not very interesting or unique. If the public space was at street level, or visible from the surroundings and skytrain then it would be more appealing to the community as a place for all of us to access, not just residence of the towers. 2. The main floor retail design of the building appears in the rendering as a fortress at street level. There is nothing about it that integrates it with the existing neighborhood. 3. The number of so called "affordable" suites should be increased

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 160

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 29, 2024 09:12:05 am

**Last Seen:** Mar 29, 2024 09:12:05 am

**IP Address:** n/a

**Q1. Your comments**

The buildings are far too tall, completely out of scale with the neighbourhood. There isn't enough public greenspace, the central garden shouldn't be private. Not nearly enough below market housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 161

**Login:**

**Email:**

s.22(1)

**Responded At:** Mar 31, 2024 23:44:44 pm

**Last Seen:** Mar 31, 2024 23:44:44 pm

**IP Address:** n/a

**Q1. Your comments**

36 stories is too tall. There's lots of space up Broadway for more buildings. We don't need taller ones.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 162

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 02, 2024 13:41:35 pm

**Last Seen:** Jul 24, 2024 02:55:26 am

**IP Address:** s.22(1)

**Q1. Your comments**

It makes no sense for the area around a major SkyTrain station to be so underbuilt, especially one that services multiple lines like Commercial-Broadway. This is an ideal location for large residential buildings and I'd be delighted to live in it. The fact that we've been reviewing this project since 2017 in the middle of a housing crisis is a ludicrous indictment of our city. We need more housing and less government reviews, just approve it and start building already.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 163

**Login:**

**Email:**

**Responded At:** Apr 03, 2024 10:07:09 am

**Last Seen:** Apr 15, 2024 23:52:37 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This looks excellent! The exact type of dense development we need to see in this city to address the housing crisis! I love that its mixed use and this is exactly what the broadway plan was all about. Tons of bike storage is great! I would honestly prefer even more units but this is still pretty great!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 164

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 04, 2024 12:01:01 pm

**Last Seen:** Apr 04, 2024 12:01:01 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this proposal. It does not include enough affordable housing and goes against the community plan. No public access to greenspace either. I am fully in support of the No Megatowers at Safeway campaign. Please listen to the community. We need affordable housing now - not so called "below market" housing. Something actually affordable to young people, artists, disabled folx, et al. I am a young voter!! Please help me stay in the city near my family and loved ones by keeping rents down. This is not the way to go about it. Thank you for your help.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 165

**Login:**

**Email:**

**Responded At:** Apr 06, 2024 16:51:48 pm

**Last Seen:** Apr 06, 2024 16:51:48 pm

**IP Address:** n/a

**Q1. Your comments**

1.0 I have lost faith in the City's planning process regarding this proposed site. Numerous promises have been made to the neighbourhood residents over a period of more than a decade. Most have been broken. Height. Density. Affordability. Green space. All broken promises. 2.0 Given it's high value location (at a major transit hub), it is vital that the buildings provide affordable rental in keeping with low incomes. This proposal could do much more to be affordable to low income renters. 3.0 Very tall towers. Numerous city planners, architects, and others have pointed out that density can be achieved at lower heights. All ignored. The ability to extend density around the transit hub by increasing density on neighboring blocks. Advice ignored. 4.0 Green space. The impact of this project on Trout Lake (the only park close by) will be significant. The city has ignored these concerns. 5.0 My comments have been provided over 10-15 years. They have been ignored. These comments too, will be ignored. Cynicism can be bred. This project has been a breeding ground for such cynicism towards civic engagement and neighbourhood planning.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 166

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 06, 2024 23:39:08 pm

**Last Seen:** Apr 07, 2024 06:32:57 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am SO FED UP WITH THE GREED OF THESE DEVELOPERS. IT KNOWS NO END. WE ARE JUST CRAP ON THE BOTTOM OF THEIR SHOES. I HAVE NO FAITH IN CITY PLANNING TO DO ANYTHING TO RESPOND TO HOW THIS COMMUNITY FEELS - WHICH IS BETRAYED, EXPLOITED AND READY FOR SACRIFICE TO DEVELOPERS. THIS CONSULTATION IS A SHAM. FOR THE RECORD: PHENOMENALLY TOO TALL, EVEN AT 21 STORIES THEY ARE OVERKILL WHO IS ANYONE KIDDING: MARKET RENT IS AN EQUIVOCAL PIECE OF JARGON. UNTIL WE START TALKING ABOUT LIVEABLE RENT THEIR ISNO MEANINGFUL DISCUSSION. WESTBANK ET AL ALWAYS WANT MORE

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 167

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 07, 2024 09:14:46 am

**Last Seen:** Apr 07, 2024 09:14:46 am

**IP Address:** n/a

**Q1. Your comments**

Too high. Area can not sustain such a density increase. Where is the overall plan to handle the crime in the area? Whose idea is it that we need megatowers? I wonder if anyone doing the planning has ever lived in one. I have and it is awful. Where are the additional spaces for schools and other needed infrastructures. Why do we have to continue fighting the same issue over and over again.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 168

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 07, 2024 11:04:53 am

**Last Seen:** Apr 07, 2024 11:04:53 am

**IP Address:** n/a

**Q1. Your comments**

The claims being made here about affordability are a far cry from the reality of the situation. You are compromising the integrity and appeal of one of Vancouver's most appealing neighborhoods by putting a massive in a place where a massive building isn't meant to be. Very few will actually benefit from this. The city of Vancouver owes it to the city of Vancouver to not worsen it, this would be the opposite of what to do.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 169

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 07, 2024 18:39:00 pm

**Last Seen:** Apr 07, 2024 18:39:00 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this plan. It is far too tall and there are no truly affordable units. The community oriented aspect has been completely rendered undesirable by thoughtless design. Where is the 'welcoming and sunny plaza'?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 170

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 07, 2024 19:25:57 pm

**Last Seen:** Apr 07, 2024 19:25:57 pm

**IP Address:** n/a

**Q1. Your comments**

I am strongly opposed to this development.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 171

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 07, 2024 21:14:15 pm

**Last Seen:** Apr 07, 2024 21:14:15 pm

**IP Address:** n/a

**Q1. Your comments**

Putting in a high rise at the present Safeway at Commercial & Broadway is not the way to increase housing in East Vancouver. City Council has been told over and over again that low rise housing throughout the eastside will offer housing while keeping the sense of Vancouver East's long reputation and sense of community. A multi high rise building will destroy this area forever. For those of us who have lived here for many years and love this community, even with the many changes on the Drive, it's still our home. City Council, esp. those who live in expensive neighbourhoods so different than ours seemingly don't understand the value and love of community as many of our residents do.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 172

**Login:**

**Email:**

**Responded At:** Apr 07, 2024 21:45:51 pm

**Last Seen:** Apr 07, 2024 21:45:51 pm

**IP Address:** n/a

**Q1. Your comments**

While we need more affordable rental options in our beloved Neighbourhood, this development is not a fix for that. The rentals will be unaffordable for most families and there is no social housing proposed. The towers are too tall for the character of the Neighbourhood (The Drive was voted one of the 7 best streets in the world by TIME OUT magazine for a reason) . These towers do not fit in with the community plan developed thoughtfully by a coalition of neighbour citizens and the city. After all that work and consideration, this proposal is insulting. The so called public plaza is in fact a shaded, narrow corridor between one of the towers and the sky train, hardly a welcoming open space for the community to gather. And the green space above street level will obviously not be for public use. We will lose the many climate-enhancing benefits of the green space that the Cut provides. This plan will benefit the developers and not the Neighbourhood. We don't need luxury towers. We need affordable, human scale, Neighbourhood-appropriate housing options. This is not it.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 173

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 08, 2024 08:40:59 am

**Last Seen:** Apr 08, 2024 08:40:59 am

**IP Address:** n/a

**Q1. Your comments**

I oppose this plan. The buildings are too high and there is not enough below market affordable housing and not enough green space for the public

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 174

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 08, 2024 08:43:19 am

**Last Seen:** Apr 08, 2024 08:43:19 am

**IP Address:** n/a

**Q1. Your comments**

This is a large site and ergo the current policy is that 30% must be below market – 20% social housing and 10% below market. They are trying to wiggle out of this by saying that they submitted their notice before June 2018 – when 20% affordability was required. They are not even in compliance with the 20% rule. I honestly don't care when they submitted it this is 2024, we have to make affordable housing the main priority behind any new builds.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 175

**Login:**

**Email:**

**Responded At:** Apr 09, 2024 20:14:34 pm

**Last Seen:** Apr 09, 2024 20:14:34 pm

**IP Address:** n/a

**Q1. Your comments**

Although I appreciate the need to densify around a transit station, there are other building types and forms that are more in keeping with the scale and desires of the neighbourhood in terms of the original Grandview-Woodland Citizens' Assembly. Ultimately, these have not been explored at all over the design process. There are also many unanswered questions about the new proposal—one of the most important being what income range the 971 rental units are catered towards. There is no explicit evidence provided about how this development curb any affordability issues it claims to address. In the absence of large-scale governmental subsidies, all historical evidence and current affordable housing practices point to towers exacerbating unaffordability. There is a lot of deceptive information in the building package. For example, the graphic comparing FSR values across different sites on pg 14 is misrepresenting the data. FSR calculates allowable floor space based on site area and can take many different forms based on a different regulations and contexts. So, an FSR of 5.7 can take the form of a very tall building, while ones with higher FSRs can be lower in form. The graphic bends the truth towards making their proposal seem "low" in comparison to others. Also, many of the same misrepresentations of past applications continue—the inaccurate shadows (including the cover image that doesn't show the correct shadows based on the time of day!) and the shadow studies that do not include summer patterns. Lying through imagery and graphic information is lying that same. How can anybody expect to be trusted when they aren't truthful themselves.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 176

**Login:**

**Email:**

**Responded At:** Apr 12, 2024 15:34:54 pm

**Last Seen:** Apr 12, 2024 15:34:54 pm

**IP Address:** n/a

**Q1. Your comments**

I think that this project will not be good for the neighbourhood, for the Skytrain station, for the prospective tenants and for overall housing progress in Vancouver... the Neighbourhood - this puts so many people into a small space with not nearly enough amenities for them. There will be crowding on sidewalks and streets, not enough public services for them, such as schools, parks, stores, restaurants. Apartment living can be really great, and large apartment buildings can be great, but only if they are designed for the lives of the residents to be great outside of their apartments. The Skytrain Station - is already a busy one. It can't handle such an influx of people without overcrowding, frustration over trains not coming fast enough, overcrowded trains once you get onto them, all leading to social problems escalating. The environment - I understand that the greenery including trees in the Grandview Cut will be largely cut down. We need every bit of green space in a city of this size! We need trees, in spite of the city having arranged for the planting of many trees, we have less of them because of the number that get cut down as new buildings go up. We need trees. We also need birds and insects of many kinds. Hopefully a few bats! We humans need rely on small animals to make our lives comfortable. without birds and bats the mosquito population would soar. We need a variety of kinds of plant life in order for our atmosphere to have enough oxygen. We human beings are a part of a vast ecosystem. If we fail to protect it, we suffer the cost - unhealthy air, leading to asthma and other lung conditions. Vancouver does need help with affordable housing, but there is no point in putting up housing that will never be a satisfactory home for anyone. We need well planned housing that considers the needs of the future tenants, of the neighbourhood and the city as a whole.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 177

Login:

Email:

Responded At: Apr 12, 2024 17:04:30 pm

Last Seen: Apr 12, 2024 17:04:30 pm

IP Address: n/a

**Q1. Your comments**

There is no telling how the neighborhood will change, for better or worse. In my opinion, having rental housing in this area... there will be people who don't value their homes, as home owners do in the woodland community. People who live here or have grown up here have watched this area deteriorate. There are more homeless people this area: camper vans, RVs, and tents at the TroutLake community center parking lot. (why that is allowed is beyond me). Having high rises in this area doesn't fit the community. High rises are ok in the downtown area. Low rises would be best in this area. Why isn't there an application for more parks and open spaces for urban wildlife. Maybe, tackling the homeless first before building infrastructure is a priority for the city. We don't need more high rises. It just doesn't fit the area. It's an eyesore for all the neighboring houses. Heritage homes make the area cozy, Commercial Dr. will struggle with new surrounding businesses. This area is good enough, there is nothing else this neighborhood needs. Of all the changes to the city, this one is the one I oppose the most. You build more structures, are you giving back to nature? Are you providing urban wildlife structures to balance the eco system? More trees, plants, bird, bat, habitat? No, there are more "building needs" for us humans. And we're complaining about climate change? We don't need to draw more people into this area. Skytrains are packed, the sidewalks are narrow. There just isn't room and the stations are disgusting. What makes you think this proposal will improve the neighborhood?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 178

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 12, 2024 17:21:27 pm

**Last Seen:** Apr 12, 2024 17:21:27 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal represents a failure of imagination - it copies the relentless station centered hi-rise development similar to Lougheed in Burnaby and Cambie St at Marine Drive. It does not even attempt to follow the Grandview guidelines of keeping the highest forms near the cut. This may all be the result of development economics, but nowhere in this plan is there evidence of character reflecting or thought given to the surrounding neighbourhoods.... So overall, expected but truly disappointing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 179

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 13, 2024 11:44:06 am

**Last Seen:** Apr 13, 2024 11:44:06 am

**IP Address:** n/a

**Q1. Your comments**

I am concerned about the proposed redevelopment of the Safeway at Broadway and Commercial. My primary concern is that while three towers with a fair amount of housing is being proposed, very little of it is "affordable". I am speaking about housing which seniors receiving the maximum GIS can afford.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 180

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 17:25:56 pm

**Last Seen:** Apr 14, 2024 17:25:56 pm

**IP Address:** n/a

**Q1. Your comments**

This plan is way out of scale for the site and for the neighbourhood. A low- to medium-rise design would produce a much more appropriate development, one that would provide family-friendly housing and support the neighbourhood spirit that characterizes the Commercial Drive area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 181

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 14, 2024 19:40:14 pm

**Last Seen:** Apr 14, 2024 19:40:14 pm

**IP Address:** n/a

**Q1. Your comments**

This doesn't offer anything to the community and the scale is obscenely large.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 182

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 19:52:41 pm

**Last Seen:** Apr 14, 2024 19:52:41 pm

**IP Address:** n/a

**Q1. Your comments**

Strongly opposed to this cash-grab grossification of our neighborhood.The lack of below-market housing in this neighborhood and all Vancouver is already killing the soul of this city.Stop!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 183

**Login:**

**Email:**

**Responded At:** Jul 01, 2024 07:26:55 am

**Last Seen:** Apr 15, 2024 03:16:18 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Understandably housing is a paramount concern but so is the the care of humans living in an environment of constriction and lack of natural space - as in nature. How about low-rise co-op buildings with garden space?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 184

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 20:12:04 pm

**Last Seen:** Apr 14, 2024 20:12:04 pm

**IP Address:** n/a

**Q1. Your comments**

There's not enough affordable housing in this plan. 10% is not sufficient.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 185

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 20:28:40 pm

**Last Seen:** Apr 14, 2024 20:28:40 pm

**IP Address:** n/a

**Q1. Your comments**

I think this proposal is way too high! I participated in the consultations by which the city developed the official Grandview-Woodlands Community Plan, which was adopted by the previous city council - there was to be a maximum of 24 storeys for the tallest of the buildings on this site. This proposal (if it goes through) will have a terrible effect on our community. Secondly what this proposal offers for a public plaza is an insult! The official community plan called for a sunny public gathering place, and all this proposal is offering is a wide-ish sidewalk parallel to and in the shadow of the noisy Skytrain line. Plus a staircase up to a sidewalk surrounding a private, locked green space accessible only to residents of the buildings.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 186

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 20:36:26 pm

**Last Seen:** Apr 14, 2024 20:36:26 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal in no way fits in with the surroundings or character of our diverse neighbourhood. Nor does it fit in with the inclusive goals, otherwise more affordable housing would be an intrinsic part of the project.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 187

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 21:23:00 pm

**Last Seen:** Apr 14, 2024 21:23:00 pm

**IP Address:** n/a

**Q1. Your comments**

I am concerned that the development does not improve or increase the quality and size of public space available eg. Plaza, particularly since the density of the area will increase significantly. For vibrant communities, we need supportive, welcoming spaces for people to share. Additionally, I am very concerned that there is not enough affordable housing opportunities being created with this development.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 188

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 21:41:56 pm

**Last Seen:** Apr 14, 2024 21:41:56 pm

**IP Address:** n/a

**Q1. Your comments**

First: I am opposed to skyscrapers which decrease the engagement / sense scale to human beings Second: I abhor the low number of below market units... 3 my conclusion: a proposal like this and many others are about profit and not people. These developments will drive land values and unit prices higher and higher.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 189

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 23:08:10 pm

**Last Seen:** Apr 14, 2024 23:08:10 pm

**IP Address:** n/a

**Q1. Your comments**

There is no greenspace or gardenspace in the plan. Where will all the people go to get at least a taste of Nature? Trout Lake. That is the only place within walking distance. Trout Lake park has already been degraded by increased population and use. NO TOWERS!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 190

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 14, 2024 23:31:33 pm

**Last Seen:** Apr 14, 2024 23:31:33 pm

**IP Address:** n/a

**Q1. Your comments**

hard to imagine any thing more disruptive to the drive..

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 191

**Login:**

**Email:**

**Responded At:** Apr 15, 2024 00:18:37 am

**Last Seen:** Jul 10, 2024 22:12:45 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

NO! Once again the City is ignoring all the work of the Citizens Assembly s.22(1) of Saturdays. The whole idea of the GWCA came about because of this kind of deception from the City. We gave an informed limit to building height. Why it's anything else even considered. NO!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 192

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 07:39:09 am

**Last Seen:** Apr 15, 2024 07:39:09 am

**IP Address:** n/a

**Q1. Your comments**

I disagree with the proposed development.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 193

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 07:58:40 am

**Last Seen:** Apr 15, 2024 07:58:40 am

**IP Address:** n/a

**Q1. Your comments**

The city is being destroyed with megatowers that block out the sunshine and destroy green space... the more that nature is destroyed the more it become a ghetto city... AND the more the governments feed drugs to the addicted the more they support the crime scene in the city and continue to destroy what was once a beautiful city and is beginning to rot from inside the government people who only seem to care about money and power... and not about the people and true quality of life...

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 194

Login:

Email:

Responded At: Apr 15, 2024 09:33:03 am

Last Seen: Apr 15, 2024 16:19:05 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

1. This is not the Broadway Plan area. It is the Grandview-Woodland Community Plan area. 2. At 40 storeys, the proposed height of these bleak towers is generally twice the height set out in the Council approved GW area plan. 3. There are no amenities or benefits that justify this drastic variance from the Community Plan. 4. The rental rates that will be charged here will be absurdly expensive. As a consequence, this project will make general housing affordability yet worse in Vancouver. Given how odds it is from the Community Plan, the City should have insisted on deep affordability and a large component of social housing. 5. The proposed "plaza" will not be the central, sunny public plaza called for in the GW Plan. Instead, it will be shady, noisy passageway with limited access up some stairs to another spot. Almost all amenities will be private. 6. The mega podium will be at odds with the nature of businesses on the Drive. It will be a giant Safeway store with additional suburban shopping mall style chain stores. The Drive is supposed to be enhanced and protected according to the GW Plan, but these business forms will threaten it. 7. Many trees and much vegetation will be cut down and thereby lost from the Grandview Cut, despite protections of that natural area required by Metro Vancouver. This will be loss for the climate and urban biodiversity. 8. We should not be complying with the development demands of Real Estate Development Trusts but that's what's happening in this case.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 195

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 14:04:08 pm

**Last Seen:** Apr 15, 2024 14:04:08 pm

**IP Address:** n/a

**Q1. Your comments**

This is not enough below market rental space and the majority of the green space appears to be inaccessible to the public.  
This will also choke out a major bike artery off 10th avenue to connect to the central valley route.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

Yes



**Respondent No:** 196

**Login:**

**Email:**

**Responded At:** Apr 15, 2024 14:44:04 pm

**Last Seen:** Jun 05, 2024 04:12:21 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

While not perfect, we need to move forward with something substantial at this site. Perfect need not be the enemy of good, and this is good/large/accessible, meaning very useful for the neighbourhood/region.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 197

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 15, 2024 14:51:00 pm

**Last Seen:** Jun 25, 2024 00:15:02 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am opposed to this rezoning application. The proposed buildings do not follow the number of storeys covered in the Grandview Woodland community plan and will take away from the character and heritage of the community. The proposed building conflicts with the community plan for the area.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes



**Respondent No:** 198

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 01, 2024 07:27:08 am

**Last Seen:** Apr 15, 2024 22:15:09 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Our home is s.22(1) this proposed development, and we will see it every time s.22(1). Although we would generally approve of its size and density, and we did support its previous iteration, we are opposed to the latest proposal for two reasons: the replacement of all remaining strata housing with 100% rental housing, and the poor architectural expression. The new proposal is too homogeneous, compared with the previous proposals. Our neighbourhood needs new residents who will be committed to improving the community with long-term investments of care that are more typical of property owners than of housing renters. A significant portion of our community members are already shorter term residents. With increasing lawlessness on the streets, we need a larger proportion of neighbours who will act with the commitment of ownership. The new proposal has eliminated that much-needed population altogether. The proposed development represents a huge increase in the population of the neighbourhood, and will bring radical change, which we would like to embrace. If it is to be permitted, that change should be a clear improvement, and the current proposal is not that. We believe it is crucial to avoid those urban planning mistakes of past decades that combined high density with homogeneous housing in a segment at one end of the market. Since towers of the proposed scale would redefine the Commercial-Broadway neighbourhood for generations to come, and would be a landmark highly visible from all over the city, it is important that the architectural design of those towers and their podium should be a source of pride for the neighbourhood, and for the greater Vancouver area. The architectural expression of the current proposal is dark, generic, monotonous, uninspiring, and bleak. We would support even taller towers if the architecture were good. The current proposal would project a lack of pride throughout the city, and should not be approved.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes





**Respondent No:** 199

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 15, 2024 15:27:11 pm

**Last Seen:** Apr 15, 2024 15:27:11 pm

**IP Address:** n/a

**Q1. Your comments**

In this revised proposal I cannot in good conscience approve. There is an overwhelming need for affordable housing and this must be made a priority. This proposal doesn't even come close to meeting these needs. In order for my stance on this matter to change, there needs to be a significant increase in units that are available to low income individuals. The small percentage in this proposal hardly covers that demographic and is such an insult to the needs of the citizens of this city. Individuals of lower income often rely on the use of public transit to commute in this city and deserve the right and opportunity to live near transportation hubs just as much as those with secure incomes. This proposal does not take into consideration the vast majority of those that require affordable housing. This would push individuals out of, and alter the dynamics of the surrounding neighbourhood. The proposed site does not align with these values of the Grandview-Woodland community and because of this, the immediate surroundings would be largely affected and negatively impacted by this development. This isn't to say the site shouldn't be developed into more housing; I believe providing more housing is essential, and absolutely must be affordable and accessible to the people in that community. I know others are opposed to the size and the impact the towering structures would have to the aesthetic of the neighbourhood. While I do understand those concerns, I personally would not object to how the structures would change the landscape if it meant more individuals have access to affordable housing. Luxury condos do not fit that mold. Commercial Drive is the heart of this community; beating to it's own drum. The people that contribute to what makes this part of the city so special need to be considered and not driven out. I appreciate that we're being given a platform for our voices to be heard, and generally speaking, after seeing this revised proposal I don't think we have been properly heard. To approve this proposal as it is would let down the people of this community and those that are struggling with the cost of living and housing. Make housing affordable. Make it accessible. Show us that the city is actually prioritizing this.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 200

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 15:53:25 pm

**Last Seen:** Apr 15, 2024 15:53:25 pm

**IP Address:** n/a

**Q1. Your comments**

This third edition of a plan at Commercial and Broadway seems to me worse than the 2 previous ones. This is too high by at least 10 floors for each tower. Now, even the "public park" section is on the 4th or 5th floor. People need amenities, like child care services, real green spaces, etc. I will attend the public hearing on May 7.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 201

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 16:22:17 pm

**Last Seen:** Apr 15, 2024 16:22:17 pm

**IP Address:** n/a

**Q1. Your comments**

The skytrain hubs are of great importance to the future of the working youth and the elderly. This development must have the 30% low income rentals ( build higher to achieve it). I submit that the city has not been thoughtful in its goals to make this one time land development as effective/efficient as possible. Achieve several goals at one time: \*less cars for the environment with a higher density than 986 units \*building with a low carbon footprint to meet carbon goals \* build higher to increase density at these skytrain stations using a large number of studio units. \* entice the builder to develop a higher number of floors using property tax breaks for a duration of time. Allow this incentive to secure 240 units ( at a minimum to meet the 30% level). Use all the lower floors for low income rentals to entice the developer - the higher floors can achieve a higher market rate. \* allow studio units to achieve maximum floor units per floor to achieve the 30%. This will also dictate a more acceptable low rental rate) \* get rebates from the provincial government with a balanced percentage of the elderly available units My summary is that the city must accomplish many agendas at one time. I do not see this efficiency/effectiveness in this plan. The Mayor must be smarter ( he's a businessman- certainly he must see that more can be achieved to benefit the City, the developer, the people of this city.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 202

**Login:**

**Email:**

**Responded At:** Jul 01, 2024 07:27:11 am

**Last Seen:** Apr 16, 2024 00:41:14 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Putting extremely tall towers at Broadway and Commercial, and especially towers with a small portion of affordable rent, is a terrible idea. I understand that the city needs more housing—again, AFFORDABLE housing, not housing out of most people's range for acceptable living—is a terrible idea. For one thing, from Broadway to Venables on Commercial Drive, there is not one building taller than 4 storeys. This is an internationally recognized heritage, character neighbourhood. Towers that tall would be a gross insult to that character and an ugly visible scar. Second, there are options. Corridors like Broadway and East 1st Ave are ideally suited for 6 storey apartment/condo buildings. In fact, there are numerous of those on both streets in East Vancouver. For a little extra insult, there is the ridiculously long shadow those towers will cast for something like 8 to 10 blocks to their north in the middle of winter. In sum, in a sane and compassionate society, housing must be affordable for everyone and not the playground of already wealthy companies and investors. And for future generations, neighbourhood character and integrity are important.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 203

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 19:00:08 pm

**Last Seen:** Apr 15, 2024 19:00:08 pm

**IP Address:** n/a

Q1. Your comments

We need AFFORDABLE HOUSING, especially around transit, at least 30%. This is a slap in the face.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 204

Login:

Email:

Responded At: Apr 15, 2024 19:13:37 pm

Last Seen: Apr 16, 2024 02:10:53 am

IP Address:

s.22(1)

s.22(1)

#### Q1. Your comments

Re - 1780 E Broadway Rezoning Application for the Safeway Site We are long time residents of Grandview Woodland. A decade ago, we participated in good faith in the Grandview Woodland community engagement process that set out to increase the density in our neighbourhood to accommodate 10 000 new residents over the next three decades. We completed questionnaires and attended open houses. We were extremely appreciative and supportive of the hard work of members of the Citizens' Assembly who volunteered hundreds of hours working with City staff to craft the Grandview Woodland Plan, passed by council in 2016. We were encouraged by a visioning that promised a future rooted in planning principles promoting sustainability, affordability, reconciliation, wellness, economic diversity and enhanced civic spaces. Since this time, however, we have gradually lost faith in the City's commitment to the plan. We have come to the realization that many senior managers and elected councillors have little interest in abiding by the planning principles and density guidelines described in the 272 page document. We have lost trust in the integrity of an engagement process that seems to overwhelming favour the interests of developers as well as planners and politicians promoting free market housing solutions which ignore the vulnerability of economically disadvantaged local residents and undermine the livability of adjacent neighbourhoods. Perhaps the most egregious example of this community betrayal is in the most recent rezoning application for the Safeway site at 1780 East Broadway. The application states that it is being considered under the Grandview Woodland Plan. However, there is virtually no attempt by the developer, Westbank - Crombie REIT, to consider the community plan in its proposal. To give just a few examples: -the Grandview Woodland Plan describes a density for the Safeway site to a maximum of 12 to 24 stories above the retail plinth. However, the multiple proposals put forward by the developer in the last few years far exceed this limit. Since 2019, Westbank has added 9 more stories of height to each of its three towers. The current Westbank - Crombie proposal sets out to build three towers that are 35, 36 and 39 stories respectively. In other words, the developer is seeking to construct buildings that are 45% to 62% taller than was agreed upon by the Citizens' Assembly and the City. Moreover, when you factor in the retail plinth, the tallest tower will rise to a height of 425 feet, the equivalent of 45 - 50 stories above street level. -90% of the apartments being built will not be affordable for the vast majority of people currently residing in Grandview Woodland. According to census data on the City of Vancouver website, 65% of the residents in Grandview Woodland are renters. The median household income is about \$60 000. In order to be considered affordable by the City's own definition, the monthly rent for these income earners would be \$1650 - representing a maximum of 30% of pretax income for shelter. In 2020, Westbank - Crombie REIT completed the Zephyr project at the Safeway site at 1661 Davie Street. Although the development is smaller in scale, we can anticipate the rentals rates will be similar to the units it is proposing for the Commercial and Broadway site. The Zephyr website currently lists eight - two bedroom apartments (most around 900 square feet in size) at rents ranging from \$4250 to \$5495 - for an average of \$4584 a month. Using the 30% affordability threshold, a household income of \$165 000 is required to afford the rent for one of these apartments; an income 275% higher than earned by the average family in our neighbourhood. -10% of the units to be built will be offered at non market rates. However, this is 50% below the City's threshold that a minimum of 20% of units be non market. -the Britannia Community Centre complex is vital to the well being and quality of life for Grandview Woodland residents. In 2016, the Community Plan promised a revitalization of this facility which is in urgent need of repairs, upgrades and expansion to accommodate our growing population. Yet almost a decade later, the City has indefinitely shelved the renewal plan because of a lack of funds. The redevelopment of the Safeway site will add a couple of thousand new residents to our neighbourhood. Why is the developer not required to make significant monetary contributions to the expansion and restoration of community amenities like the Britannia Centre? -according to the City, 20% of the residents in our community are low income (earning a household income of below \$30 000 per year); over one third of our indigenous neighbours fall into this category. Of the 981 apartments being constructed, there is not a single unit of low income housing. This heartless exclusion of low income residents in what will be the largest housing development in Grandview Woodland history is perhaps the most objectionable violation of the planning principles outlined in the Grandview Woodland plan that focus on promoting reconciliation and protecting vulnerable residents. Crombie REIT is a publicly traded company on the Toronto Stock Exchange. Its goal is to offer impressive returns to its shareholders. It clearly is not the least bit concerned with offering shelter to the precariously housed in our local community. In summary, we are upset the City is

even considering a development application for the Safeway site that is so outside the guidelines, community values and planning principles described in the Grandview Woodland Plan. We are strongly opposed to the Westbank - Crombie REIT development and urge the City to insist that a proposal be crafted that stays within the the density limits agreed to by the City and the Citizens' Assembly while at the same time enhancing the affordability and livability of our neighbourhood. **s.22(1)**

Q2. **Your overall position about the application**                      Opposed

Q3. **I would like to be contacted about this application in the future**                      Yes





**Respondent No:** 205

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 15, 2024 21:33:38 pm

**Last Seen:** Apr 15, 2024 21:33:38 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to development at this scale. I believe it will negatively affect long term neighbourhood businesses, such as the Rio Theatre. I believe this level of density will negatively affect John Hendry Park. I also believe that three high-rise towers is only the beginning, and that several more will follow. I do not think the proposed number of low rent units is enough. I think a maximum of ten stories provides enough density for this area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 206

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 16, 2024 09:03:11 am

**Last Seen:** Apr 16, 2024 09:03:11 am

**IP Address:** n/a

**Q1. Your comments**

This proposal fails to include actually affordable housing—what this city is in desperate need of, and way below the required 30% affordability. This project threatens to eclipse the history and contemporary culture of The Drive by squeezing out low-income residents who make the culture that gentrifiers then monetize. The proposed plaza also is a complete failure—there is no meaningful space and light and it is a privatized area rather than a community hub, as intended by the Plan.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 207

**Login:**

**Email:**

**Responded At:** Jul 01, 2024 07:27:19 am

**Last Seen:** Apr 16, 2024 16:52:27 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I want 30% affordability, the buildings to be lower,, and more public green space.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 208

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 16, 2024 13:56:12 pm

**Last Seen:** Apr 16, 2024 13:56:12 pm

**IP Address:** n/a

**Q1. Your comments**

I feel strongly that a 981 unit building with only 10% available to below market rent is absurd in this time and place. Many people living in this neighbourhood will not be able to afford this space! I myself am a senior who has raised a family and worked in this neighbourhood for over 30 years. My landlord has recently informed me of his plans to occupy the entire house in the near future. I cannot afford market rent on a limited budget. After being a working and engaged member of this community for decades I will be forced to leave it! I believe I will actually have to leave Vancouver. This current proposal is part of the problem, definitely not part of the solution.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 209

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 16, 2024 14:47:33 pm

**Last Seen:** Apr 16, 2024 14:47:33 pm

**IP Address:** n/a

**Q1. Your comments**

I am very concerned about where the community will buy its groceries These buildings will cast enormous shadows bringing a of darkness to an otherwise sunny community. With the shadows and darkness also come a loss precious views of the mountains, the very reason people move here. With extremely tall buildings a loss of community also happens I recomend sticking with the original plan and making the building to a maximum of 10 stories high.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 210

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 16, 2024 16:34:22 pm

**Last Seen:** Apr 16, 2024 16:34:22 pm

**IP Address:** n/a

Q1. **Your comments**

The development heights are too extreme/excessive for The Drive.

Q2. **Your overall position about the application**

Opposed

Q3. **I would like to be contacted about this application in the future**

Yes



**Respondent No:** 211

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 17, 2024 21:47:58 pm

**Last Seen:** Apr 18, 2024 04:42:33 am

**IP Address:** s.22(1)

**Q1. Your comments**

Developer needs to provide, AT THE VERY LEAST, what is required per the City of Vancouver by-laws, namely 30% affordable housing and not 10, greater green space that would be in proportion to the size of the project and more public parking, as the project will attract more vehicles to a neighbourhood that is already stressed for parking space.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 212

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 18, 2024 20:49:12 pm

**Last Seen:** Jun 21, 2024 02:59:09 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am 100% against this. I don't think mega towers will help at all with the housing issue, since this has nothing to do with the number of available places, and with way more complex issues. Not only that, but we already have too many condos being built in the neighborhood, which is disheartening, and this is a further step into a new type of neighborhood that will destroy my beloved and eclectic Commercial Drive, ranked as the world's 5th coolest street. PLEASE I BEG YOU DO NOT APPROVE THIS!!!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 213

**Login:**

**Email:**

**Responded At:** Apr 19, 2024 08:55:12 am

**Last Seen:** Apr 19, 2024 08:55:12 am

**IP Address:** n/a

**Q1. Your comments**

Please build this and take into consideration voices other than privileged homeowners worried about their property values. This is currently the most important transit hub outside of the downtown core - if the city and region are serious about transit-oriented development this site needs to be maximized for housing and services. NIMBYs mask their concern about property values with concerns about not enough public spaces and shadows but the site is close to the Central Valley greenway and Trout Lake and connections to these establish public spaces can be enhanced. s.22(1) in the neighbourhood for over s.22(1) and homeowners have always complained that skytrain brought crime to their doorsteps but I would argue that it is the lack of housing in the immediate vicinity to the Commercial-Broadway station that makes the area feel transient and undesirable. People and the things they do on streets make an area vibrant not homeowners who want to protect their real estate investment.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 214

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 20, 2024 19:01:05 pm

**Last Seen:** Apr 20, 2024 19:01:05 pm

**IP Address:** n/a

**Q1. Your comments**

The proposed changes to further raise the height of the towers, although adding to much needed density for the city, does not do so in a manner which thinks of quality of life for residents stacked into highly densified space without adding to green space access. Although "below market value rental" is cited, that does not equate housing assurance for low income or folks who work jobs with low wages. Unless these 90+ units can be tied to non profit housing we will continue to be the city which will be gutted of diversity and people who support the privileged. Shadows of the added height will extend well into the residential areas and impact these area negatively.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 215

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 21, 2024 08:37:21 am

**Last Seen:** Apr 21, 2024 08:37:21 am

**IP Address:** n/a

**Q1. Your comments**

I would like to see public green area as laid out in the initial Grandview Woodlands Plan as well as a significant increase in rental housing for low income individuals, not what the city deems as "affordable".

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 216

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 21, 2024 22:09:54 pm

**Last Seen:** Apr 21, 2024 22:09:54 pm

**IP Address:** n/a

**Q1. Your comments**

Since the development proposed at 1780 E. Broadway is a large site, isn't 30% (vs. the 10% proposed here) suppose to be 'below market' rentals? I'm concerned the developers involved here are not following the city's rules and mostly concerned about the UNAFFORDABILITY of the majority of these rental units. The high rents of Crombie REIT/Westbank a the Zehphyr on Davie for 680sqf one bedrooms for \$3275to \$3900/month are not appropriate or welcome in our neighbourhood where rents are generally lower than in the West End or the west side of the city. This is very unwelcome gentrification in our Commercial Dr. neighbourhood where lower rents are much needed (in all of the city actually) and we're quickly losing the old Italian style and tradition of Commercial Drive's essence. The City of Vancouver needs to maintain diversity of neighbourhoods in both affordability and style.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 217

**Login:**

**Email:**

**Responded At:** Apr 23, 2024 12:37:45 pm

**Last Seen:** May 20, 2024 18:25:25 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I strongly oppose this rezoning application. First - the applicant is only providing about 10% of the units at "below market rates" - that is significantly far too few - and below market rates when the market is already highly unaffordable is completely inadequate. Second - this application creates high-rise towers that are too tall and too dense for the neighbourhood. Third - this application is in complete contradiction to the extensive Grandview-Woodlands community planning process which saw thousands of volunteer hours come up with an acceptable plan for their neighbourhood. This application is a slap in the face to those residents and taxpayers. Fourth - this project is simply not adding anything to alleviate the extreme affordability crunch for renters in Vancouver. For that reason alone it should be rejected. Thank you for your time.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 218

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 23, 2024 13:55:18 pm

**Last Seen:** Apr 23, 2024 13:55:18 pm

**IP Address:** n/a

**Q1. Your comments**

I was against this, but upon further reflection, we need more densification. We need more houses. I'm tiered of how expensive things are. I want this built.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 219

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 23, 2024 14:40:03 pm

**Last Seen:** Apr 23, 2024 21:29:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Having just read through the entire 1780 E Broadway – Rezoning Booklet (all 132 pages!) I believe many positive decisions are being made regarding the thoughtful use of the space, including: - Consideration for biking along this bike corridor - the variety of spaces available (from F&B to retail to childcare and office) - the focus on public space at the plaza and in the center courtyard. - the integration of green landscaping That said, I am overall deeply concerned about the direction of this project in terms of: - ratio of market to non-market units. 882 market units versus 99 non-market - the overall height of the buildings (35,36,39 stories). The balance between market and non-market units seems very poor. We need more control pricing on our housing and such a massive development for market units will not help course correct the major challenges we face today. Secondly, the height of the buildings are massively out of proportion with the surrounding neighbourhoods. They set a precedent of height that far exceeds how we should be densifying Vancouver. Low-rise offers a better quality of life and community, particularly because it creates more walkability in our cities (no one is going to watch from their 30th floor apartment). I strongly oppose the development application as is, the proportion of market/non-market units as well as the massive height are both signs that this project is attempting to extract maximum value from this small piece of land for it's developers and investors, while not considering what is best for the city as a whole.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 220

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 24, 2024 08:08:12 am

**Last Seen:** Apr 24, 2024 08:08:12 am

**IP Address:** n/a

**Q1. Your comments**

981 rental units with 99 units secured at below market rates??? This is completely unacceptable--there needs to be a lot more units below rental--at least half for middle and low income earners. As well, why can't there be a co-operative housing built in these towers? They are too tall, too dense with not enough green space--no higher than 10ish stories and A LOT more open space.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 221

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 24, 2024 17:42:40 pm

**Last Seen:** Apr 24, 2024 17:42:40 pm

**IP Address:** n/a

**Q1. Your comments**

Our neighbourhood needs affordable housing. The project offers little in that direction, yet exceeds substantially the height specified in the area community plan. It offers no welcoming public place for area residents. The shadow study only shows the sunniest six months of the year. Where is the winter shadow study? Furthermore, it will destroy valuable wildlife habitat in a significant wildlife corridor.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 222

**Login:** s.22(1)

**Email:**

**Responded At:** Apr 24, 2024 21:04:17 pm

**Last Seen:** Apr 24, 2024 21:04:17 pm

**IP Address:** n/a

**Q1. Your comments**

Grandview Woodland is a community that needs affordable housing that honours and complements the area, and the proposal for these towers represent a complete rejection of the community. This proposal is completely against the community plans and jeopardizes the integrity and character of one of Vancouver's most loved neighbourhoods. Commercial Drive and the community that loves it does not want to be like Brentwood or downtown Vancouver. It's incredibly disheartening that this proposal has even been considered and that the community that loves and cares for Grandview Woodland's wishes are considered less than developers. These towers are far too large for the scale of the community an, they do not serve the vulnerable members of our community that need affordable housing in a meaningful way. I am heartbroken that the city is willing to disregard the members of the community and initiatives like the Grandview Woodland community plan where this project is proposed. The city and it's planners should listen to the members of the community by following the Grandview Community Plan.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 223

Login:

Email:

Responded At: Apr 24, 2024 21:26:08 pm

Last Seen: Apr 24, 2024 21:26:08 pm

IP Address: n/a

Q1. Your comments

I am very distressed by this proposal. 1. There will be so little housing available to middle and low incomes. The figures I've seen lately put the average rent for a 1-bedroom apt in the range of \$2200-\$3200 . Using the midpoint of \$2600/month or approximately \$31000 a year which is 30% of an income of \$100,000. Unless "below market" is 40-50% below market price, what low income people will be able to afford the only 10% below market units. s.22(1)

Fortunately s.22(1) my income I could only afford s.22(1) per month in rent, and that doesnt include other housing costs like phone and home insurance. And fir someone earning the minimum wagw as of June this year, approx \$900/month = 30% of their income. Where are they supposed to live. 2. The towers are much much higher than the 12-24 floors approved by council for the Grandview Woodland community plan. Apparently the council approved 12-24 floors means nothing. 3. I cant see any community gathering area. Of course we need more housing but stick to the approved plan and find a way to makes a lot more than 10% of these apartments truly affordable to a lot more than 10% of low income families. A vibrant city needs to house all incomes. This plan will not help make this happen

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 224

**Login:**

**Email:**

s.22(1)

**Responded At:** Apr 25, 2024 13:35:45 pm

**Last Seen:** Apr 25, 2024 13:35:45 pm

**IP Address:** n/a

Q1. **Your comments**

Not to scale of the neighborhood Not enough affordable rentals No open to the public gathering space

Q2. **Your overall position about the application**

Opposed

Q3. **I would like to be contacted about this application in the future**

Yes





**Respondent No:** 225

**Login:**

**Email:**

**Responded At:** Apr 29, 2024 14:49:07 pm

**Last Seen:** Jun 24, 2024 23:41:02 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Much needed rental housing at a critical location. That Safeway parking lot is one of Vancouver's greatest land-use failures.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 226

Login:

Email:

Responded At: Apr 30, 2024 11:44:35 am

Last Seen: Jun 26, 2024 23:44:57 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

While I am opposed to the proposal as submitted, I support the need for greater density all over the city of Vancouver and especially at transit hubs like Commercial/Broadway. I am extremely disappointed that the revised plan proposed by the Grandview Woodland Citizen's Assembly (with heights more appropriate to the neighbourhood & with more provisions for affordable and below-market suites so desperately needed) was not approved several years ago: had it been, it could have been built by now. I join the absolute rejection of towers as high as 35 storeys or higher; that height is out-of-keeping with the character of the neighbourhood, and building that high will require the destruction of much of the green space in the adjacent Grandview Cut as well as casting shadows for blocks beyond. I am extremely concerned about the impact on the quality of life the proximity of these high towers will have for several blocks and yes, I don't want this in my backyard. What I do want is a vibrant community which can house many more people comfortably, especially those who can't afford the average rental costs in the City of Vancouver; I want easy access to childcare at this hub; I want a civic space in which people feel comfortable gathering; I want a continuation of the unique character of Commercial Drive which derives in large part from the diversity of local businesses and restaurants, as well as the range of people who have been attracted to the neighbourhood (most of whom will not be able to afford the prices currently being proposed). None of this will be possible under the current proposal being considered. I absolutely support affordable densification at this and every transit hub and I will accept towers up to 24 storeys, particularly if they can house young families whose presence is vital to a thriving community and who definitely could not afford the prices being proposed in 90% of the suites at full market rates. The City has within its power the ability to create a transit hub that fits the vision created by community members, one which can be built as quickly as possible and which will be supported by most citizens of Vancouver, particularly those of us fortunate enough to live in proximity to the 5th most exciting street in the world. Let's keep the qualities that make it work and make it work for many more people.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 227

**Login:**

**Email:**

s.22(1)

**Responded At:** May 01, 2024 12:30:06 pm

**Last Seen:** May 01, 2024 12:30:06 pm

**IP Address:** n/a

**Q1. Your comments**

Please proceed with this application. We've been waiting for something to revitalize this site for a decade. It would be great to have more residents in the area who could access rapid transit. We need more residents to incentivize better retail and commercial amenities on adjacent streets. The only thing that would make this development better is if there's a VPL branch located here. The current Britannia and King Edward Branches are located too far away. Thank you.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 228

**Login:**

**Email:**

s.22(1)

**Responded At:** May 04, 2024 07:41:59 am

**Last Seen:** May 04, 2024 07:41:59 am

**IP Address:** n/a

**Q1. Your comments**

This project does not have enough affordable housing and the scale of the towers are not in keeping with the neighbourhood. I support density but not high rise developments that dominate everything else.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 229

**Login:** s.22(1)

**Email:**

**Responded At:** May 06, 2024 12:40:18 pm

**Last Seen:** May 06, 2024 12:40:18 pm

**IP Address:** n/a

**Q1. Your comments**

The proposal continues to miss the mark on so many levels. It's not something that this community can support without substantial changes to both the public realm and the level of affordability.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

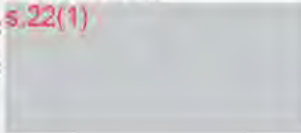
Yes



**Respondent No:** 230

**Login:** s.22(1)

**Email:**



**Responded At:** May 06, 2024 22:56:23 pm

**Last Seen:** May 06, 2024 22:56:23 pm

**IP Address:** n/a

**Q1. Your comments**

Duh. We need more housing

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 231

**Login:**

**Email:**

s.22(1)

**Responded At:** May 09, 2024 22:16:28 pm

**Last Seen:** May 09, 2024 22:16:28 pm

**IP Address:** n/a

**Q1. Your comments**

The development proposal - from a real estate investment trust that exists to make investors profit and is worth over \$5 billion - continues to fall short on three fronts. First, the height of the towers is excessive. Our community plan calls for buildings up to 24 stories. The 3 towers proposed, at 35, 36, and 39 stories, exceed this by 46%, 50%, and 62%, and are on top of a 3 and 4 storey pedestal. This will have serious repercussions in terms of shadowing a large part of the neighbourhood, and set a horrible precedent for the area. While we recognise the need for density, as reflected in the community plan, these towers will tax existing parks, schools, and services. Second, I am astounded that the proposal includes only 10% below-market rentals. This is contrary to the City's large sustainable development site policy, which requires 30% affordability. And development of this site must do better in terms of low income, co-operative, and social housing, and ensure it provides adequate parking for the number of units proposed. A development proposal offering 10% "below-market" rentals - just 1/3 of what the city calls for - is dismissive of the real need for affordable housing, and reflects the pursuit of profit over people. This proposal is an insult to the city, the neighbourhood, and the people of Vancouver. Third, the public space is inadequate. There is no sunny public plaza or gathering space as promised in the Grandview Woodland Community Plan. The public plaza pressed up against the skytrain line will be noisy and not a place people are likely to linger. The public garden courtyard is about 1/3 the size of the proposed private one, and is little more than a walk through with some plants. That this integration with the existing landscape was an afterthought is evident from the proposed 'The Cut' space. While the lookoff is promising, I'm not sure who sees the thermal tanks, "a hulking presence towards Broadway and the Grandview Cut" as an amenity. To truly create a 'Plaza for the Drive', this proposal needs to find a way to connect the site the the drive north of the Cut. A pedestrian overpass perhaps, connecting to the green space on N Grandview Hwy, making the small plaza at Grandview and Commercial a more vibrant location. As proposed, this development would significantly degrade the characteristics of the Commercial Drive neighbourhood - recently ranked as the world's 5th coolest street, and set the precedent for further degradation with more of the same. Our neighbourhood should be cherished and encouraged to flourish. Something this development does not do.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 232

**Login:**

**Email:**

s.22(1)

**Responded At:** May 11, 2024 18:18:16 pm

**Last Seen:** May 11, 2024 18:18:16 pm

**IP Address:** n/a

**Q1. Your comments**

Would prefer Safeway was placed on the second floor s9the street level can be animated and useful, would prefer there was more affordable rentals, would prefer the size fit into the neighbourhood plan. The "public space" is by location going to be extremely problematic if not dysfunctional.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 233

Login: s.22(1)

Email:

Responded At: May 12, 2024 10:48:02 am

Last Seen: May 12, 2024 17:55:35 pm

IP Address: s.22(1)

**Q1. Your comments**

May 12, 2024 Re: No Megatowers At Safeway Dear Mayor Stewart and Councillors, This proposal is so out of step with the Grandview-Woodland Community Plan and is a betrayal of the real interests of the community's residents and local businesses. I have no objection to either affordable housing or increased density for the area. However, I am dismayed and appalled the City is proceeding with yet another example of pandering to the development and real estate industries that are building massive towers that Vancouver residents don't want, can't afford, and that have significant negative impacts on the surrounding neighbourhoods and local commercial enterprises. People in our neighbourhood understand that this development will NOT contain any low income housing, social, non-profit or co-operative housing, with only a small percentage being below market. Given the state of rental rates in the city, "below market" is a highly abstract notion, and doesn't relate to peoples' paychecks. The development doesn't contain any or nearby community amenities, including highly important services such as daycare space. Why would the city be so obliging to ensure the maximization of the developer's profits? These three towers are massive and when commercial space and rooftop enclosures are included they are 40, 36 and 31 storeys. Why is the city-funded Grandview-Woodland Citizens' Assembly recommendations of 12 storeys at that site not being considered? The Grandview Woodland Community Plan endorsed heights ranging between 12-24 storeys. A There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath a commercial building to a hard-to-access courtyard. Finally I wish to say to this Council, that Vancouver residents, not only in this neighbourhood, but across the city are fed up with our city being given over to condo towers, built without green technology, building materials and energy considerations, and most importantly unaffordable for young working people and families, but making the development and real estate industries rich, while our children can never buy a home in this city, be it a modest condo or townhouse, and a single family home is only for those with inherited family wealth. Again, I ask you to listen to the people and vote no on this unworthy proposal. Sincerely, s.22(1)

s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 234

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 15:42:47 pm

**Last Seen:** Jun 03, 2024 22:40:57 pm

**IP Address:**

**Q1. Your comments**

I live at s.22(1) I think this will be an asset to the neighborhood. We need more spaces for family and young professionals. The area is currently underused

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 235

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 03, 2024 16:14:50 pm

**Last Seen:** Aug 17, 2024 05:19:42 am

**IP Address:** s.22(1)

**Q1. Your comments**

This looks even better than the previous application. I really hope this one goes ahead, I think having lots of units units at important transit interchanges helps with our housing problem and makes efficient use of our existing infrastructure.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 236

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 16:18:44 pm

**Last Seen:** Jun 03, 2024 16:18:44 pm

**IP Address:** n/a

**Q1. Your comments**

I live nearby (Mount Pleasant) and I support this development! Please approve this so we can finally get it built!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 237

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 16:21:23 pm

**Last Seen:** Jun 03, 2024 16:21:23 pm

**IP Address:** n/a

**Q1. Your comments**

I live in this neighbourhood and support this project. This kind of density is necessary next to a very busy skytrain station and close to many amenities. The (re) addition of childcare to the project is also welcome. Let's bring life and people back to an area of Commercial that is sorely neglected.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 238

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 16:35:01 pm

**Last Seen:** Jun 03, 2024 23:30:14 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Strongly and fully support. Let's get building (finally).

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 239

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 17:11:20 pm

**Last Seen:** Jun 03, 2024 17:11:20 pm

**IP Address:** n/a

**Q1. Your comments**

Excellent proposal, wish they would go higher. A bit embarrassing that Burnaby and Surrey are hitting 60+ storeys and the busiest transit nexus gets one over 40. But I will take it

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 240

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 17:36:51 pm

**Last Seen:** Jun 04, 2024 00:34:38 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This development provides desperately needed housing and childcare space in my neighbourhood. I support this application. I only wish we weren't wasting time on this multi-year approval process that serves to slow down development and make it more costly. It's past time for the city to create appropriate zoning so that every new development doesn't need its own public hearing process.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 241

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 18:11:29 pm

**Last Seen:** Jun 03, 2024 18:11:29 pm

**IP Address:** n/a

**Q1. Your comments**

Please just build this thing please

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 242

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 18:14:20 pm

**Last Seen:** Jun 03, 2024 18:14:20 pm

**IP Address:** n/a

**Q1. Your comments**

I support this much needed development

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 243

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 18:22:39 pm

**Last Seen:** Jun 03, 2024 18:22:39 pm

**IP Address:** n/a

**Q1. Your comments**

I am writing to voice my strong support for this rezoning application and the proposed development. Developing this block is now long past due. If the original proposal had been approved (in 2017 I believe) we would already have 600 more units of housing with great access to transit. I sincerely hope I will not have to write another letter of support for this same development in another five years.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 244

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 18:25:02 pm

**Last Seen:** Jun 04, 2024 01:17:48 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This is a great area for density. I like the design and the give opportunity for people to live in Vancouver.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 245

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 18:40:20 pm

**Last Seen:** Jun 03, 2024 18:40:20 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this project! We desperately need this housing and what better location for it then right next to the busiest transit node in western Canada.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 246

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 20:04:30 pm

**Last Seen:** Jun 04, 2024 03:02:56 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

100% rental works for me. Build it! At this rate I'll be dead before the first shovel is in the ground.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 247

**Login:** s.22(1)

**Email:**



**Responded At:** Jun 03, 2024 20:11:55 pm

**Last Seen:** Jun 03, 2024 20:11:55 pm

**IP Address:** n/a

**Q1. Your comments**

Just get it done already.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 248

**Login:**

**Email:**

**Responded At:** Jun 03, 2024 21:58:40 pm

**Last Seen:** Aug 30, 2024 22:49:31 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Seems like more parking than necessary considering how close the building is to the skytrain

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes

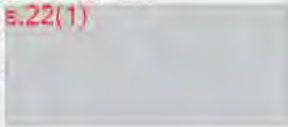




**Respondent No:** 249

**Login:** E.22(1)

**Email:**



**Responded At:** Jun 03, 2024 22:13:32 pm

**Last Seen:** Jun 03, 2024 22:13:32 pm

**IP Address:** n/a

**Q1. Your comments**

I have no objections to this rezoning application, additional housing is always welcome especially in areas where there is high commuter traffic options like the Expo/Millienium and Translink bus services to downtown/UBC.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 250

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 03, 2024 22:15:08 pm

**Last Seen:** Jun 03, 2024 22:15:08 pm

**IP Address:** n/a

**Q1. Your comments**

Looks great! Entirely appropriate density right next to a double transit stop. This will enable our green future as residents of these 1000+ units are able to zip around town on transit. I only wish that more towers will follow, under the provincial guidance of building density near transit stops.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 251

**Login:** 5.22(1)

**Email:**



**Responded At:** Jun 03, 2024 22:34:40 pm

**Last Seen:** Jun 03, 2024 22:34:40 pm

**IP Address:** n/a

**Q1. Your comments**

1000 rental units in a housing crisis. This needs to pass.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 252

**Login:**

**Email:**

**Responded At:** Jun 04, 2024 08:36:21 am

**Last Seen:** Aug 28, 2024 04:07:12 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Much needed rental supply next to skytrain and grocery store, should be an easy approval

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 253

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 04, 2024 08:52:35 am

**Last Seen:** Jun 04, 2024 08:52:35 am

**IP Address:** n/a

**Q1. Your comments**

Love it, keep more of this coming

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 254

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 04, 2024 09:00:20 am

**Last Seen:** Jun 04, 2024 09:00:20 am

**IP Address:** n/a

Q1. Your comments

I support this re-zoning.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 255

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 04, 2024 09:55:29 am

**Last Seen:** Jun 04, 2024 16:54:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This is the perfect place to see lots of density like this. I am strongly in support of this project and am happy to see that the size of the project has been increased.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 256

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 04, 2024 11:33:53 am

**Last Seen:** Jun 04, 2024 11:33:53 am

**IP Address:** n/a

**Q1. Your comments**

Live in the area s.22(1) and very supportive of this project. The city needs the housing, and commercial drive is a great place for it. I also like the eco-brutalist design! Very excited.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 257

**Login:**

**Email:**

**Responded At:** Jun 04, 2024 13:32:04 pm

**Last Seen:** Jun 04, 2024 20:31:14 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Please start building this already. Our most major transit hub outside of the downtown is in desperate need of more housing around it.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 258

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 04, 2024 21:13:49 pm

**Last Seen:** Jun 05, 2024 04:12:21 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am a homeowner who lives 1 block from this location. I am in support of it going forward, and feel that it is fairly urgent to get moving on this, given the ongoing housing emergency, and the location of this at the hub of major transit lines. There is excess school capacity locally, so the neighbourhood has the ability to handle many thousand more residents. I would prefer less parking in the building, as a suggestion.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 259

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 05, 2024 19:31:58 pm

**Last Seen:** Jun 05, 2024 19:31:58 pm

**IP Address:** n/a

**Q1. Your comments**

44 stories x3, seriously..thats the end of theDrive as a neighbourhood,,its hard to fathom this at all..what a shame,as well affordable housing etc,,

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 260

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 05, 2024 19:48:55 pm

**Last Seen:** Jun 05, 2024 19:48:55 pm

**IP Address:** n/a

**Q1. Your comments**

I'm dismayed that the revised application calls for even higher mega towers in this community. It's only proposing a mere 10% of so-called affordable rents. This in my opinion is a misnomer, with sky high rents as the norm, calling a slight reduction as 'affordable' is ingenious. It's horrible that the only public space is a shadow canyon below the noisy sky train line. Nobody is going to want to linger there. Maybe that's exactly what the developers want! I think overall that a development of this scale and height absolutely do not fit into our community. The whole thing should be actual affordable housing based on a cooperative model.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 261

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 05, 2024 20:18:00 pm

**Last Seen:** Jun 05, 2024 20:18:00 pm

**IP Address:** n/a

**Q1. Your comments**

This project has gone from bad to worse. Only 10% below market rental units instead of the City's own required 20%. Why? Why should this project proposal now ask for increased tower height when there has already been significant public opposition to the lack of attention to scale and proportion of the proposed development in relation to all surrounding buildings in that section of the Grandview-Woodlands community. Bad design, in no way innovative certainly insensitive. Bad community relations. This proposal should be sent back to the drawing board. Vancouver can and needs to do better for its citizens.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 262

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 05, 2024 20:29:49 pm

**Last Seen:** Jun 05, 2024 20:29:49 pm

**IP Address:** n/a

**Q1. Your comments**

I would like to know how many more times the developers can make changes that challenge the city building by-laws ? I would also appreciate an explanation for only the 10% affordable housing allotment when the city stipulates 20%. Not one neighbour I spoken with supports this application. The project will destroy our neighbourhood, a community I have been a homeowner in s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 263

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 05, 2024 21:34:31 pm

**Last Seen:** Jun 05, 2024 21:34:31 pm

**IP Address:** n/a

**Q1. Your comments**

44 stories is much too tall. Tall buildings only make the people living down below small.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 264

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 06, 2024 10:23:05 am

**Last Seen:** Jun 06, 2024 10:23:05 am

**IP Address:** n/a

**Q1. Your comments**

Just wrote the developer: with Westbanks reputation for adding aesthetic value to its projects I hope that the city and the developer will consider: lighting; activated corridor next to SKytrain to reduce begging and sleeping; unrestricted access to greenspace on roof; reflectivity from windows on traffic during late afternoon.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 265

Login:

Email:

Responded At: Jun 06, 2024 14:40:07 pm

Last Seen: Jun 06, 2024 21:39:29 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

I am opposed to the proposed development at the Safeway site at Broadway and Commercial. I am in favour of affordable housing at that location, and completely support substantial density near this transit hub. I am against this current proposal for the following reasons: 1. This will be an upscale and luxury development, with mega-rents. 2. 90% of the units will be full market price; only 10% are "below-market" – contrary to the City's large sustainable developments policy, which requires a 30% mix of social and below market housing. 3. It contains zero low income, social, non-profit or co-operative housing. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents. 4. With 10% of the units at "average rent costs", even these will be hard to afford. We all know that the average rent in the City of Vancouver is too high – as of the latest CMHC report it was \$2187 for a one bedroom. 5. For example, CROMBIE REIT/Westbank currently rents units of 680 sq ft at its Safeway development on Davie Street at \$3275 to \$3900/month. 6. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a private locked off courtyard. 7. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver. 8. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with liveability, guaranteed affordability and a generous sunny public plaza. 9. The interests of the local community are not the focus of Crombie REIT. It is in business to maximize profits for its investors. I ask that you turn down this proposal in favour of one that benefits the neighbourhood and the City for the long term.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 266

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 06, 2024 16:59:19 pm

**Last Seen:** Jun 06, 2024 16:59:19 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this development. It is at a super busy skytrain hub and on the Broadway corridor. We should be pushing forward with bigger developments in locations like this. I live near by and this area is so underdeveloped it is ridiculous. If anything we should have more density to help with this housing crisis especially if it comes with rental like this proposal does. As someone in my early 30's proposals like this are the only way I'm going to be able to continue living in this city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 267

**Login:**

**Email:**

**Responded At:** Jun 06, 2024 23:46:47 pm

**Last Seen:** Jul 05, 2024 17:48:49 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Compared to previous versions, I like the improved stairwell accessing public space on the upper level and better access to bike storage. I'm more or less indifferent about the height. However I don't like the enormous size of the grocery store, as it's blocking out opportunities for more varied retail fronting Broadway and the plaza. The diversity offered by small scale retail is a large part of the attraction of the commercial drive business district. To extended that success on the other side of Broadway, smaller spaces are needed here too. Both residential and commercial parking should be accessed from Broadway, leaving 10th to be more of a pedestrian space. Also I think that more 3 bedroom units are needed in the neighbourhood.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 268

Login:

Email:

Responded At: Jun 07, 2024 13:27:38 pm

Last Seen: Jun 07, 2024 13:27:38 pm

IP Address: n/a

**Q1. Your comments**

As a long time resident of East Vancouver, with s.22(1), I am opposed to the proposed design for the Safeway site that will be discussed on June 25 at the Italian community centre for the following reasons 1. Urban design, as we broadly understand and support it in Vancouver, should focus on building and supporting neighborhoods, for social and environmental reasons. 2. The Commercial drive core area, as envisioned by the Grandview-Woodlands community plan reflects the principals of urban planning in what could be called the "Jane Jacobs eyes on the street" approach to building safe, accessible and livable spaces. (see below) 3. As new small multi-unit developments on single lots along Victoria Drive have demonstrated density can be achieved throughout Vancouver without relying on towers of the size envisioned for the Commercial/Broadway nexus. 4. The existing Grandview-Woodlands community plan addresses these concerns and reflects a family friendly neighborhood approach to increased density. I support their principled approach: (excerpted from the Grandview Woodlands area plan): 1. Create a new social heart for the community with a new civic plaza as part of a renewed Safeway site with ground-floor commercial uses and new housing in buildings ranging from 12 to 24 storeys. 2. Near the station, allow mixed-use and mixed-tenure buildings ranging from 6 to 10 storeys. 3. In the Station Precinct residential areas, maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in 4- to 6-storey buildings and 10-storey buildings on larger sites, provided that all new units are secured as rental housing. 4. Allow 6-storey buildings on East Broadway and rowhouses in selected areas to provide family housing close to transit. Thank you s.22(1) 5. In the low-scale, traditional character area located west and south of the transit station, allow duplex and two-family dwellings with a focus on infill housing to retain character buildings.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 269

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 01, 2024 07:42:44 am

**Last Seen:** Jun 09, 2024 17:14:35 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Grandview Woodland is special in the Lower Mainland. We want to make it an even better community, connecting all of our neighbours. Another set of bedrooms in the sky where everyone leaves the community by skytrain instead of grounding with the other community members just insulates the residents more. We need a vibrant plaza at ground level to make the connection between current residents and our new neighbours. Putting the plaza at skytrain level makes the connection more difficult. Let's make our new neighbours welcome ion East Van and Little Italy.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 270

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 10, 2024 10:43:57 am

**Last Seen:** Jun 10, 2024 10:43:57 am

**IP Address:** n/a

**Q1. Your comments**

I am for density

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 271

**Login:**

**Email:**

**Responded At:** Jun 10, 2024 23:04:22 pm

**Last Seen:** Sep 01, 2024 19:45:20 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Please please please just approve this so they can get shovels in the ground, 1986. Almost 40 years and there is ZERO density near Vancouver's biggest transit hub. This is why no one can afford homes because this city takes over a decade to approve a single project.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 272

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 11, 2024 12:29:24 pm

**Last Seen:** Jun 11, 2024 12:29:24 pm

**IP Address:** n/a

**Q1. Your comments**

The development may be appropriate in height and density but the form is banal . a more creative and multifaceted form that reflects the diversity of the area , breaking down the scale would be more appropriate.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 273

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 12, 2024 09:38:00 am

**Last Seen:** Jun 12, 2024 09:38:00 am

**IP Address:** n/a

**Q1. Your comments**

While I appreciate the need for further density in the city, my concern here is the number of "below-market" units. This should be closer, or higher, than %20. Is it not the COVs own policy that new developments should include this percentage? With affordability at an all-time low, this would help.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 274

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 12, 2024 13:09:42 pm

**Last Seen:** Jun 12, 2024 20:07:32 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I strongly support this project given the large number of rental units, proximity to rapid transit, and inclusion of commercial (grocery store) and childcare spaces. That being said, there could probably even be 2 daycares of this size for the scale of the development.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 275

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 12, 2024 15:34:41 pm

**Last Seen:** Jun 12, 2024 15:34:41 pm

**IP Address:** n/a

**Q1. Your comments**

To consider rezoning to allow such large buildings, with such high profits for developers, there MUST be greater amounts of below market rental housing. 20% at a bare minimum!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 276

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 13, 2024 13:16:34 pm

**Last Seen:** Jun 13, 2024 13:16:34 pm

**IP Address:** n/a

**Q1. Your comments**

The amount of controlled units seems very low for the density. There should be significantly more non market or rent geared to income units. The parking, outdoor space and daycare space is woefully deficient. There are massive wait lists for daycare in the area, there are virtually no off leash dog areas, so dog owners simply destroy the green spaces we have, and people still have cars. I cannot support the massive influx of people in a tower of this size without sufficient additional daycare, parks and parking.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 277

**Login:**

**Email:**

**Responded At:** Jun 16, 2024 18:20:36 pm

**Last Seen:** Jul 10, 2024 22:12:45 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

No to these plans. Back to the GWCA recommendations

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 278

**Login:**

**Email:**

**Responded At:** Jun 16, 2024 20:20:19 pm

**Last Seen:** Jun 17, 2024 03:16:11 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

10% below market housing is a weak offering by Westbank, and a cowardly position of the city to take. The buildings are ugly - but I recognize that is subjective.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 279

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 16, 2024 23:20:04 pm

**Last Seen:** Jun 16, 2024 23:20:04 pm

**IP Address:** n/a

**Q1. Your comments**

This complex is extremely overbearing - 43 stories will tower over the whole neighbourhood, without adding any viable housing for the community. 10% units below market rate is nothing at the scale of this development. What good will come from these unlivably-sized and priced units? s.22(1) a MIRHPP development, and am seeing the units listed for \$3-5,000 on Craigslist. This is triple the amount listed under MIRHPP for moderate income housing. I am 100% certain this development will have the same outcome, and am fully opposed to the current plans.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 280

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 00:21:21 am

**Last Seen:** Jun 17, 2024 00:21:21 am

**IP Address:** n/a

**Q1. Your comments**

I am opposed to any towers of any type being built at commercial and Broadway. Please do not build these monstrosities. What good is 425 sq ft for anyone? They are prisons!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 281

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 09:10:52 am

**Last Seen:** Jun 17, 2024 09:10:52 am

**IP Address:** n/a

**Q1. Your comments**

I am doubting that you at City Hall are taking the neighbourhood comments seriously and are putting developer interests before ours. Extending the heights of the buildings cuts sunshine. You have added in a childcare center with 37 spaces for more people. You have added 2 more parking spaces and over 2,000 bicycle spaces for a building that has living, office and commercial space and thus would have extensive usage of trucks, vans and other delivery vehicles.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 282

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 09:21:03 am

**Last Seen:** Jun 17, 2024 09:21:03 am

**IP Address:** n/a

**Q1. Your comments**

No meaningful gestures are being provided to the community as compensation to the drastic strain it will add to the neighborhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 283

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 11:28:32 am

**Last Seen:** Jun 17, 2024 11:28:32 am

**IP Address:** n/a

**Q1. Your comments**

Love this plan, generally speaking. I live 3 blocks away, so will be inconvenienced during construction. However, I feel like the result of this project will be an overall HUGE improvement for the neighborhood and the city of Vancouver.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 284

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 12:09:17 pm

**Last Seen:** Jun 17, 2024 12:09:17 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this proposal for a number of reasons. 1. This city desperately needs to ore housing and this proposal offers to bring many more units to the market than the current site offers. 2. Large scale developments at transit locations make sense. These new residents will be more incentivized to leave their cars at home or not buy a car at all. 3. The commercial area has the services and stores to support these new residents. 4. That intersection is not "nice" right now, so there is no concern from me about this proposal running the community or culture present.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 285

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 12:31:41 pm

**Last Seen:** Jun 17, 2024 12:31:41 pm

**IP Address:** n/a

**Q1. Your comments**

I was born and raised in Vancouver. I am saddened to see how it has changed and continues to change for the worst. Commercial Drive is a community where you know and talk with your neighbors. There are no high rise buildings , retail on the bottom condos on the top, because they are the opposite of the wonderful place Commercial Drive is. Please do not allow for these buildings to be built on East Broadway and Commercial Drive for they do not belong here. The look of them belongs downtown not in our neighborhood They will block sunlight, cause traffic issues and take away from the small town neighborhood feel of Commercial Drive. It is not needed and definitely not wanted here . I have watched the same ideas being built along the Lougheed highway and Brentwood station area and not only has it caused numerous traffic issues but all those concrete high rises look so cold, uninviting and soulless. They are not a neighborhood where people walk around and talk with neighbors, please do not bring that disconnect and coldness to our community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 286

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 15:25:10 pm

**Last Seen:** Jun 17, 2024 15:25:10 pm

**IP Address:** n/a

**Q1. Your comments**

This does not support the housing needs of this city. Put money into multi-family homes in the South Vancouver area where there needs growth in the area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 287

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 17, 2024 17:20:04 pm

**Last Seen:** Jun 17, 2024 17:20:04 pm

**IP Address:** n/a

**Q1. Your comments**

It is unconscionable that this city continues to approve development of buildings with less than 20% below market housing. This city is driving out the very people who make the city function. The 105 Keefer Street project, which was rejected multiple times, with the last rejection including 25 social housing units in a 12 story development, was recently approved with NO social housing units. Must we all need to move to Alberta for more affordable housing?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 288

Login:

Email:

Responded At: Jun 17, 2024 22:07:43 pm

Last Seen: Jun 18, 2024 05:01:59 am

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

I am opposed to the proposed development at the Safeway site at Broadway and Commercial. I am in favour of affordable housing at that location, and completely support substantial density near this transit hub. I am against this current proposal for the following reasons: 1. This will be an upscale and luxury development, with mega-rents. 2. 90% of the units will be full market price; only 10% are "below-market" – contrary to the City's large sustainable developments policy, which requires a 30% mix of social and below market housing. 3. It contains zero low income, social, non-profit or co-operative housing.. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents. 4. With 10% of the units at "average rent costs", even these will be hard to afford. We all know that the average rent in the City of Vancouver is too high – as of the latest CMHC report it was \$2187 for a one bedroom. 5. For example, CROMBIE REIT/Westbank currently rents units of 680 sq ft at its Safeway development on Davie Street at \$3275 to \$3900/month. 6. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a private locked off courtyard. 7. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver. 8. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with liveability, guaranteed affordability and a generous sunny public plaza. 9. The interests of the local community are not the focus of Crombie REIT. It is in business to maximize profits for its investors. I ask that you turn down this proposal in favour of one that benefits the neighbourhood and the City for the long term.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 289

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 01, 2024 07:45:55 am

**Last Seen:** Jun 18, 2024 05:25:51 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am concerned about the height of the proposed towers--a tower of 444 ft is way beyond the height of nearby buildings. What gets built needs to be in proportion to the surrounding neighbourhood, not tower way above it. Another concern is that a MINIMUM of 20% of the suites in these buildings need to be "below-market," reflecting the income levels of the folks who've traditionally lived in East Vancouver.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 290

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 18, 2024 09:59:48 am

**Last Seen:** Jun 18, 2024 09:59:48 am

**IP Address:** n/a

**Q1. Your comments**

While I welcome the development of this site the proposed towers are too high and don't fit well with the rest of the environment. The budget rental of 10% is also low. It should be increased to at least 20%.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 291

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 18, 2024 13:50:18 pm

**Last Seen:** Jun 18, 2024 13:50:18 pm

**IP Address:** n/a

**Q1. Your comments**

While its needed I am definitely disappointed that there are no condos for sale. s.22(1) in the area, I will have to leave Commercial & Broadway as all new builds are short buildings w prices starting at \$600k. Was hopeful this would have been like the tower at Main and Broadway that had some affordable condos.

**Q2. Your overall position about the application**

not answered

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 292

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 18, 2024 16:33:38 pm

**Last Seen:** Jun 18, 2024 16:33:38 pm

**IP Address:** n/a

**Q1. Your comments**

I think this is a great proposal and think that more of this area should be rezoned and built up similar to what has been done near Brentwood.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 293

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 18, 2024 17:28:37 pm

**Last Seen:** Jun 18, 2024 17:28:37 pm

**IP Address:** n/a

**Q1. Your comments**

I'm not opposed to building new rental housing. I am opposed to the preposterous height proposed. It will be a blight on the neighbourhood in various ways. Aesthetically the renderings look dim. No matter how they look, 3 towers of concrete will cast shadows & tower over the neighbourhood. The appeal of Commercial Dr. is that it's a low rise area that gives it more of a community feel. We do already have issue with drug use/crime around that area & I know 1st hand the police have little appetite to deal with it. Despite that, the City wants the ok to have an influx of thousands of people packed in like sardines. The city counsellors seem to be OK with green lighting densification in this area yet they wouldn't vote to densify Shaughnessy where you have one single-family home on an enormous lot. Until that neighbourhood gets its share of densification, why should we take it on to this degree?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 294

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 18, 2024 19:46:12 pm

**Last Seen:** Jun 18, 2024 19:46:12 pm

**IP Address:** n/a

**Q1. Your comments**

This project is much much too big for the footprint and for the community. The towers will be a looming eyesore and adding this number of people will create congestion and take away from feeling like a community. Community and neighborhood is why we moved to the east end from downtown

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 295

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 09:19:24 am

**Last Seen:** Jun 19, 2024 09:19:24 am

**IP Address:** n/a

**Q1. Your comments**

The drawings and visualizations seem to indicate a lot of green space which make the buildings look attractive. However, it is hard to see that with the shade these towers will throw, that greenery will be able to grow. Without that surrounding green space, these towers will not be particularly attractive - what is the guarantee that the public spaces will be maintained so that they enhance the environment rather than detract. Also 10% below market housing is not enough. I am not against density, but recent global research (Broken Cities, for example), indicates that while density has benefits, affordable housing is not one of them. I am opposed to a project with towers that high that seems geared towards more luxury housing than units that families can actually live in and afford. From the details provided, it is also unclear to me if there will be family friendly units in this development (two to three bedrooms). Additionally, the Grandview-Woodlands Community spent years working on a community plan that fit the community and incorporated density - this proposal with the current tower heights is disrespectful of community process and the neighborhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 296

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 09:24:11 am

**Last Seen:** Jun 19, 2024 09:24:11 am

**IP Address:** n/a

**Q1. Your comments**

This latest application is even less in keeping with the Grandview Community Plan. We shouldn't support a plan that is so much in variance with local community interests.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 297

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 12:15:56 pm

**Last Seen:** Jun 19, 2024 12:15:56 pm

**IP Address:** n/a

**Q1. Your comments**

This will result in further street congestion. Existing residential parking for many blocks in the area will likely be unsustainable.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 298

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 17:36:46 pm

**Last Seen:** Jun 19, 2024 17:36:46 pm

**IP Address:** n/a

**Q1. Your comments**

Beautiful and very good idea, we need new development in this neighborhood at last.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 299

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 20:47:24 pm

**Last Seen:** Jun 19, 2024 20:47:24 pm

**IP Address:** n/a

**Q1. Your comments**

Reserving 10% of the rental units for below market rates is not enough. I would like to see more interesting design in these extremely tall prominent buildings near this cultural hub of the city. (Note that greenery added to design modeling often doesn't actually get planted up to the same lush level in real buildings. It seems like this greenery is being added to make the space look more dynamic than it may actually appear once built.)

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 300

**Login:**

**Email:**

**Responded At:** Jun 19, 2024 21:28:29 pm

**Last Seen:** Jul 30, 2024 02:45:00 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Better late than never! This should have started a decade ago, but it's a fine proposal even now. It's time that space stopped being a parking lot and started being a dense development next to one of the continent's business transit stations.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 301

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 19, 2024 21:52:17 pm

**Last Seen:** Jun 19, 2024 21:52:17 pm

**IP Address:** n/a

**Q1. Your comments**

I live only a few blocks away, and I wholeheartedly support this development. The city desperately needs more housing. This is an obvious and ideal location for it. These towers should be built as tall as possible.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 302

**Login:**

**Email:**

**Responded At:** Jun 19, 2024 23:21:51 pm

**Last Seen:** Jun 20, 2024 05:51:59 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I think it make sense to have taller towers immediately next to sky train and in the areas between Victoria and commercial and also between Broadway and 12th. I also support the childcare spaces which are badly needed even without all the new residents. My comments focus on the public ammenties With much more residents we need more ammenties to handle the increased volume of people in the neighborhood (visitors and residents) I would like to see lots of public parking in the building similar to the parking available at Il Mercato mall on 1st and commercial. This is needed for shoppers at Safeway but also for people visiting commercial drive - not all of whom take the train. If we have public parking a broadway First Ave and Venables this will ease parking issue on commercial drive and help businesses. I think there should be expanded bike storage for the public not just for residents of the towers. I also think there should be an Uber/taxi station. There should also be parking spaces for a fleet of car shares (i.e EVO) From a traffic management perspective it is not clear how you can get in and out of Safeway. Ideally cars should be able to access Victoria broadway and commercial drive. If it is only one street then this will lead to traffic jams and difficulty getting in and out of the Safeway by car The public space between the building and skytrain station is small. One idea is to permit smaller (quality) food stalls (including at night) to give it some life and increase eyes on the street making it safer. In the absence of commercial vendors the small corridor could be much less welcoming. Since the corridor is right beside the skytrain you should explore any noise dampening tools to make it a place people will want to be rather than an outdoor hallway to walk through For future development I think you should extend the corridor north to 12th so that you create a linear arcade of food stalls / or hole in the wall bars that can be its own destination. But it should veer east away from the skytrain to avoid the noise.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 303

**Login:**

**Email:**

**Responded At:** Jun 20, 2024 06:05:16 am

**Last Seen:** Sep 05, 2024 23:12:56 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

High-density, large commercial space, amenities, Skytrain, on Commercial drive? Replaces a surface parking lot? 'd love to live there when it's finished. Yes Megatowers at Safeway! I hope the 10th bike route stays open, or at least the city makes a good detour.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 304

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 20, 2024 08:00:54 am

**Last Seen:** Jun 20, 2024 08:00:54 am

**IP Address:** n/a

**Q1. Your comments**

This project seems to address some housing needs. However, I'm concerned it will be more towers where units will become out of reach for many of us in the neighborhood because of rental/market pricing. I think having, at the very least, 20-40% of the units required to be offered to people at lower than market value rent is important—this because there are many in this area that seem to be being priced out of finding homes. Also the amount of traffic that will increase in trout lake is significant—what are your plans for maintaining that space with increased traffic flow? These towers are also very out of place with the rest of the architecture in the neighborhood and with the landscape. A more practical height that matches the ISS building would be more welcome. My preference though would be that what is built here is affordable housing and fixed rent units so that we can all remain in the neighborhood but not need to be making a salary that is often unattainable.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 305

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 20, 2024 16:15:22 pm

**Last Seen:** Jun 20, 2024 16:15:22 pm

**IP Address:** n/a

**Q1. Your comments**

Other Lower Mainland municipalities wouldn't even blink at building dense transit-oriented housing like this and I think it is time for Vancouver to join these more progressive jurisdictions and factor in the considerations of future residents not just the gripes of property owners who don't have the authenticity to come out and acknowledge that they're trying to protect their real estate investment and ability to charge top dollar when renting their marginal secondary suites.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 306

**Login:**

**Email:**

**Responded At:** Jun 20, 2024 19:59:57 pm

**Last Seen:** Jun 21, 2024 02:59:09 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I am 100% against this. I don't think mega towers will help at all with the housing issue, since this has nothing to do with the number of available places, and with way more complex issues. Not only that, but we already have too many condos being built in the neighborhood, which is disheartening, and this is a further step into a new type of neighborhood that will destroy my beloved and eclectic Commercial Drive, ranked as the world's 5th coolest street. PLEASE I BEG YOU DO NOT APPROVE THIS!!!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 307

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 21, 2024 00:11:48 am

**Last Seen:** Jun 21, 2024 00:11:48 am

**IP Address:** n/a

**Q1. Your comments**

I feel as though the traffic around these blocks can get quite backed up, and this would significantly increase that problem. I would only consider this plan, which feels otherwise reasonable, if there was some way of upgrading the street infrastructure, as well. That's a whole other thing, though. Hence, maybe at least scaling this vision back a bit.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 308

**Login:**

**Email:**

**Responded At:** Jun 21, 2024 07:49:05 am

**Last Seen:** Jun 21, 2024 14:31:15 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I find it difficult to square the fact that despite the Grandview-Woodland Plan's recommendation of 12-24 storeys, these three proposed buildings are an astonishing 37, 38, and 44 storeys tall. This is a Vancouver problem. On the west of Vancouver, people who have the privileges of time, resources, and education are able to protest 10 storey buildings successfully, but East Van neighbourhoods are expected to solve the city's housing crisis with these kinds of monstrous buildings. Recently, a new building was completed kitty-corner to this proposed building. It is 15 storeys and suits the neighbourhood well. I urge council to consider a more appropriate number of storeys. I also have concerns about the "plaza". I have doubts that it will be inviting to all, as most outdoor spaces in the area are overrun with garbage. Finally, who will be able to afford the 90% of units that will be market rates? While I appreciate that the buildings are entirely rental (which we need) I don't know who will be able to afford to live there (at least people who currently live in East Van in precarious housing conditions). We need more housing, no question. But this is too tall, unaffordable, and needs to be altered immensely before it gets approved.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 309

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 21, 2024 16:32:26 pm

**Last Seen:** Jun 21, 2024 16:32:26 pm

**IP Address:** n/a

**Q1. Your comments**

I like it. I want it to be the central anchor of the area, and a go to destination- in the same vein as the Marine & Cambie, and Surrey Central HUB developments are. I'd even like more podium space added for more commercial (shops, restaurants, cinema) and community spaces.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 310

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 21, 2024 19:37:03 pm

**Last Seen:** Jun 21, 2024 19:37:03 pm

**IP Address:** n/a

**Q1. Your comments**

The site is highly under utilized from a socio-economic perspective given it is next to a major transit connection and route out of Vancouver to highway 1. Density is appropriate and will not negatively affect the neighborhood - it will support local businesses and will not displace existing renters.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 311

Login:

Email:

Responded At: Jun 23, 2024 00:50:57 am

Last Seen: Jun 23, 2024 00:50:57 am

IP Address: n/a

#### Q1. Your comments

I would like to say as a member of the community s.22(1) that the construction deemed by the city of these high-rises is not something anyone in this community wants and I would love to underline anyone. I'm sure for the whole economy, there is an argument For the greater good but I mean the biggest! When I say you were going to destroy a community of people that love where they live and I I don't like it and I can't say it in good confidence. What you're doing is gonna have a positive effect even some form of long future I think your hope for these big little sprawling areas of Trudeau's version of minimizing carbon emissions by creating these hubs is nothing more than a force that has so little insight of how damaging it is to not only the communities, but the culture that they have owned in for so many decades, and you're willing to eradicate it For some oversight that I don't think anyone that will read this email will ever understand and it makes me almost warm. It makes me wanna cry it does it makes you wanna cry because this email will probably never read and no one really cares you look at it like it's just progress and it's really just the diminish of the whole Ness of what this area is , you come out from angle you are saying this will clean up an area or this will bring more opportunity, but it's just for greed and your own version of what you're who knows honestly who is behind the wheel of who is a good idea because this community in particular Around commercial has no want or need of these high-rises it's disgusting and has no business being here. Shyd really just go further. Victoria up the hill away from commercial or closer to Nanaimo where it's slightly residential and not in a cultural hub. Why why would you put in a place that has so much love and destroy that love with greed and absolute just corporate Oversight of negligence that will bring upon nothing but disaster I urge you to not further these bills if you have to build these three buildings, let it be please for the sake of Vancouver as a whole and the communities here don't further it. You're not gonna widen the roads you're gonna destroy the streets you're gonna further damage the general Structure it's gonna worsen. It's not this Isn't something that will better the people this is something that is just a misplace idea of what good for people without asking the real questions and this is why I'm writing this message. You're not asking what is right for this city? You're just implementing an idea that you think Over some sort of time will give benefits and let me tell you it will not unless you're thinking of some sort of database algorithm that has no idea of what is a premise of human nature or emotion sadly if that's the way you're looking at this then this is just doomed to be nothing whatever was and doomed to be nothing but just some metropolitan uncultured Zero history to it area based on nothing but corporate greed, and shiny things spray-painted over plastic that gives nothing but a glare and cancer to the society that's here. Nothing will ever be able to fill the void that you may destroy at the joy that is a community it will never recover in someway that's what you want and if that's the case that I'm speaking to a wall and honestly pretty sure that's what I'm doing so in doing so I'll have to say is if this message isn't red then shame on you if it is red and disregarded, then shame on me for even writing on it And overall thirdly, why change something that's already beautiful unless you're gonna add to it but be real what culture are you adding? What are you adding something to say that we're creating that will be beneficial to society in quotation marks but really it's not it really isn't. There's so many other places to build and there's other way to go about this , and you're just looking at some sort of who knows some guy probably came up with this idea of all these Guy trains having these super towers around them and societies that live in them they'll never have to leave their little communities and never branch and they just go to work they come back they get their groceries right from their home. There's no struggle. It's all convenience and all I gotta say to that is a horrible society. This will create , no culture struggle except for the exit is created by the people that made this city what it is it's a tragedy and shame on anyone that put \$ on the life of people that truly care and can trued to community so be it man decisions have already been put in place and it's only up to me to accept what is coming. I do my best to understand what is to come when it happens and make the right decisions as life changes around me such as it is praise the universe praise be the righteous praise be the people that truly deserves this earth and vengeance upon those that seek destroy if there is no god Only the dollar sign that seeks to corrupt everything. I will love my life as a good person and only seek to do the right thing despite greedy and the lust for absolute power struggle create strong people and one day the wrongs made by everyone will come to light and society be better for it , the damage done by a few dictating what people thought was good for them

#### Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this  
application in the future

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Yes





**Respondent No:** 312

**Login:** s.22(1)

**Email:**



**Responded At:** Jun 23, 2024 10:17:21 am

**Last Seen:** Jun 23, 2024 10:17:21 am

**IP Address:** n/a

**Q1. Your comments**

We NEED this development. Thank you for making it happen.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 313

**Login:**

**Email:**

**Responded At:** Jun 24, 2024 10:19:23 am

**Last Seen:** Aug 23, 2024 18:01:58 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Can we please just approve this proposal and get it built? It's been 5+ years of back-and-forths, while construction costs are getting higher and higher.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 314

**Login:**

**Email:**

**Responded At:** Jun 24, 2024 12:56:40 pm

**Last Seen:** Jun 24, 2024 12:56:40 pm

**IP Address:** n/a

**Q1. Your comments**

Dear Mayor Sim and Councillors, I am opposed to the proposed development at the Safeway site at Broadway and Commercial. I am in favour of affordable housing at that location, and completely support substantial density near this transit hub. I am against this current proposal for the following reasons: This will be an upscale and luxury development, with mega-rents. 90% of the units will be full market price; only 10% are "below-market" – contrary to the City's large sustainable developments policy, which requires a 30% mix of social and below market housing. It contains zero low income, social, non-profit or co-operative housing.. We desperately need affordable housing in Vancouver – this proposal will only contain sky high mega rents. With 10% of the units at "average rent costs", even these will be hard to afford. We all know that the average rent in the City of Vancouver is too high – as of the latest CMHC report it was \$2187 for a one bedroom. For example, CROMBIE REIT/Westbank currently rents units of 680 sq ft at its Safeway development on Davie Street at \$3275 to \$3900/month. There is no centrally located, generous public plaza as promised in the Grandview-Woodland Community Plan. All there is a noisy walkway under the shadow of the skytrain line with stairs that run up underneath Tower A to a sidewalk that skirts a private locked off courtyard. The three towers are forbidding and out of scale with the eclectic Commercial Drive. I completely support substantial density at a transit hub. But towers soaring higher than 44 storeys, casting cold shadows over the neighbourhood, and offering no genuine affordable housing is of no benefit to Vancouver. There is an opportunity at this site to make it an inviting, welcoming gateway to East Vancouver, one with liveability, guaranteed affordability and a generous sunny public plaza. The interests of the local community are not the focus of Crombie REIT. It is in business to maximize profits for its investors. I ask that you turn down this proposal in favour of one that benefits the neighbourhood and the City for the long term.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 315

Login:

Email:

Responded At: Jun 24, 2024 14:03:14 pm

Last Seen: Jun 24, 2024 20:25:01 pm

IP Address:

Q1. Your comments

I generally support increased density along the Broadway corridor, ESPECIALLY in cases where it is not replacing existing housing (often more affordable, older units). I am not at all impressed by the 10% 'below-market' target. Understanding that this project is a major financial investment for the developer, but Grandview-Woodlands already has a high number of residents paying more than 30% of their total income on housing and obviously a great number of those residents make far less than the average household income of \$89,771. I would obviously prefer to see truly affordable units, but at minimum that 10% target could be greatly increased. I'm happy in theory to see that childcare facility has been re-added to this proposal, but 37 new spaces is a joke. I live very close to the site of this proposed development, and s.22(1)

s.22(1) The childcare facility will not address the current shortage, let alone the increased demand from 1044 new units. This leads to the next point of: I would only entertain support of this project if a large number of units are 2+ bedrooms. It is astonishingly difficult for families to find adequately sized housing. The buildings are aesthetically fine. The inclusion of a green space is welcome, but if it is functionally just landscaping around entryways to the towers, then that is very different than a public space, which would be of considerable value. I do, like many, think these towers will look massive and out of place. I also, like many, think that living in something like this sounds very unpleasant. But we failed to build apartments for a few decades, and land value is what it is, so here we are.

Q2. Your overall position about the application

Mixed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 316

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 14:31:11 pm

**Last Seen:** Jun 24, 2024 14:31:11 pm

**IP Address:** n/a

**Q1. Your comments**

We desperately need more housing so I'm a yes.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 317

**Login:**

**Email:**

**Responded At:** Jun 24, 2024 14:53:39 pm

**Last Seen:** Jun 24, 2024 14:53:39 pm

**IP Address:** n/a

**Q1. Your comments**

What are you city planners thinking?!! Already Trout Lake, the one large park in the area, has been degraded by increase in population over the past several years. Where are all these people to go if they want to get into nature? Not everyone is able to drive to the north shore. What about them? Those that can't afford to live in your high-rises, even if they wanted to. No building in Vancouver should be considered without thinking about green spaces and community gardens, where people can actually grow their own food. Think ahead! The impact of all that density rising up, one on top of the other, will create many more problems. Commercial Drive, renowned for it's slower, friendlier character, will become like any other part of the city. Developers are designing a city of drones, for a workforce that goes to work in the day and comes home to their tiny spaces to eat and sleep. No space for hobbies or gardens. Just a few common green spaces on rooftops, managed and controlled. This is not Utopia.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 318

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 16:08:35 pm

**Last Seen:** Jun 24, 2024 16:08:35 pm

**IP Address:** n/a

**Q1. Your comments**

There has been little consideration to the impact this has on society. If anyone has lived in this neighborhood, they will find that it already smells of a strong undesirable odour at all times, it is dirty, and polluted. Building these towers do not solve these issues. How many of those units will sit empty because they are bought up from developers and investors? If the purpose is to house people, then it should be a government project and purpose built to ensure that those who really need housing get it for that reason specifically. The fact that this is for profit is ridiculous, especially during a time when the city already has enough housing but they simply can't afford it because owners are buying homes up for investment and profit this project makes housing a profit driven investment when it really shouldn't. Housing is essential to living a life and it shouldn't be for profit. There's a different place for this, and i am sure the developer can afford to take it elsewhere, so why here? The developer is not investing in the community or the neighborhood, it is investing in itself. Any development should be for the good of the community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 319

**Login:**

**Email:**

**Responded At:** Jun 24, 2024 16:26:03 pm

**Last Seen:** Jun 24, 2024 23:18:25 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

When this development was originally proposed it was for 36 storeys. Public backlash and one Citizens' Assembly later called for 12 storeys. City staff then said it needed to be 24 storeys ... and now developers want 44 storeys. No wonder nobody trusts city hall and/or developers. The city should be beholden to the residents of Vancouver who pay their salaries, not the developers who finance their election campaigns.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 320

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 24, 2024 16:33:48 pm

**Last Seen:** Jun 24, 2024 23:26:49 pm

**IP Address:** s.22(1)

**Q1. Your comments**

The Grandview-Woodland Community Plan exists for good reason -- to preserve the community. This rezoning proposal would have a negative effect on the immediate neighborhoods, with density outpacing supporting infrastructure, as well as community policing. I don't think I'm overstating it when I say it would destroy the unique culture of Commercial Drive -- a culture that is antithetical to real estate profiteering. One downtown core is enough! Reject this rezoning application and preserve a part of what makes Vancouver unique and something more than a place for people to make a profit.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 321

**Login:**

**Email:**

**Responded At:** Jun 24, 2024 16:55:35 pm

**Last Seen:** Jun 24, 2024 23:47:29 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I support increased density in my neighbourhood but only if some conditions are in place. This proposal simply does not fit within the aesthetics of Commercial Drive. It is far too tall. At least 10 stories need to be removed. It is not clear how much the public will have access to common space. There needs to be green and play space for everyone - not just residents of the buildings. There is simply not enough guarantee of affordability in the units in these mega towers. We are also seeing a lot of 4 and 6 story developments being built very close by. Those other developments are already going to drastically increase car traffic along Broadway and Victoria. Accidents are happening at 12th and Victoria almost weekly due to high volume and impatient drivers. The already approved developments are going to make that much worse. This proposal eclipses all of them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this**

Yes

application in the future



**Respondent No:** 322

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 24, 2024 17:27:05 pm

**Last Seen:** Jun 25, 2024 00:15:02 am

**IP Address:** s.22(1)

**Q1. Your comments**

This is not a sustainable development for the Grandview Woodland community. The participation in the "Grandview-Woodland Community Plan" already identified the development concept for the area. The Grandview Woodland community is a neighbourhood with long term residents of various generations. This building is a high rise tower that doesn't help with home ownership as it is rental only. Tower developments like the proposed are unsustainable for a low to medium rise community. From a social, environmental, and economic standpoint this building will negatively impact the community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 323

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 17:55:04 pm

**Last Seen:** Jun 24, 2024 17:55:04 pm

**IP Address:** n/a

**Q1. Your comments**

No to newbuilds, no to highrises. Leave us alone, it will not help the housing stop making idiots of us

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 324

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 18:27:32 pm

**Last Seen:** Jun 24, 2024 18:27:32 pm

**IP Address:** n/a

**Q1. Your comments**

I do not think this fits with the Commercial Drive area at all. It is an eyesore and not in keeping with Italian Days or the feeling of the neighbourhood. I agree with increased density. I would rather see 4- 12 storey buildings. In the past several years the city does not take into account the general feel and style of the existing neighbourhood. This is another example. What about the goals and priorities of residents in the area?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 325

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 24, 2024 19:15:17 pm

**Last Seen:** Jun 24, 2024 19:15:17 pm

**IP Address:** n/a

**Q1. Your comments**

44 storeys is way too high in this neighbourhood. This is a tight-knit family oriented neighbourhood where people talk & share with each other. Humongous towers do not support a community feeling - they promote isolation & ignoring your neighbours while you ride the elevator solo directly into the parking garage. These buildings look cold & sterile, not warm & welcoming like the Commercial Drive neighbourhood. 10% of floor space will be below-market rent? So over 90% of the units will be exorbitant rent that no one from this neighbourhood can afford. This community has the highest number of indigenous inhabitants of any other n neighbourhood in Van; I do not see how these buildings will increase access to Indigenous housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 326

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 21:14:39 pm

**Last Seen:** Jun 24, 2024 21:14:39 pm

**IP Address:** n/a

**Q1. Your comments**

We need more housing, we need .ore buildings. This is good.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 327

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 24, 2024 21:36:40 pm

**Last Seen:** Jun 24, 2024 21:36:40 pm

**IP Address:** n/a

**Q1. Your comments**

I'm concerned that the unique character of the Commercial Drive neighbourhood will be negatively impacted and eventually lost due to Yaletown-like towers constructed here. How small are these units, too? Vancouver is already swamped with apartments too small to live in long term. And, how long will the neighbourhood be without a Safeway? Does the city plan to find another retail grocery store to build in the neighbourhood? More and more condo developments are popping up in this neighborhood - we don't have enough libraries, parks, food stores, doctors, etc. To support this many people in the Commercial Drive/Trout Lake area. The community centre is tiny, with an outdated/very small gym. And, the number of day care spots is way too low - we need to better-support families.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 328

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 01, 2024 07:49:10 am

**Last Seen:** Jun 25, 2024 06:16:11 am

**IP Address:** s.22(1)

**Q1. Your comments**

Having participated in consultations with the Citizens Assembly over the Grandview-Woodland plan, I am dismayed with the soaring heights of this proposal. This is not what we area residents signed off on during these community consultations. We agreed upon human scale density. These towers are too high and will make the area into another Brentwood. They will overshadow houses to the west on East 10th and 11th. I was also hoping for more public green space. Why consult with the community if you completely disregard their input?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 329

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 04:43:46 am

**Last Seen:** Jun 25, 2024 04:43:46 am

**IP Address:** n/a

**Q1. Your comments**

This proposal isn't what is right for the neighbourhood or its residents. We need affordable housing!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 330

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 11:24:33 am

**Last Seen:** Jun 25, 2024 11:24:33 am

**IP Address:** n/a

**Q1. Your comments**

This is far too tall for the neighbourhood--please do not destroy our city in the name of unbridled density

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 331

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 13:18:09 pm

**Last Seen:** Jun 25, 2024 13:18:09 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal would change the neighborhood completely and for the worse. My biggest complaints are: 1) the insane height of the buildings relative to the existing skyline, 2) a shady low grade public space next to the skytrain that will make the area more grotty and not less, 3) the limited amount of below-market and affordable housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 332

Login: s.22(1)

Email:

Responded At: Jun 25, 2024 14:07:30 pm

Last Seen: Jun 25, 2024 00:42:17 am

IP Address: s.22(1)

**Q1. Your comments**

Overall, this will support housing densification, adding more housing units in a location that optimizes access to transit without eliminating existing affordable housing, which has the potential to improve vacancy rates and increase investment opportunities. This aligns with Vancouver's official city plan to densify the Broadway corridor. This will add 1,044 rental units with 10% of the floor area for below-market units. Below-market rates are still well above what is considered affordable (monthly housing costs = 30% of total income) for Vancouver's average household income of \$89,771. How will they be regulated? How will this support Grandview Woodlands already having the highest number of households in Vancouver paying over 30% of their household income on shelter? What is the target demographic for these housing units? What will these units offer in terms of size and affordability that is not already available in other recent or upcoming housing developments in East Vancouver? How will this align with the City's goal to improve access to housing? How will increased vehicle traffic in this area be accommodated? 438 new parking spaces for 1044 units will not provide adequate parking for even half of the units, nevermind multi-vehicle households and their visitors, even if vehicles are only used for pleasure. How will street parking spillover be managed in this already problematic intersection? The recent closure on Woodland Drive has led to an increase in vehicle traffic through the Broadway and Commercial Dr intersection, reduced availability of parking, and increased risk of collisions spanning out from the Commercial Broadway intersection. Happy to see a childcare facility was added back into the proposal, however, it only adds 37 new spaces. This is a fraction of the 1044 new units being built, many of which will house children, adding to the number in the community needing childcare. How will this proposal "Support the goals of Reconciliation in partnership with the Aboriginal community" and "enhance culture, heritage and creativity" as per the Grandview Woodlands Community Plan? Grandview Woodlands has a higher proportion of Indigenous Peoples (8.1%) than the rest of Vancouver (2.0%) Happy to see the inclusion of publicly accessible outdoor space. Will this be an open area park for recreational use, or will this be landscaping with walkways leading to the entrance of the new towers?

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 333

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 14:19:24 pm

**Last Seen:** Jun 25, 2024 14:19:24 pm

**IP Address:** n/a

**Q1. Your comments**

To the proposal regarding 1,044 rental units: How will they be regulated? How will this support Grandview Woodlands already having the highest number of households in Vancouver paying over 30% of their household income on shelter? What is the target demographic for these housing units? What will these units offer in terms of size and affordability that is not already available in other recent or upcoming housing developments in East Vancouver? How will this align with the City's goal to improve access to housing? In regards to the parking spaces: The recent closure on Woodland Drive has led to an increase in vehicle traffic through the Broadway and Commercial Dr intersection, reduced availability of parking, and increased risk of collisions spanning out from the Commercial Broadway intersection. 438 new parking spaces for 1044 units will not provide adequate parking for even half of the units, nevermind multi-vehicle households and their visitors, even if vehicles are only used for pleasure. How will street parking spillover be managed in this already problematic intersection? Childcare: 37 spaces is nowhere near enough for 1,044 units...this is not an adequate solution to childcare when adding the proposed amount of units. "Support the goals of Reconciliation in partnership with the Aboriginal community" and "enhance culture, heritage and creativity" as per the Grandview Woodlands Community Plan? Grandview Woodlands has a higher proportion of Indigenous Peoples (8.1%) than the rest of Vancouver (2.0%). Who has been consulted from the Indigenous community and how are their comments and feedback woven into this proposal? Happy to see the inclusion of publicly accessible outdoor space. Will this be an open area park for recreational use, or will this be landscaping with walkways leading to the entrance of the new towers? Will the towers be pet friendly and if so, where will pets be allowed to relieve themselves.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 334

**Login:**

**Email:**

**Responded At:** Jun 25, 2024 16:02:38 pm

**Last Seen:** Jun 25, 2024 22:56:41 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

I am opposed to the current design for a number of reasons. Primarily, the design does not fit with the GWCP so it will not fit into the neighbourhood. The inclusion of "below market" suites is not sufficient for what is actually needed which is affordable housing. Yet another project building luxury suites does not actually do much towards addressing Vancouver's housing crisis. Affordable housing which what is needed. The design is too tall and the public plaza is not going to be dark due to shadowing so it will not actually develop into a community gathering place.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 335

Login:

Email:

Responded At: Jul 01, 2024 07:49:22 am

Last Seen: Jul 01, 2024 07:49:22 am

IP Address: n/a

#### Q1. Your comments

PLEASE REJECT CURRENT PROPOSAL The City of Vancouver should require a radically new 21st Century proposal that aligns with the published priorities of the City of Vancouver. Each of the following reasons are sufficient in itself to reject the 2024 proposal and send the developers to make a completely new proposal. 1. Transfers ownership of a valuable public good to a private corporation with no compensation Citizens of East Vancouver lose the view of the North Shore mountains so it can be sold to condo owners. This view is valuable, so we deserve compensation in the form of an accessible and enjoyable public plaza where we can enjoy our view 2. Destroys a small urban forest in the Cut that generates oxygen in a park deprived area - green areas on-site private 3. Disrupts traffic with a turn signal on a bridge to allow left turns 4. Increases traffic along the 10th Ave bike path to unacceptable levels 5. Not enough parking provided or support for electric cars -intrudes on permit parking in area already reduced by construction 6. May destabilize the local buildings near the Cut and beyond - I suspect there is a stream under the Safeway parking lot due to subsidence patterns I have noted 7. Density is far in excess of the Grandview-Woodland Community ODP 8. The current proposal is almost identical to previous site plans put forward by the developer. This one adds more profitable features while not addressing community concerns or requests. Building for City Priorities Taken from the City Website - a communication on City Priorities <https://vancouver.ca/files/cov/strategic-priorities-2023-2026.pdf> Relevant sections quoted then violations of these priorities tracked. How does the proposed development at 1780 E. Broadway manage to work against so many of these stated objectives? 1. Vibrant and diverse -Removes streets from community use by increasing traffic substantially + removes existing mature trees in the Grandview Cut reducing available oxygen production +destroys access to public view of North Shore mountains from sidewalk on 10th Ave. an intangible cultural heritage. 2. Housing - The Woodward development was able to actually assist the unsheltered individuals in the area where it was built. Do not tell us it cannot be done. This development is larger and more dense than almost identical proposals that have been rejected by the community already +the LEM system is flawed and does not have sufficient oversight - there are no guarantees that any of these units will be "affordable" or be assigned using any socially monitored criteria. 3. Supporting business - The buildings and construction sector is by far the largest emitter of greenhouse gases, accounting for a staggering 37% of global emissions. The production and use of materials such as cement, steel, and aluminum have a significant carbon footprint. Sep 12, 2023 UN Environment Programme +Reuse or recycling not mentioned +no onsite renewable energy, although some environmentally friendly heating was part of the previous plan, but not visible now in drawings 4. City services and infrastructure - Flawed transportation design includes installation of a new traffic light on a bridge with left turn priority immediately before the existing light on Commercial Drive and Broadway, this may interfere with the B-Line stop - 2 bridges will be affected by this construction in addition to the freight train line and existing skytrains - will taxpayers have to replace these street bridges and cover costs to alter any other infrastructure? 5. Safety and security - Broadway is a designated emergency route -the proposed additional traffic light conflicts with movement of traffic on emergency routes +12th and Victoria has experienced non-fatal frequent accidents involving drivers turning left - this has increased recently with traffic pattern changes in the neighbourhood - is the City only worried about fatal accidents or does accident frequency also count? There will be issues with two lights so close together and one on a bridge that could be easily avoided. 6. Climate emergency - 19th century land use plan in a 21st century city -no ecological plan other than some decorative green blotches on buildings + removes existing mature tree canopy in the Grandview Cut reducing available oxygen production 2nd violation -same offense: different policy 7. Healthy, inclusive, and equitable - Hearing health will be negatively affected by high decibel level of skytrain noise trapped between buildings. Coordinated approach would consider: +skytrain noise abatement using well established techniques +neighbouring buildings - an 8 storey plinth is as tall as the existing Medical building in 10th Ave without the towers on the top. Optimize energy sources could include support for the electric cars that are quickly replacing gas in the City. There is already a transformer in the Cut for the Skytrain that could be utilized for an electric park and ride system in partnership with Translink - this is a one time opportunity to keep cars out of downtown 8. Reconciliation - Any reconciliation? Community priority is being trampled as the ground level public square is eliminated +no immediate connection to urban indigenous priorities + I am a senior and the "senior's lens" reports that this 19th century project does not belong in a key hub of a 21st century city. 9. Good government - Please make public the amount of fees paid and any



financial contribution to infrastructure improvements that will be required to build this massive structure. Supplying services to an additional small village will cost tax-payers substantial sums. If the bridges must be rebuilt due to changes in the Cut or to service traffic for this building, that adds even more millions. QUESTIONS 1. If the community does manage to have this offensive plan scrapped again, can we insist that the developer must align with City priorities in any a new proposal? 2. It is obvious from previous developments (Arbutus etc) that the goal is to keep the existing Safeway open during construction. This is why there is a "public walkway" right next to the skytrain. There are other ways to design this site so this area can be the last part to be developed. Why is no consideration ever given to the proposal with a public square that was voted a favourite during consultations with the Grandview-Woodlands community? 3. This is a key site that should further many of the City's goals as expressed in the list of Priorities. Why is this developer allowed to ignore or work against these priorities and put profit first? 4. Why is there no noise remediation designed into the site? I have taken measurements of 90dB at the New Westminster skytrain station that would require hearing protection if it was a workplace. This drawing displays a similar disregard for hearing health. Why is there no requirement for noise abatement for visitors or residents? 5. Community is strongly against the current proposal that privatizes public views, does not give back a public plaza, and goes against the stated priorities of the City of Vancouver. Is the policy of the planning department to accept proposals that go so strongly against the stated priorities of the City? 6. What is required to make this company come up with something fresh, interesting and compliant with City goals and public opinion? Thank you for your time and consideration. I am interested in having additional input into possible design improvements that would make this site development easier for people to live with and a showcase for Vancouver values.

<b>Q2. Your overall position about the application</b>	Opposed
<b>Q3. I would like to be contacted about this application in the future</b>	Yes



**Respondent No:** 336

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 19:10:41 pm

**Last Seen:** Jun 25, 2024 19:10:41 pm

**IP Address:** n/a

**Q1. Your comments**

These mega towers will ruin the charm of east van. I worry that they will open the door for more mega towers in the area, and it will become a vacant concrete jungle, like many parts of downtown. There is already a housing affordability crisis in Vancouver. East Vancouver is home to many of the essential yet lower waged workers that are necessary to keep the city functioning. This is also an area where many working class families with children live- families who require affordable housing. s.22(1), I see and work with so many populations that will suffer from this- from my colleagues to the folks who are lacking stable housing. This city needs to be financially accessible in order to keep our communities thriving. Market rent condos are only making things worse.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 337

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 01, 2024 07:49:24 am

**Last Seen:** Jul 01, 2024 07:49:24 am

**IP Address:** n/a

**Q1. Your comments**

The childcare is a great and necessary addition, but 37 spaces sounds low, considering that there will be more than 37 children in the towers already. It is important that the garden area between the tower be accessible publicly by anyone, and not only by residents. Else that would be a big blocker for integrating everyone in the community. 10% below market rental units (which is the legal bare minimum) sounds a bit low considering the advertised goal of the Grandview-woodlanf project. Will I understand the city wants to push public transport the very small amount of parking space for resident is concerning, and could lead to serious street parking shortage. The idea that reducing parking space reduces the carbon footprint does not hold if people park in the street. Reducing the amount of parking does not reduce the amount of cars, only city wide public transports can do that.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 338

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 19:52:39 pm

**Last Seen:** Jun 25, 2024 19:52:39 pm

**IP Address:** n/a

Q1. Your comments

don't like it.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this  
application in the future

Yes



**Respondent No:** 339

**Login:**

**Email:**

**Responded At:** Jun 25, 2024 20:57:52 pm

**Last Seen:** Aug 22, 2024 03:27:52 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Absolutely, yes! This is the most transit-rich part of the entire city, and should therefore be the densest so that as many as people as possible have access to rapid transit to jobs, schools, and other destinations. This is the heart of the city with the most access, the most amenities. I bet the Rio Theatre and the Wise Hall would not have struggled with more nearby residents within walking distance to fill their seats. I strongly support the density, massing and heights. I wish there was less vehicle parking given how this development is next to both the busiest bikeway as well as two SkyTrain lines. I love the inclusion of childcare.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 340

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 25, 2024 22:49:40 pm

**Last Seen:** Jun 25, 2024 22:49:40 pm

**IP Address:** n/a

**Q1. Your comments**

I have hesitation on who will be the landlord of these units. Just how high will they squeeze renters. But we need housing stock now!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 341

**Login:**

**Email:**

**Responded At:** Jun 26, 2024 00:12:52 am

**Last Seen:** Sep 02, 2024 15:20:55 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Please approve this development! We desperately need more housing and having it located at the intersection of our two main skytrain lines is an ideal location. Added residents will only help local businesses in the area and it retains having a grocery store at the interchange.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 342

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 26, 2024 07:30:01 am

**Last Seen:** Jun 26, 2024 07:30:01 am

**IP Address:** n/a

**Q1. Your comments**

This neighbourhood is currently undergoing significant transition. We pose the principle that mild to moderate densification is acceptable. What is proposed at the Safeway corner is unreasonably large and impactful across every attribute - size, scale, shadow contribution, affordability and on and on. The community has provided feedback over and over that has indicated the proposals on the table are not reasonable and not acceptable. This continues to be the case.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 343

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 26, 2024 07:59:26 am

**Last Seen:** Jun 26, 2024 07:59:26 am

**IP Address:** n/a

**Q1. Your comments**

Completely approve of this

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 344

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 26, 2024 12:09:45 pm

**Last Seen:** Jun 26, 2024 19:01:41 pm

**IP Address:** s.22(1)

**Q1. Your comments**

clearly not to proportional to the neighbourhood. not in alignment with the community plan community space too small and limited 37 daycare spots insufficient this is either setting a precedent for more mega towers or remains completely out of proportion to neighbourhood support densification, just not with this monstrosity please restrict to the the height outlined in community plan (~25 stories) make it more cohesive with the community for the city, what improvements to amenities are planned to support the increased population - schools, rec centres, parking , traffic, etc.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 345

**Login:** S.22(1)

**Email:**

**Responded At:** Jun 26, 2024 16:24:04 pm

**Last Seen:** Jun 26, 2024 16:24:04 pm

**IP Address:** n/a

**Q1. Your comments**

The site is overbuilt. Too tall for the neighborhood. An opportunity exists to incorporate this busy central transit hub into a more street-friendly walkable link to Trout Lake, Clark Park, and the retail outlets along Broadway and along Commercial Drive. Walkers and cycling commuters could have better access to the trail that runs under the Skytrain out to Burnaby and beyond. The bike crossing that crosses Broadway at the eastern extremity of this project is very dangerous. The "amphitheater seating" is nothing more than curved concrete steps in a shady rainy grey concrete alleyway. What little late afternoon sun reaches in there will shine directly in the eyes of the audience facing the stage. The plans should pay much more attention to how pedestrians will flow out of the towers and into and around the Skytrain. The sidewalks and other such areas are too narrow — there needs to be more elbow room on all the sidewalks and "public" and "publicly available" spaces. On June 25 at the Italian Cultural Centre, the developer's shadow report didn't show the winter solstice shadows. At best this is disingenuous; at worst, a lie of omission". The floor model showed the cut as manicured and usable. But the cut is blackberries and alder and totally inaccessible. The portrayal of the "public spaces" and the "publicly available" spaces are unreasonably optimistic. The bulk of that space will be a walking highway north-south behind the skytrain station. There could/should be areas to wait for friends. \*\*Please please more public washrooms. and more drinking water. Without these, such spaces can never be truly user-friendly.\*\*

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 346

Login:

Email:

Responded At: Jun 26, 2024 18:05:59 pm

Last Seen: Jun 26, 2024 23:44:57 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

I am disappointed by the height of the three buildings and would prefer to see them capped at the 20 to 24 stories agreed to by the Grandview-Woodland Plan. This height would still allow for significant density while conforming more to the character of the neighbourhood. I believe that it will be necessary to preserve a pocket of Vancouver that still honours the concept of distinct neighbourhoods (a "context sensitive approach"), given the focus on density within the Broadway Plan, and Grandview-Woodland could be a shining exception with slightly lower building heights at its transit hub. However, if the City insists on greater heights at this location, I would be less resistant if at least 20% of the suites are below-market rentals (which I believe is being mandated by the Province at Transit Oriented Development Areas) and/or 10% or more of the suites were priced for low-income renters (with a mix of sizes to accommodate families). Grandview-Woodland needs more affordable housing and this development would be much more palatable & I would support it were this option included. I worry that there currently is not enough city infrastructure, particularly schools, to support even a modest increase in density, let alone the 1,044 plus people being proposed. I am encouraged to see that a childcare centre has been reintroduced but I remain disappointed by the lack of a real plaza on the site: I don't consider the corridor running adjacent to the skytrain an actual plaza. The Skytrain noise renders the space uninviting for conversation and impossible for performances other than those that create their own intense volume. I remain concerned about shadowing & would like to have seen a rendering of shadows cast at the end of December. The limited vehicle parking could impact the neighbourhood with an increase in demand for curbside parking; however, I am confused as to whether this minimal amount will be required given the City's plan to eliminate minimum vehicle parking requirements for new buildings.[This is a question - will the parking spaces indeed be eliminated? And will there be additional residential parking permits issued for adjacent neighbourhoods?] I am aware that my opposition is probably futile given the mandate around increasing density within TOA's from the Province; however, I remain opposed to heights above 20 stories and believe there must be other, creative means to increase density and I would prefer to see these explored.

**Q2. Your overall position about the application** Opposed

**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 347

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 26, 2024 19:26:07 pm

**Last Seen:** Jun 27, 2024 02:01:10 am

**IP Address:** s.22(1)

**Q1. Your comments**

Excellent option for land right next to a skytrain stop, we should have places like this all around the city. Really like the public space components; they should have direct connections to the skytrain stop. A pedestrian bridge connecting to the north side of Broadway would be a great addition. Would like priority for bike access from 10th Avenue (for both commercial and residential uses).

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 348

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 26, 2024 19:26:33 pm

**Last Seen:** Jun 26, 2024 19:26:33 pm

**IP Address:** n/a

**Q1. Your comments**

These 3 buildings are much much too tall for tge surrounding neighbourhood and would set a terrible precedent for building height. Tge maximum height should be 25 stories and mire than 3 towers could be building at this height

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 349

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 27, 2024 08:09:44 am

**Last Seen:** Jun 27, 2024 08:09:44 am

**IP Address:** n/a

**Q1. Your comments**

Good morning, We have concerns about how, why and when the building was changed to 100% rental. That, for one, does not seem to support the diversity that has been discussed over the years. Are there examples of buildings of this size in Vancouver with 100% rental that can be referenced? - We are not convinced this is the best approach and have concerns about the wide swinging pendulum that seems to exist on this project when it comes to Condos vs. Rentals vs Below Market Condos and/or Rentals. Secondly should an effort not be made to place eyes and ears on the plaza ... one only needs to spend a night or two walking around the Skytrain station to see what becomes of the 4 corners at Commercial and Broadway and Commercial and Grandview once the retail and restaurants close. A covered staircase to an elevated "park" will likely see the accumulation of characters (and debris) often seen seeking shelter under the Skytrain tracks at Grandview and Commercial. We are for density and the development in general, however the ever increasing size of the towers and the lack of understanding and consideration of the neighbourhood is troubling. The Co-op to the east has a proposed 3 story wall erected along its western property line - there doesn't seem to be much consideration to that property and the people that live there in this proposal. The Project has designed outside of the existing property lines in installing an overpass over the Greenway/Cut to the proposed Safeway loading docks off of Broadway - this seems quite bold in the face of their ever growing towers and short sightedness regarding the neighbourhood. The views in the Model suggest a completely different world than the one that exist on the south side of the Development (the south side of 10th, between Victoria and Commercial) - as this is not part of the development and (as far as we know) not likely to change - this seems very disingenuous. One of the presentation boards suggested that there would be 35% family sized units - can that be more defined in a sense of quantity of Bedrooms, Bathrooms and Square footage? In short, Ultimately we'd like to see an effort to make the Skytrain and the surrounding area safer. there are many architectural element that we like visually - it is the function, not the form that we are questioning here. We are happy to see the area increase in density although this has become a bit extreme, as each new proposal gets taller and taller, the more businesses that face the skytrain at its levels (entrance and platforms) the safer it and the area will become. We are dubious about the 100% rental aspect of the proposal as we believe the more diverse the better and having a mix of owners and renters fits that mandate better. We live in the area and, again found it a bit disingenuous that the shadow study did not include the longest winter shadows - where's the transparency there? We are being asked to get behind a huge development proposal and trust the developers when they are not laying down the foundation for trust. We feel this design still needs work.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 350

**Login:**

**Email:**

**Responded At:** Jun 27, 2024 09:08:12 am

**Last Seen:** Jun 27, 2024 09:08:12 am

**IP Address:** n/a

**Q1. Your comments**

While I think that making all the apartments rentals rather than purchases is great, only 10% at below-market rates will make the apartments unaffordable to most working people and families. We need more housing in East Van but it should be affordable housing for working people. The heights of the towers are completely out of scale with the Neighbourhood. East Van does not want to go the way of the "amazing Brentwood" wall of high rises. The Community plan we all worked so hard on should be honoured and a maximum of 24 stories is more in scale with the urban landscape of East Van. Also, calling a walkway between the Skytrain station and the development a "public plaza" is just dishonest spin. It will be a shaded, noisy thoroughfare and no amount of flowery language about a performance and gathering place for the community will counter that reality. If you are serious about creating a plaza, as per the recommendation of the Community Plan, it should be moved to where there is a sense of space, light and relative distance from the noise of trains running by constantly. Our Neighbourhood expects and deserves better. This is one of the Neighbourhoods in Vancouver that has a great sense of community, and has not been big-boxified. This project in its current form does not enhance the area. You can do better.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 351

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 27, 2024 10:46:57 am

**Last Seen:** Jun 27, 2024 10:46:57 am

**IP Address:** n/a

**Q1. Your comments**

I like this development. We need more housing

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



Respondent No: 352

Login:

Email:

Responded At: Jun 29, 2024 13:19:23 pm

Last Seen: Jun 29, 2024 13:19:23 pm

IP Address: n/a

Q1. Your comments

I live on s.22(1) from this development. I am in favour of this level of density at Commercial & Broadway, directly next to a transit exchange. I also think a new Safeway (or other grocery store) would be great; maybe bigger, nicer, etc. I have concerns about the proposed plaza & other amenities; specifically, I worry that fears about homeless people or people under the influence of substances, will result in these potentially very nice, very outdoorsy possible public amenities (plazas) will be locked off to the public. I hear nice things in the media about the plaza that will run parallel to the Skytrain, but my gut feeling is that this amenity is a misdirect and instead will become an exercise in anti-homelessness, either closing off the area entirely, or exposing it to the elements with no rain cover features and/or anti-homeless architecture (eg, spikes on the ground, bars in the middle of benches, no benches, etc). I used to live near the development at Marine Gateway and there was much hullabaloo about the plaza that's in the middle of the development. Being an actual user of the area, I was annoyed to find that all seating areas were in the rain, there was minimal attention paid to our mostly-rainy weather conditions (or was outright designed as anti-homeless), etc. When it's raining, that area has minimal/no place for people to put down bags, rearrange purchases, or take a break, which affects seniors, people with disabilities, people with children, and, ultimately, everyone. In a bigger picture perspective, I'm also concerned about my own housing. I live in s.22(1) Conversations with friends and family about my future housing prospects make me anxious and impact my sense of belonging and housing security. If my building is bought by developers to build a highrise, where will I go? How would I handle a \$1000/month rent increase if I'm evicted? Will all the new units along Broadway that are "market rentals" be a sea of \$2500+/month units that everyone is shelling out 80% of their income to live in? s.22(1) but I'm not a doctor or lawyer. Will there be units for someone like me, who makes s.22(1) But they key part of my comment is this: NO ANTI-HOMELESSNESS DESIGN - THESE DESIGNS DO HARM TO ALL PEOPLE.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes





Respondent No: 353

Login:

Email:

Responded At: Jun 29, 2024 17:16:20 pm

Last Seen: Jun 29, 2024 17:16:20 pm

IP Address: n/a

Q1. Your comments

§.22(1) and I are strongly opposed to the current plan and the rezoning application. I'm sure you've heard from others who know the details better than we do and can articulate them with more factual clarity. We did attend the open house on June 25 though, so I'll offer a few reasons for our opposition. 1. In substance these towers will do nothing measurable to alleviate the housing shortage in Vancouver since most of them will be unaffordable for most and financially onerous for those who actually can afford them. More on that concern below. 2. I believe 90% of the units will be at so-called market value and 10% at a "somewhat" lower rent price. Even more problematic than the need for new housing, is the need for affordable housing. I don't need to tell you how financially difficult life is for a great many people living in Vancouver. This project will do essentially nothing to alleviate that problem. 3. In regard to the above, there needs to be a dramatic re-imagining of how to solve the affordability crisis. All 3 levels of government need to come together to solve this problem. Ultimately and ideally, in a sane and compassionate society, housing should be a basic human right, not a plaything for profit-only investors. 4. Commercial Drive is an internationally recognized heritage neighbourhood. On the Drive itself there isn't a single structure over 4, (or maybe 5) storeys between Broadway and Venables. Towers that tall would be a gross and exceedingly ugly blight on that character. In the future, people will look at those towers with disgust and curse the myopic thinking that produced them. (And BTW, this is not personal NIMBY-ism. §.22(1) won't have to deal with this mistake for long. This is for the generations coming along and for the betterment of the neighbourhood and the city altogether.) 5. There are alternatives. Corridors like Broadway, 12th Ave, and 1st Ave. are ideal for apartment and condo buildings of 6 storeys, as we are seeing now, with room for many more. And in thinking about low-rise homes for the Safeway lot, I wonder if anyone has calculated how many homes could be built there if something like 8 to 10 storeys was the limit and Sobeys/Safeway was required to expand up and not out for their proposed new 50,000 sq. ft store. On that thought, is it not ironic that the proponents of this project are stressing the need to go up, but that that principle is not being imposed on Sobeys? 6. Simple logic says that approving this project would be the thin edge of the wedge that sets an irrevocable precedent. The people behind the next proposal with only need to cite that precedent. It's not a stretch to look ahead 10 or 20 years and envision a wall of massive towers that creates a giant black wall of shadow for the whole area. 7. While it might seem an esoteric concern to some people, perhaps especially to those who stand to reap huge profits from the project, the shade these buildings will generate will have a huge impact on the residences to their north. This is not just about darkening these properties, which is bad enough in a region that gets so many dark days. The sunlight on many gardens, including food gardens of course, will be significantly affected. BTW: a lawyer told me recently that there is some sort of a sunshine law in Vancouver. If so, maybe someone should pay attention to that. 8. On that topic, I was quite angry at the misleading and manipulative shade chart shown at the open house at the Italian Cultural Centre. If it didn't have real consequences, the snow job would have been transparently laughable. To wit: They only showed the shadows for the summer solstice and the two equinoxes. Excuse the cynicism, but one guess as to the time of year when shadows are longest. The choice to leave the winter solstice off that chart had to have been a deliberate attempt to manipulate.. That fact alone makes me very suspicious of how other "information" might have been manipulated to put lipstick on a pig as they say. It implies that the community consultation process isn't genuine, but instead a sales job. As the old saying goes, "Follow the money" if you want to understand motives. 9. I noted on one of the poster boards at that open house that 4 corporations were listed. Is anyone naive enough to think they're involved for any reason other than profit? Hence the sales job I mentioned. This is not community service and it's not what we elect our governments to do. I sympathize with the time and expense people have put in to this point. But back to the drawing board please, and think service this time, not profit, and not myopic dogmatic thinking about how to build the urban future.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 354

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 30, 2024 19:44:45 pm

**Last Seen:** Jun 30, 2024 19:44:45 pm

**IP Address:** n/a

**Q1. Your comments**

These towers are way too tall. We need mid rise and low rise density. These towers will challenge the integrity of one of Canada's most beloved neighborhoods. We also need to make sure there is more affordable housing providing in this development; 10% floor space for below market is not enough. What's more is that below market is often not that affordable. Do what we did in false creek south, a third, a third, and a third (low income, middle income, high income). Also more amenities and services. Schools? Community centres? This proposed development seems as though it has not been created by people with any aptitude for urban planning. You must do better. We are Vancouverites deserve better.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 355

**Login:**

**Email:**

s.22(1)

**Responded At:** Jun 30, 2024 20:21:03 pm

**Last Seen:** Jun 30, 2024 20:21:03 pm

**IP Address:** n/a

**Q1. Your comments**

I dont want ugly expensive gentrification housing

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 356

Login:

Email:

Responded At: Jun 30, 2024 22:52:45 pm

Last Seen: Jul 01, 2024 06:39:09 am

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

With only 10% of the total floor space designated for 'below market' units—which are often far from affordable—these towers will challenge the integrity of the Commercial Drive neighborhood while further inflating land values and subsequently driving up rent. More housing does not relieve pressure on the real estate market unless it is accompanied by mix use and mixed tenure developments (co-op housing, housing for seniors, low-income housing...etc). Also, keep in mind that as we top end load the housing market, people on the lowest rung of the ladder will continue to fall off. As stated in the Grandview-Woodland Community Plan, a disproportionately high number of folks are already living on that lowest rung, in some of the cheapest rental units in Vancouver (which are all insanely overpriced especially given their dilapidation). The community plan recognized that displacement due to being priced out (or renovicted) are huge concerns. This application calls to dismantle the only real line of defense against displacement laid out in the community plan: the pace of change policy. As wages have increased 7% and rental prices have increased %280 in the Grandview-Woodland neighbourhood. To approve this application, with a mere 10% allocated to "below" market rates is unconscionable. All who approve this plan are against their people.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 357

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 01, 2024 08:27:39 am

**Last Seen:** Jul 01, 2024 08:27:39 am

**IP Address:** n/a

**Q1. Your comments**

Only 10% being used for below market is too low. I don't know anyone who would be able to afford living in a place like this. The Drive is my home and I want to keep on affording to live here, but even "below market" units are often more than 50% of my monthly income.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered





Respondent No: 358

Login:

Email:

s.22(1)

Responded At: Jul 01, 2024 16:47:02 pm

Last Seen: Jul 01, 2024 16:47:02 pm

IP Address: n/a

**Q1. Your comments**

Regretably our current provincial government has inacted/inflicted TOD areas and height minimums within 800 metres of those areas on local communities without any input except from mayors who have bought into the whole "we need to build more, more, more" way of thinking. With that out of my system I can get on with what might be of some consideration. The general consensus from people that we connect with in the area (we have been here for 28 years), is that after years of working on the Grandview Woodland area plan is one of disappointment, frustration and betrayal. (A small issue, but apparently planning "practise" doesn't take this into consideration- shadows from the 3 new towers will basically shadow the surrounding area almost all year long. And your planners only include the fall, summer and spring equinoxes as "everything is in shadows in winter" - which is exactly when people might like a little light. But not a planning consideration weirdly.) With the new provincial edict, municipal planning takes on a whole new set of rules. What is the COV's plan for redevelopment surrounding the three towers on top of Safeway. Is there a plan, or does the city just sit back and wait for real estate agents to amass properties, sell them to developers who then bring on more surprises to a local, more or less single family housing area? Clearly the city needs a plan. And I don't see one anywhere here. One of the most problematic issues is parachuting a significant development into the community and not connecting it to that area in any way. The skytrain in New West and Marine Drive are connected to stores - which is terrific. No connection in this plan. The plan's outdoor space will be closed off to the public in a matter of days of opening. Commercial Drive is East Hastings Street in early stages between 8th and 11th Avenues. Open drug users, campers and passed out people will invade the outdoor space and it will no longer be a wonderful outdoor space for the general public. And of course there is the overdose prevention vehicle parked a block away from your new development, which not surprisingly draws drug users to the area, because they don't want to die, and need to have someone else save their lives. I didn't see any possibility for street level restaurants or coffee shops that might bring more of a community connection. Broadway is pretty brutal, but there's got to be a way to lighten it's streetscape and this complex was an opportunity: trees, coffee shops, maybe Safeway's flower shop opening out onto the street (just an example), and please no benches (see the proceeding paragraph).

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 359

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 01, 2024 18:58:13 pm

**Last Seen:** Jul 01, 2024 18:58:13 pm

**IP Address:** n/a

**Q1. Your comments**

The proposed tower heights are not in keeping with the surrounding area nor with the character of Commercial Drive. A maximum of 10 storeys for each of the buildings is more appropriate to the area and is similar to two other developments that are nearby. The transportation hub at this site with the trains and buses is already heavily congested even during non-peak times. The very large increase in residents is of concern in stressing the limits of the infrastructure and general livability in the area.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 360

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 01, 2024 19:04:36 pm

**Last Seen:** Jul 01, 2024 19:04:36 pm

**IP Address:** n/a

**Q1. Your comments**

These buildings are way too high for this neighbourhood. The offer of 10% below market rate is also far too low to even consider this proposal. On top of that, the architectural design is very unattractive

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 361

**Login:**

**Email:**

**Responded At:** Jul 01, 2024 20:48:11 pm

**Last Seen:** Jul 02, 2024 03:23:14 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Towers are far too high--especially 3 clustered together. Reduce to 16 stories. Density absurd--8.4? anything over 5 too much. Amenities scant--childcare welcome but expanded sidewalk a joke, as is claiming the cut as greenspace. Development uses Commercial Drive as a perk but makes no significant contribution to it, as the community requested through the community plan. 10% below market rental unacceptable; 20% is the minimum. Grandview -Woodlands home to much of the city's below market rental units now. This development would destroy much of that, with no offer to compensate affected tenants. Grandview-Woodlands already densifying with high laneway construction and many 4-6 story apartments along major routes. This form of density can be accommodated. But to plunk down 3500 people on what is a postage stamp sized site -- it is only slightly bigger the the site in the Oakridge Redevelopment that is to be a park for residents there-- regardless of the panic around housing, ignores the character of the neighborhood and the desires of its residents.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this**

Yes

application in the future





Respondent No: 362

Login:

Email:

Responded At: Jul 01, 2024 21:47:39 pm

Last Seen: Aug 25, 2024 00:25:13 am

IP Address:

s.22(1)

s.22(1)

#### Q1. Your comments

Support - As someone who have participated in public consultation around this site since 2017 I think this is a much better fit for this location, and fully support the proposed height, massing, and density proposed - This is a great spot for this scale of building/amount of homes as it's on top of a grocery store, next to two SkyTrain lines, and close to the shops, and services of the Drive - Given the size of buildings under construction near SkyTrain stations in the suburbs, what's contemplated here is easily acceptable, and could be taller to allow even more homes - This fits in well with the area's future context given what the provincial TOA legislation envisions for the area - The daycare will be a great addition to the community, and will ensure families in the new buildings don't overload the existing facilities - The new intersection at the Cut will improve the safety for vehicle traffic, and pedestrians on E Broadway - I appreciate the new plaza that will be created and feel it fulfills the expectations outlined in the Grandview Woodland Plan - I like how the design of these buildings relate to each other but have their own subtle differences - This will greatly improve the experience of the E 10th Ave Greenway, and the Mobi station is a welcome addition as well - As these homes have been in review since 2017 in one form or another, I feel this application should be quickly sent to city council for them to make a decision on it - I don't think there was any public benefit to requiring this proposal to undergo an Urban Design Panel review, as that body has seen it enough times, and already given a wide range of opinions previously - The viewing platform on the water tanks will provide a very cool experience, I just wish it was envisioned as a publicly accessible space - I feel the green that's being added along the SkyTrain station, and up the tower speaks well to what kind of city Vancouver aspires to be by bringing nature into an urban setting - It's wonderful to see so many new badly needed homes come to the community, especially as there won't be any displacement of any existing tenants - Replacing what is mostly a large surface parking with this development will be a huge benefit to the neighbourhood, and a large improvement to the immediate surroundings - The small retail spaces along E 10th Ave will ensure an active public realm Concerns - While I like that the food and beverages will draw people up to the second floor, I don't feel these narrow pathways, nor the more narrow staircases, should be counted as a usable plaza-like space - I worry the plantings at the entrances to the plaza between E Broadway & E 10th might make the space feel pinched off, private, and potentially create a choke point during large events - I wish there was some smaller scale retail stores included along E Broadway as I worry that stretch will seem really long, and monotonous without them General Comments - While I would love for more of the podium's rooftop to be open to the general public, I feel torn because there's going to be a lot of people living here who need to have enough amenity space too - I wish TransLink was willing to consider more integration between this proposal and the existing station, as even a mid-block connection would be a great feature - I appreciate how polite, responsive, and helpful city staff at the open house were. They answered all of my questions to my satisfaction, and represented our city is a positive light - I was put off by the people campaigning for Team Vancouver at the open house as it felt like an inappropriate place for such an activity, and a little intimidating too - It was disappointing to see some members of the public who opposed the project vandalizing the information boards, as well as adding paper notices to the scale model at the open house

#### Q2. Your overall position about the application

Support

#### Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 363

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 02, 2024 16:59:25 pm

**Last Seen:** Jul 02, 2024 16:59:25 pm

**IP Address:** n/a

**Q1. Your comments**

I live in the neighbourhood and have been following this development for a long time, we need rental housing an daycare space this project offers, my family fully supports this project and we hope to see it expedited and built so we can have more choices for housing. Thank you

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 364

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 02, 2024 17:25:15 pm

**Last Seen:** Jul 02, 2024 17:25:15 pm

**IP Address:** n/a

**Q1. Your comments**

Hi there, I am writing in support of the project. We are at a time where housing is very scarce and proposals like this need to be evaluated and approved so we can provide more housing at one of the busiest stations in the city. The neighbourhood needs rental housing and this project seems to be proving a good number of units that can actually make a difference for people who want to move to this area.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 365

**Login:**

**Email:**

**Responded At:** Jul 02, 2024 18:14:46 pm

**Last Seen:**

**IP Address:**

Jul 03, 2024 00:52:55 am

**Q1. Your comments**

Considering this is perhaps the single best place in the city to build transit adjacent housing without displacing existing residents, I would prefer to see taller buildings being developed than the ones that are proposed. However, given our intense need to bring new units into the housing market as quickly as possible, I strongly support this proposal overall. I am a long-term home owning resident of the broader neighbourhood and I greatly value Commerical Drive as one of my favourite places in the world. I look forward to the additional vitality and economic activity that will come from adding more customers and employees within walking distance of Drive businesses. As a driver I am pleased to see more housing being built next to transit, which will reduce the number of cars I share the road with. As a parent I hope to see more dense, relatively affordable housing being added in our neighbourhood, both for myself to eventually downsize to and for my kid to eventually move out to. Developments like these (and fingers crossed lots of midrise housing further from transit and arterials) give me hope for the direction of our city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 366

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 02, 2024 18:40:16 pm

**Last Seen:** Jul 02, 2024 18:40:16 pm

**IP Address:** n/a

**Q1. Your comments**

no, fuck this shit. don't do it.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



Respondent No: 367

Login:

Email:

Responded At: Jul 02, 2024 18:40:48 pm

Last Seen: Aug 25, 2024 00:26:55 am

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

- I fully support the height, massing, use, and density proposed at this location, and the 2 nearby skytrain lines, and shops/services on Broadway and the Drive make it completely appropriate, and I would actually support even more housing at this site, given what is being built in the suburbs. - I think putting these types of uses on top of a large grocery store is a great use of space, and fits in with the future context put forward by the TOA legislation - I think the buildings' designs are attractive, and each relate to one another while having their own identity - I don't think this proposal should have to be seen by the Urban Design Panel, as previous iterations have already gone through this process. Making it go again is just a waste of city resources, and city staff time, and just serves to delay these much needed homes further - I think its great that this iteration includes a daycare, and will be a welcome addition to the neighbourhood, especially with the families that will be living here in the future - Its easy to support this proposal given there wont be any displacement as there aren't any tenants on this site to begin with - This is a great improvement to what is mostly a large parking lot, as the retail spaces and mobi station along E 10th Ave will create a more active public realm. - It would be nice if Translink created a more direct connection between the station, and this proposal for ease of access - It would have been nice to see some smaller retail spaces along Broadway, as I worry this will just be a long monotonous space - The new plaza fits with what I would expect based on the Grandview Woodland plan, and will be a great space to take in entertainment, or get together with friends - I do have concerns that the entryway to the plaza might feel a bit tight with the plantings at the entryways, and could create a chokepoint - I would have liked to see more of the Podium's rooftop space open to the general public, as I don't feel the pathways/staircases on the second floor as a usable plaza space. That said, I can understand that this is like an amenity space for the future residents. Perhaps this space could be closed off during certain hours - When attending the in person Open House, I found it really distasteful that some of the attendees were vandalizing the information boards by writing on them, and adding paper notices to the model itself. Staff members handled this disrespectful behaviour in a positive way, and were very helpful - I think it was extremely inappropriate for Team Vancouver to be campaigning at the open house, as it came across as intimidating. There are other venues for this kind of public interaction to take place.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 368

**Login:**

**Email:**

**Responded At:** Jul 02, 2024 21:06:10 pm

**Last Seen:** Jul 03, 2024 04:03:23 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

It's great that the city is finally considering adding housing to the busiest transit hub in the region. The fact that the area's tallest building is about 6 stories tall is baffling.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 369

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 02, 2024 21:28:36 pm

**Last Seen:** Jul 03, 2024 04:23:16 am

**IP Address:** s.22(1)

**Q1. Your comments**

I'm very concerned about the height, density and lack of public amenities in lieu. I understand there are 37 daycare spots and a very small public plaza. There are 1,000 units with no additional park land, no additional community recreation centre space, nothing for the existing population who is being squeezed. Our current amenities are undersized and/or failing. (Britannia). With the new bill 44 and 47 all properties in the area are able to take density so building a complex of this size should no longer be needed. Yes, we need more housing and we need a liveable community which means people need space to recreate, to get outside. Please reconsider and help to make this a liveable city where we can build community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 370

**Login:**

**Email:**

**Responded At:** Jul 02, 2024 21:58:17 pm

**Last Seen:** Jul 03, 2024 05:21:13 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This development's scale and design are not in harmony with the existing character of our neighbourhood. The proposed 3 buildings at max 43 stories on top of retail base is significantly taller than the surrounding low-rise buildings, overshadowing adjacent properties and altering the skyline in a way that is out of proportion with the current landscape. This height will also cast long shadows over a large area, reducing natural light for nearby homes and public spaces. There are significant environmental concerns associated with this development. The construction process and increased traffic will disrupt local wildlife and green spaces, contributing to habitat loss and environmental degradation. Additionally, the increased density will strain our local infrastructure. The increase in traffic congestion and parking is a major concern. Our streets are already busy, our transit system especially at Broadway and Commercial is overburdened, and adding more people and more vehicles will exacerbate the problem, leading to longer commute times, increased stress and frustration for people living near, and transiting through the neighbourhood. The proposed development lacks sufficient parking spaces to accommodate the expected influx of residents and visitors, which will result in overflow parking on adjacent streets and further inconvenience current residents and cyclists. The proposed development poses risks to the walkability and safety of our neighbourhood. The increased traffic and construction activities will make it less safe for pedestrians, particularly children and the elderly, to navigate our streets. The tall buildings and dark shadows cast by the buildings drastically affect the walkability of our community. This neighbourhood has a large population of people dealing with issues of homelessness, drug addiction and mental illness. There is a well known open drug market and constant open drug use that is unmanageable by the city. Adding the proposed amount of new residents and public spaces would make this neighbourhood even more inviting for these activities to take place, and less safe for residents and commuters.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

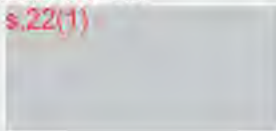
Yes



**Respondent No:** 371

**Login:** s.22(1)

**Email:**



**Responded At:** Jul 03, 2024 16:38:02 pm

**Last Seen:** Jul 03, 2024 16:38:02 pm

**IP Address:** n/a

**Q1. Your comments**

how do 99 units below market value help anyone in the neighbourhood? everyone is already being forced out. adding more density to the area will not help anything. are you adding schools?? daycares? gyms? how do you expect people to afford this.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 372

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 03, 2024 16:39:34 pm

**Last Seen:** Jul 03, 2024 16:39:34 pm

**IP Address:** n/a

**Q1. Your comments**

you're talking about taking one of the last free lots of park in that area, with not even enough parking for half your units how do you plan on making sure there is adamant street parking available?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



Respondent No. 373

s.22(1)

Login:

Email:



Responded At: Jul 03, 2024 23:02:34 pm

Last Seen: Jul 03, 2024 23:02:34 pm

IP Address: n/a

**Q1. Your comments**

Don't build it. The new buildings are more unaffordable and smaller regardless of whatever "below market rate" is. The new building beside me is more than double my rent and blocks the sun. The new buildings are likely to price me out of the city if I have to move if my building gets re-zoned.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 374

Login: s.22(1)

Email: [REDACTED]

Responded At: Jul 04, 2024 11:45:34 am

Last Seen: Jul 04, 2024 02:56:43 am

IP Address: s.22(1)

#### Q1. Your comments

I am opposed to this application. It needs to be so substantially redrawn that it should be rejected by City Staff and not referred to a public hearing. The proposal fails because: • Not affordable • No generous public gathering space • Soaring heights out of scale with the surrounding residential neighbourhood • Puny allowance for residential parking • Nonconformity with City's policies: Grandview Woodland Area Plan and affordable housing policies • Defeatist of civic engagement • Undermines public confidence in our civic institution • No vision To let this proposal continue to proceed further is a stinging insult to the extensive public engagement the City carried out with residents – chosen for their diversity – of the Grandview Woodland area – a civic engagement that led to the Grandview Woodland Area Plan (GWAP) in 2016. The folly of this cannot be overstated. Citizen engagement and trust in our public institutions is fundamental to a democracy. It is precarious and in danger. Our institutions are fragile – only as strong as public support for them is. To shrug off what the citizens repeatedly said – and what the City agreed to – just a few years ago for this site, and for the local area is dangerous. It breeds cynicism, apathy, contempt, fury, lack of foundational support for the institution of government. Especially today trust in our institutions needs to be bolstered, not undermined. A vibrant resilient City listens to what its people are telling them. The residents of this area had foresight. They favoured density. Within a resilient vibrant neighbourhood. The GWAP maps out a way to achieve density and preserve the character and vibe of Commercial Drive – earlier this year rated the fifth coolest street in the world<sup>1</sup>. The neighbours are proud of The Drive. Specifics 1. Not affordable. 10% "below-market" rents – doesn't even conform to the City's latest policies. 20% is the minimum set by the City. There should be a lot more. This area is very supportive of co-op, non-profit, and low-income housing. No provision for that in this proposal. 2. The so called "plaza" is a big problem. It is a grey windy walkway alongside and in the shadow of the thundering skytrain line. It will not be an attractive place to sit in the sun, for the local Carnival Band to play, for people to hang and chat. 3. The recent addition of stairs going up underneath a tower to an upper sidewalk that skirts a closed off, gated private greenspace for tower residents is – almost literally – window dressing. The developers are trying to inflate the amount of so-called publically accessed space in their square footage count. A meagre area, of no value for gathering meeting sitting in the sun for the public. An area closed to the public in the evening, as well. The sole purpose of this addition is to try to make it appear to the City that there is more public space than there is. But this isn't a plaza, a sunny gathering area for the public. 4. The developers should not be rewarded for their deceptive practices in their renderings. The model and renderings do not point out that the small grassy upper hillock is locked off and for residents' use only. The renderings and model make it look like there is green grass north of the upper sidewalk. When one digs down into the drawings this greenery is nothing but plants hanging off angled roofs. People can't sit on it; kids can't run through it. The big letters GREEN HOUSE is nothing but words to evoke a feeling – Will+Perkins confirmed this at the Open House June 25. There is no greenhouse. It makes the project look like there is much more public area and greenspace than there will be 5. Grandview Woodland is tied with Fairview for the fewest parks in the City. It has a low tree canopy. 2 This proposal does not improve green space, given that the understory in the Grandview Cut will be significantly removed and paved over to put in truck and commercial access through the Cut. There is no compensation for this removal in terms of wide generous sunny public space. 6. Height. The Grandview Woodland Community Plan foresaw height that even outstrips what the Province imposed in its Transit Oriented Development for this site. Up to 24 storeys. This should be kept. Height does matter. Vancouver's cherished asset is the mountains. Those views are why people live here, what makes it livable. Other cities may be able to endorse a high height – because they don't have precious mountains to obscure. But we do! Our glorious mountains are our treasure, our magnetic superpower, the secret to our attractiveness. Our mountain views need to be preserved. Height affects livability. Shadows. 7. Parking. 187 spaces for 1044 units is appalling. If we want this to be family friendly – kids go to hockey, football, soccer tournaments. Families need vehicles. Families won't use evos to get out to Langley at 4 AM for early morning ice time. 8. We are not part of the Broadway Plan. There is no point in overthrowing the GWAP for this proposal as it will not lead to affordable suites. Just look at the sister development created by Crombie REIT and Westbank over top the Safeway on Davie Street: The Zephyr. A one bedroom suite there of 644 sq feet on the 19th floor currently rents for \$3,395 per month. Exclusive of parking.<sup>3</sup> There is so much that could be done with this site. The proposal needs to be revamped and made a gateway to East Vancouver at this busy transit intersection. Like Robson Square – it



needs to be wide and welcoming. Livable. Appealing. Affordable. Please let the applicant know that it needs to do better – for our City, our neighbourhood, for vibrancy, resilience and democracy. Yours truly, s.22(1)

s.22(1)

March 15, 2024 Time Out – a global publisher of city guides:

<https://vancouverun.com/news/commercial-drive-ranked-fifth-coolest-street-in-worlds-major-cities-by-time-out> 2. Source:

Vancouver Park Board's 2018 VanPlay Parks and Recreation Inventory and Analysis:

<https://vancouver.ca/images/web/vanplay-inventory-and-analysis-full-report.pdf> 3.

<https://living.westbankcorp.com/property/zephyr/homes/one-bedroom-homes>

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 375

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 18:54:47 pm

**Last Seen:** Jul 04, 2024 18:54:47 pm

**IP Address:** n/a

**Q1. Your comments**

I think it's a horrible idea that high for three buildings and only 99 suits below market rent.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 376

**Login:**

**Email:**

**Responded At:** Jul 04, 2024 19:01:34 pm

**Last Seen:** Jul 05, 2024 01:58:27 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

This will not benefit the neighbourhood and will hurt small businesses even more. Do not want to see what happened at Broadway/Cambie happen here too where I live.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 377

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 19:23:43 pm

**Last Seen:** Jul 04, 2024 19:23:43 pm

**IP Address:** n/a

**Q1. Your comments**

An eyesore; community detractor rather than community builder. 10 stories is more than enough. The streets would be packed with more cars and more people. Not enough green space to accommodate so many units.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 378

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 19:59:38 pm

**Last Seen:** Jul 04, 2024 19:59:38 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose this proposed development. The buildings are about double in height for what is suitable for this neighbourhood. A public plaza at street level is imperative .

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 379

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 20:05:56 pm

**Last Seen:** Jul 04, 2024 20:05:56 pm

**IP Address:** n/a

**Q1. Your comments**

This is the wrong kind of development for the neighbourhood. It is too big and the units will be too expensive. We need more housing for middle and low income people, not full market rentals that can be purchased by wealthy people only or bought up by investors and left empty. There also needs to be more green space and a public plaza.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 380

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 20:23:22 pm

**Last Seen:** Jul 04, 2024 20:23:22 pm

**IP Address:** n/a

**Q1. Your comments**

The towers are just way to high and too many floors, lower density and more open space would be a better fit for the area. There are opportunities to increase density in the neighborhood in a more distributed way, I am against towers this high in the area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 381

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 20:29:15 pm

**Last Seen:** Jul 04, 2024 20:29:15 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal has always been unacceptable: it fully breaks with the directions of the GWP, it contradicts the recommendations of the Citizens' Assembly, and it puts profit over any sort of public good. As the chief architect said at one open house, the day care center was removed because it "didn't generate revenue." That's pretty much all you need to know. The scale of this project is horrible: we do not want this neighbourhood to become like Brentwood in Burnaby, which is an unlivable nest of skyscrapers. So many alternate proposals that would provide appropriate and needed density, without resorting to monstrous towers, were available to the city. It is clear that this project is not about creating a good neighbourhood with affordable housing and a great street feel. It is about one thing and one thing only: maximizing revenue for the developer. The lack of any real public amenity--and please, don't call the "plaza" an amenity--it will be a trash-filled dark mess--is simply outrageous.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 382

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 20:43:08 pm

**Last Seen:** Jul 04, 2024 20:43:08 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal is completely out of line with the community plan. First it was 24 storeys, and now 44 with a small plaza that will be perpetually in shadow. The towers are a giant middle finger to the area and have absolutely no design cues or style informed by the local area. This is not downtown; this is Commercial Drive! Please! We need buildings that fit in and enhance the community, not stand out and above it all.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 383

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 21:08:47 pm

**Last Seen:** Jul 04, 2024 21:08:47 pm

**IP Address:** n/a

**Q1. Your comments**

I have to say that sometimes I feel pretty hopeless about my input regarding projects like this. None of the concerns for another building in Grandview Woodland were listened to. Not we a building on Grant St that is so incredibly out of place on a very narrow steep street. As far as this Broadways Commercial project it's just so beyond what's reasonable. Adding further height to an absurdly high tower seems nother more than a big money grab. Am I wrong?? I seriously cannot imagine a building like that in the neighbourhood I have live in to s.22(1) . i really hope you reconsider this project and make sure it has fewer floors that the original proposal. I'm not optimistic but I'm hopeful.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 384

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 21:11:12 pm

**Last Seen:** Jul 04, 2024 21:11:12 pm

**IP Address:** n/a

**Q1. Your comments**

This type of development is completely too much. It would be unforgivable if this were to ever go ahead. Please reject this latest proposal. It needs to be completely revamped. Thank you

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 385

**Login:**

**Email:**

**Responded At:** Jul 04, 2024 22:02:42 pm

**Last Seen:** Jul 05, 2024 05:03:52 am

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

There needs to be more focus towards creating a welcoming community with this development. There should be more community accessible spaces.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 386

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 22:53:02 pm

**Last Seen:** Jul 04, 2024 22:53:02 pm

**IP Address:** n/a

**Q1. Your comments**

Do not feel it is best land use on our neighbourhood

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 387

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 04, 2024 23:18:05 pm

**Last Seen:** Jul 04, 2024 23:18:05 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal is unacceptable in it's present form

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 388

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 00:19:26 am

**Last Seen:** Jul 05, 2024 00:19:26 am

**IP Address:** n/a

**Q1. Your comments**

I am opposed ! This proposal could be so much more: A gateway to East Vancouver and The Drive... Affordable. Liveable. Welcoming. It needs to be completely revamped.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

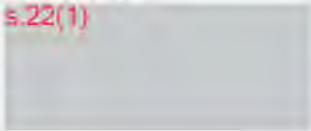
Yes



**Respondent No:** 389

**Login:** s.22(1)

**Email:**



**Responded At:** Jul 05, 2024 01:33:08 am

**Last Seen:** Jul 05, 2024 01:33:08 am

**IP Address:** n/a

**Q1. Your comments**

We're opposed to this project.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 390

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 04:57:26 am

**Last Seen:** Jul 05, 2024 04:57:26 am

**IP Address:** n/a

**Q1. Your comments**

This proposed development is not at all in keeping with our neighbourhood, nor the stated plans for Cedar Cottage/Grandview/The Drive, in numerous city endorsed documents to date. Why would we allow one of the last jewels in the city to be destroyed by mega towers. Please. Don't. Let. This. Happen.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 391

**Login:**

**Email:**

**Responded At:** Jul 05, 2024 06:18:59 am

**Last Seen:** Jul 05, 2024 13:07:49 pm

**IP Address:**

s.22(1)

s.22(1)

**Q1. Your comments**

Too tall. Too industrial looking, reflections and shadows to community will be huge. Infrastructure around this area will not support such a massive tall building. Not enough parking- a very small percentage of people only use bikes It's very stark and phallic, patios are tiny. Very concrete and tiny green spaces for masses of people. Not a positive impact for east vancouver. Will de value the homes surrounding it as so extremely different than the entire surrounding areas.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 392

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 08:58:30 am

**Last Seen:** Jul 05, 2024 08:58:30 am

**IP Address:** n/a

**Q1. Your comments**

Not only is this application is so outside of the community plan, it is actually taller than most developments occurring throughout Vancouver. The buildings are not welcoming, they will stand out as completely atypical. While more housing is needed, a better mix of of ten to up to twenty stories are much more livable in the Commercial Drive area. This just seems like a development to maximize profits for the developer and not something that makes Vancouver better. Buildings 43+ stories are too extreme for a historic neighbourhood such as this.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 393

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 09:15:38 am

**Last Seen:** Jul 05, 2024 09:15:38 am

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this proposal. It lacks vision. Too tall. Too many units. Building exterior is bland, boring, unattractive - a total fail in design aesthetics for new construction. You might as well pack shipping containers on top of each other and go up 40+ stories. Please adjust your design compass and contribute something better than this monstrosity. Thank you.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 394

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 05, 2024 09:25:09 am

**Last Seen:** Jul 05, 2024 16:19:23 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Not the right way to increase offer, heavily tax capital gains on second or more homes. Not allow corporate money in the housing real estate market. Change the bidding process from highest bid wins, to 2nd highest wins.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 395

**Login:**

**Email:**

**Responded At:** Jul 05, 2024 11:14:12 am

**Last Seen:** Jul 05, 2024 11:14:12 am

**IP Address:** n/a

**Q1. Your comments**

I support the notion of densification and affordable housing but I cannot support this plan. It has limited affordable units, the towers are much, much taller than any of us want, and the proposed public plaza is disappointing. s.22(1) just off Commercial Drive. It's a very vibrant community. Pretty much every house on our street houses more than one family. We're "already" playing our part in the densification of the neighbourhood. This plan has evolved in a way that feels like a slap in the face to those who love and appreciate the best aspects of this neighbourhood. We've repeatedly told the City that we don't want these towers and yet the plans get progressively worse. Not only is the City not listening, you're increasing our property taxes! What a slap in the face. But hey, it's the East Van. There's no West Side Chip Wilson type billionaires here to advocate for us.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 396

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 11:40:41 am

**Last Seen:** Jul 05, 2024 11:40:41 am

**IP Address:** n/a

**Q1. Your comments**

The developer clearly has not read the Grandview-Woodlands neighbourhood plan and does not care about our community focused on Commercial Drive. We want to keep our people-centred home, grounded in human-scaled relations to the environment with access to sun, sky, and plants as well as interactive places such as cafes and local shops.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 397

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 12:01:40 pm

**Last Seen:** Jul 05, 2024 12:01:40 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this development as it will negatively affect the surrounding neighbourhood and have a significant, negative effect on traffic flow into the east side of Vancouver. The only change that would address my concerns would be to severely limit the number of new homes and a height restriction of 4-5 stories maximum.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 398

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 12:34:52 pm

**Last Seen:** Jul 05, 2024 12:34:52 pm

**IP Address:** n/a

**Q1. Your comments**

Proposal is too large for this neighborhood, and does not include enough affordable housing. Also, this compromises much-needed green space.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 399

Login:

Email:

Responded At: Jul 05, 2024 14:22:38 pm

Last Seen: Jul 05, 2024 20:55:00 pm

IP Address:

Q1. Your comments

Just from a practical view, I'm a bit confused about large delivery trucks coming and going into this building. I don't see from your drawings any entry points on Broadway, and I can't even imagine how large trucks can operate on 10th Ave. I'm sure they are there; but WHERE. I am also bewildered about the angles of the buildings themselves. Is this the best use of this space regarding viewpoints for the new owners?? Why not swing the north facing building east right in line with the cut; move the west building north and turn it west/north, and move the east building in between to maximize it's views. Maximize everyones point of view. I always use the §.22(1) My natural point of entrance is §.22(1), but It is just too nuts getting in (or out) of there during rush hour.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 400

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 15:50:36 pm

**Last Seen:** Jul 05, 2024 15:50:36 pm

**IP Address:** n/a

**Q1. Your comments**

I am very concerned that the design of this development creates such an incongruous addition to the landscape. I absolute want density but i don't want this area to become overshadowed by the mega towers. Affordability is also crucial and will not be provided in any meaningful way under the current formulation. The notion that developers are doing the city a favour and must be accommodated in all their demands is simply a distortion of reality. The needs of the citizens must be centered and we need affordable housing and human scale living spaces. The 37 seat childcare is a good start but for so many units it must be much bigger. I would like to see developments like this make commitments to create spaces for small businesses not just chains also.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 401

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 18:37:38 pm

**Last Seen:** Jul 05, 2024 18:37:38 pm

**IP Address:** n/a

**Q1. Your comments**

Going from 42 to 39 stories is not good enough. We can have density without ruining neighbourhoods. The proposed public spaces are insignificant. The shadow studies are not quite accurate. Thanks

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 402

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 21:33:56 pm

**Last Seen:** Jul 05, 2024 21:33:56 pm

**IP Address:** n/a

**Q1. Your comments**

I am very much opposed to allowing the building of such tall towers at 1780 E Broadway. I do not understand why such a proposal is even being considered given that we have an approved development plan for the area that limits buildings to a much lower height. Commercial Drive has been ranked as one of the "coolest" streets in the world by an international travel magazine, and is a major destination and tourist draw. It was given this ranking precisely because of its unique character and established businesses in low-rise buildings. Building such tall buildings at Commercial and Broadway would ruin the character of the street and the neighbourhood. It would be like building a 100 foot glass skyscraper right next to the Eiffel tower, or a straight building right next to the leaning tower of Pisa. Nobody would even consider such a preposterous proposition, and we shouldn't be considering such tall towers here, just so a developer can line their pockets by gaining approval to do something nobody wanted and wasn't in the plan at the expense of the City and the residents of the neighbourhood. Just so no, and stop considering repeated attempts at revised applications. There should be a limit to how many times the developer can reapply, wasting tax dollars every time. They are just trying to wear the neighbourhood out, and should not be allowed to do so. Do we want Commercial Drive to become like Brentwood or Lougheed? No! Stop the towers! Please!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 403

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 05, 2024 23:51:37 pm

**Last Seen:** Jul 05, 2024 23:51:37 pm

**IP Address:** n/a

**Q1. Your comments**

I completely support substantial and affordable density near a transit hub as my community is desperate for affordable housing. With only 10% below-market rentals, the proposed plan for the Safeway site does not provide that. The Grandview Woodland Community needs housing that can be described as either low income, cooperative, non-profit or social housing. This plan neglects the needs of the community and aggravates the situation by disregarding the democratically established Grandview Woodland Plan which demands the limit of densification to be 20 storeys above storefront levels. This site could be a welcoming Gateway to East Vancouver, however the images of the site at the Open House pictured a public area with no place to sit. The promises made by the plan for a civic plaza are not met. I want to see more public green space that has diverse plant species and can host local wildlife. Most of the development proposals displayed concrete and the only green space available is designed to be gated from public use. With the impacts of climate change, severe weather incidents such as floods will increase. The Grandview Cut is a great example of green space that would serve to curb the impact of flooding. It is alarming to see the proposal intends to remove the plant growth and pour concrete over this area that has been deemed a priority habitat to protect and restore by the Vancouver Parks Board. When speaking to the sustainability representative at the open house, I asked about the use of glass as buildings with glass exteriors are known to create a green house affect making the units very hot. With the heat waves regularly hitting the city in the summer, it would be important to thermally safeguard the space. Unfortunately the solution the sustainability representative proposed was three layers of glass instead of a design alternation. Glass is not a sustainable solution as it uses a substantial amount of sand. In the process of sand extraction habitat loss and increase of floods have been recorded.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 404

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 06, 2024 19:42:36 pm

**Last Seen:** Jul 06, 2024 19:42:36 pm

**IP Address:** n/a

**Q1. Your comments**

This development will be providing over 1000 much needed housing including family oriented units and I am writing in support of the project. Broadway and commercial is one of the major transit nodes in the city and it makes sense to provide housing and services here. My family lives close to this neighbourhood and we have s.22(1) The addition of daycare is a welcome change. It is a surprise that it has taken a long time for this project to move through the process.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered.



**Respondent No:** 405

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 06, 2024 22:14:31 pm

**Last Seen:** Jul 06, 2024 22:14:31 pm

**IP Address:** n/a

**Q1. Your comments**

I'm opposed to the latest proposal for the 1780 East Broadway site application. As a longtime resident, I'm aware that the application runs counter to the Grandview-Woodland Community Plan, as well that it does not address housing needs such as low income rentals; co-op housing which we desperately need. It does not have the neighbourhood as a focus-- Commercial Drive being unique in its nature, this proposal would be counter intuitive. I urge that this proposal be turned down, and be redrafted keeping in mind the Grandview-Woodland Community Plan, and the greater needs of the city with respect to social housing, cooperative housing, and affordable housing at this location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 406

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 07, 2024 07:28:01 am

**Last Seen:** Jul 07, 2024 07:28:01 am

**IP Address:** n/a

**Q1. Your comments**

Theses towers are too tall. They interrupt the skyline and don't consider the community that already exists. There is no talk of the size of the actual condos. Are they studios, are there apartments to allow for families ( 3 bedrooms). The original 24 stories was barely palatable but over 40 is overkill and goes against the grandview woodland community plan. I agree with density and the location is a good spot to develop to help with the sky train and transit hubs. Please consider blending with neighbourhoods it takes careful consideration of many social issues- for example the dollar store on commercial closing due to high theft has now become an encampment. What is the plan to keep the plaza as a place for neighbours ( who have a small chance of building community is giant towers) comfortable. What is the "green technology " to support climate change. With almost 1000 suites how do you serve those people with access to green space without over running our already busy parks? Can they have gardens on the rooftops of 40 stories that everyone can use?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 407

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 07, 2024 13:48:03 pm

**Last Seen:** Jul 07, 2024 13:48:03 pm

**IP Address:** n/a

**Q1. Your comments**

The nearby elementary school is already at full capacity. I'm worried there aren't enough public facilities (school, family doctors, library etc.) to support the too fast growing community. Also, there is not enough affordable housing incorporated in the plans. We need units rented at below markets rates for families.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 408

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 07, 2024 19:25:12 pm

**Last Seen:** Jul 07, 2024 19:25:12 pm

**IP Address:** n/a

**Q1. Your comments**

The proposal falls short in providing an adequate number of affordable units for families. Additionally, community facilities are lacking. Insufficient school and daycare spaces, along with limited resources for families, are major concerns. Living locally, I already face severe traffic issues; it's too risky s.22(1). The new development plans lack sufficient provisions for bike and pedestrian safety. While I support more housing in our community, it must be better integrated into the space and offer more family-friendly amenities.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 409

Login:

Email:

Responded At: Jul 08, 2024 10:35:11 am

Last Seen: Jul 08, 2024 17:33:31 pm

IP Address:

s.22(1)

s.22(1)

**Q1. Your comments**

The proposed development at 1789 E Broadway is a poor model for increasing livable housing density in our city and in my Commercial Drive neighbourhood. Key items that make this design so depressing are - does not fit with Grandview-Woodland Community Plan - building heights of up to 44 storeys (socially isolating, poor fit with immediate surroundings) - insufficient units ear-marked for less than market value - "public plaza" does not feel welcoming - does not sufficiently protect Grandview Cut habitat I am a home owner and have lived in the Commercial Drive area for more than s.22(1) I'm opposed to this proposal; it needs complete revamping. We can do better.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 410

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 11, 2024 22:42:53 pm

**Last Seen:** Jul 11, 2024 22:42:53 pm

**IP Address:** n/a

**Q1. Your comments**

The development is excessive. If I remember correctly, the FSR has increased several times over several years as has the number of storeys.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 411

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 13, 2024 18:25:02 pm

**Last Seen:** Jul 13, 2024 18:25:02 pm

**IP Address:** n/a

**Q1. Your comments**

I hope this project is approved and goes through quickly.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 412

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 14, 2024 14:47:33 pm

**Last Seen:** Aug 16, 2024 15:11:47 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I live in the neighborhood and support greater density. My only concerns are over it being Safeway compared to other grocery store companies (rather Save on Foods for example since Safeway is expensive compared to other grocery stores). I'm concerned with Westbank's reputation as developer's that cut corners on quality, etc. (just google them) so I'm concerned about the construction of the building. I'm not sure how the current plan would support affordability based on the Grandview-Woodland plan. I'd still rather have the building than not, but if it's not done well then there will be significant complaints in the neighbourhood given the resistance already with these high rises... thank you for considering these comments!

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 413

**Login:**

**Email:**

s.22(1)

**Responded At:** Jul 14, 2024 18:19:53 pm

**Last Seen:** Jul 14, 2024 18:19:53 pm

**IP Address:** n/a

**Q1. Your comments**

I find the proposal horrifying. I understand the critical need for more housing in Vancouver, however I do not believe that we need to be building such insanely high towers in such a special and vibrant area (or anywhere for that matter). Commercial drive is such a gem of a hub in the city and so far despite all the pressures afoot has been surviving and remains still full of character. I think that allowing such tall towers will destroy it. The towers will create monstrous shadows and will completely change the nature of this uniquely wonderful place that so many people enjoy. I also think it may be dangerous because it will make the area too densely populated. Yet again it seems to me that money concerns are winning out over basic common sense!!! How about more much shorter towers instead?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 414

**Login:** s.22(1)

**Email:**

**Responded At:** Jul 17, 2024 12:41:28 pm

**Last Seen:** Jul 17, 2024 12:41:28 pm

**IP Address:** n/a

**Q1. Your comments**

I am HIGHLY in favor of this development. There is such a drastic need for housing in this city and commercial and  
broadway is set to become one of the most active transit hubs in the city. Lets make it a space for people to live and  
commute, as a community.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this  
application in the future**

Yes



Q&A Topic :		Q&A		12 March 2024		17 July 2024							
Tool Status	Archived	Date of contribution 날짜	Q&A Question	Contributor Details		Admin Response Details		Sign Up Form Details					
Visitors	194			Login (Screen name)	Contributor Summary (Signup form Qs - Detailed breakdown on the right >)	Response Type	Admin Response	Usertype	Username	Email	First name(deleted)	Postal Code	Year of birth
Contributions	8	Jun 20 24 10:01:38 pm	1. Where are the vents from the parking garage and the ground level restaurants located? 2. What percentage below market rates will the below market unit rents be?		s.22(1)	Public Answer	Thank you for your question. Regarding the venting, at this stage this has not been determined as it is a more detailed development question which is typically finalized at the next stages of development permitting should a rezoning application be approved by Council, however, the applicant team indicates that their intent would be to incorporate vents within the landscape and architecture as the design develops.Regarding Below Market Rental (BMR) units, the applicant team has proposed that the BMR units be at 100% of the Canadian Mortgage and Housing Corporations (CMHC) city wide average market rents, however, this is subject to review which is ongoing. The table below provides a comparison between the 100% city wide average market rents and the average market rents for the project area from the most recent CMHC's Rental Survey (2023).UnitAverage City Wider Rents 1East Hastings Average Rent 2Stu do\$1,529\$1,5351-bed\$1,789\$1,5942-bed\$2,461\$2,3363-bed\$2,604\$2,650Data Source: October 2023 CMHC average market rents for purpose-built rental apartments in Vancouver			eyes on the screen			
Registered	3	Jun 21 24 10:24:36 pm	Two years ago the proposal grossly exceeded the scope and content of the Grandview Woodland Community Plan. Yet the City staff referral report recommended that that proposal go to a public hearing - despite considerable neighbourhood and citizen opposition. What would make City staff decide to recommend to City Council that this proposal - which also exceeds scope of the plan NOT even be referred to a public hearing?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	Each rezoning application submission, received in full with associated fees, made to the City triggers a new and unique review process. As such, this rezoning application submitted originally in November 2023 and subsequently revised in May 2024 differs from previous submissions for the site and is under review. No recommendations have been made and the review process is ongoing. The rezoning process includes public notification, feedback, presentation to appropriate advisory bodies (i.e. urban design panel), and a full staff review. The review is summarized in a report for City Council that describes the application, summarizes all the feedback, recommends to refer the application to a public hearing and whether to approve or refuse the application. City Council decides on rezoning applications.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
Unverified	5	Jun 21 24 10:30:09 pm	How come you don't highlight in your synopsis that there are only 187 parking spaces for the 1044 residential units? The rest are Safeway customers, commercial, loading, car share, passenger drop off. How does burying this in the details lead to transparent civic engagement?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	The summary provided on the webpage is intended to provide an overview of the total parking proposed within the rezoning application and are for both the commercial and residential tenants. Full detail of the proposals development statistics are available on the ShapeYourCity page here (There is also a direct link within the "Application Documents - May 2024" box along the right margin). Please note that within the review process the complete rezoning application submission is reviewed in full, and ultimately, proposed developments (if approved) are required to comply with the Parking By-law with respect to off-street vehicle parking spaces. The application also includes a Transportation Demand Management (TDM) Plan which aims to further reduce development demand for vehicle trips and parking and the rezoning site is generally well-situated relative to the frequent transit network, cycling infrastructure, and Skytrain station at Commercial-Broadway to encourage reduced vehicle trips and parking demand.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
Anonymous	0	Jun 21 24 10:33:24 pm	Is the City staff's position that this large site requires 20% or 30% "below-market" housing?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	Under the City's Rezoning Policy for Sustainable Large Developments (SLSP) there is an expectation that a large development will contribute to meeting the City's affordable housing targets. The policy notes that large developments that were subject to a rezoning enquiry (application for rezoning advice) as of June 20, 2019 are to proceed under the affordable housing requirements contained in the previous Rezoning Policy for Sustainable Large Developments (amended 2014). This is the case with the proposal at 1780 E Broadway where the SLSP requires 20% of residential floor space to be provided as affordable housing, typically turn-key social housing, per the Affordable Housing in New Neighbourhoods Policy or "the 20% policy". The SLSP assumes strata floor area to enable the delivery of social housing. As well, staff may recommend alternative approaches to meeting affordable housing requirements when there is a clear rationale in the context of the project and when clear progress towards Housing Vancouver objectives and targets can be demonstrated. For this rezoning application, the applicant has proposed a package that includes 100% secured rental housing on-site, with 10% designated for below-market rental units priced at 100% of the CMHC city-wide average market rents, along with a 37-space childcare facility to be dedicated to the City. City staff are assessing the proposal and how it meets the policies above as well as other applicable City policies and regulations.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
Admin	0	Jun 21 24 10:35:48 pm	What are the concerns staff has regarding adequacy of the current infrastructure in the Broadway/Commercial and Grandview Woodland area for a development of this size?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	In general, as part of the rezoning application review, development approvals are subject to the provision of adequate infrastructure. Staff review to determine if infrastructure upgrades will be required to service the proposed development, including transportation, utilities, storm and sanitary sewers, and water infrastructure.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
QUESTIONS ASKED	21	Jun 21 24 10:50:48 pm	The proposal states 35% family housing - that's roughly 350 units. How does City staff think families - and Elders - will be accomodated with only 187 parking spots for 1044 units? Are you thinking families will just use transit and evos to get to their hockey tournaments? - Does staff think that there will be negligible overflow of parking into the surrounding community because parking availability will be by permit only in the nearby areas? - ergo residents will be forced to not have cars? How realistic do you think that is?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	The current rezoning application is under review. The rezoning site is generally well-situated to encourage reduced vehicle trips and parking demand. It is in close proximity to the frequent transit network, cycling infrastructure (existing bikeways along Central Valley Greenway, 10th Ave., and Woodland), as well as the Skytrain station at Commercial-Broadway. The proposed development will be required to comply with the Parking By-law with respect to off-street vehicle parking spaces and a Transportation Demand Management (TDM) Plan has been submitted. TDM Plans aim to further reduce development demand for vehicle trips and parking.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
PUBLICLY ANSWERED	18	Jun 21 24 10:55:39 pm	Given the nine month Citizens' Assembly, staff involvement, extensive community consultations that went into the Grandview-Woodland Community Plan, how does the City staff think that citizens will not become cynical angry disheartened, disengaged if staff recommends that this proposal - which in almost every respect violates the terms and spirit of that Plan and other city policies - go to a public hearing?	PB WOODWARD	PB WOODWARD.paisleyw@telus.net;Vancouver, BC, V6N1J9;1967	Public Answer	Thank you for sharing your concerns. Unfortunately, we cannot speculate on how members of the community may feel in response to policy and application decisions. Each rezoning application submission, received in full with associated fees, made to the City triggers a new and unique review process. No recommendations have been made regarding this application and the review process is ongoing. The rezoning process includes public notification, feedback, presentation to appropriate advisory bodies (i.e. urban design panel), and a full staff review. The review is summarized in a report for City Council that describes the application, summarizes all the feedback, recommends to refer the application to a public hearing and whether to approve or refuse the application. City Council decides on rezoning applications.	User	PB WOODWARD	paisleyw@telus.net		Vancouver, BC, V6N1J9	1967
PRIVATELY ANSWERED	0	Jun 24 24 05:40:50 pm	This makes sense to support housing densification in alignment with the Broadway plan. How will the 10% below-market units be regulated? What is considered below market? Will it be below 30% of the the average monthly household income in Vancouver?		s.22(1) s.22(1) Vancouver, BC,	Public Answer	Below Market Rents are regulated through a housing agreement registered on the title of the property that secure, and set criteria for the monitoring of tenure and affordability. The criteria for defining "below market" rents for this project are specified in the Rezoning Policy for Sustainable Large Developments (SLSP). According to this policy, below-market rental units are to have rents that do not exceed a rate that is 20% less than the average rents by unit type for the City of Vancouver as published by the Canada Mortgage and Housing Corporation (CMHC). However, given the diversity amongst large development sites in Vancouver, staff may consider alternative approaches to below-market rental affordability, where there is clear rationale and evidence that demonstrates an alternative approach is merited. For this rezoning application, the applicant has proposed a package that includes 100% secured rental housing on-site, with 10% designated for below-market rental units priced at 100% of the CMHC city-wide average market rents, along with a 37-space childcare facility to be dedicated to the City. City staff are assessing the proposal and how it meets the policies above as well as other applicable City policies and regulations. The table below provides reference to the 100% City wide average market rents and the average household income served from the most recent CMHC's Rental Survey (2023). Note that the proposed BMR (at 100% of CMHC) will be more affordable than market rents for newer buildings in the Eastside. UnitCity Wide Average Rent (CMHC, 2023)*1City Wide Average Household Income ServedAverage Market Rent in Newer Buildings - Eastside (CMHC, 2023)*Average Household Income ServedStudio\$ 1,529 \$ 61,160 11776 \$ 71,040 1-bed\$ 1,785 \$ 71,440 22,116 \$ 84,840 2-bed\$ 2,461 \$ 98,440 \$ 2,830 \$ 113,560 3-bed\$ 2,904 \$ 119,760 \$ 3,245 \$ 129,800 1 and 2 : Data source from CMHC Rental Market Survey October 2023Note: Rents are equivalent to 30% of annual incomes divided by 12. Incomes are calculated by multiplying rents by 12 and dividing by 30%.	User	s.22(1)		Vancouver, BC, s.22(1)	s.22(1)	
		Jun 25 24 05:08:32 pm	1. Can we insist that the developer must align with City priorities in this, or any other proposal? What is required to make this company come up with something fresh, interesting and compliant with City goals and public opinion? https://vancouver.ca/files/cov/strategic-priorities-2023-2026.pdf 2. It is obvious from previous developments (Arbutus etc) that the goal is to keep the existing Safeway open during construction. This is why there is a "public walkway" right next to the skytrain. There are other ways to design this site so this area can be the last part to be developed. Why is no consideration ever given to the proposal with a public square that was voted a favourite during consultations with the Grandview-Woodlands community? 3. This is a key site that should further many of the City's goals as expressed in the list of Priorities. Why is this developer allowed to ignore or work against these priorities and put profit first? 4. Why is there no noise remediation designed into the site? I have taken measurements of 90dB at the New Westminster skytrain station that would require hearing protection if it was a workplace. This drawing displays a similar disregard for hearing health. Why is there no requirement for noise abatement for visitors or residents? 5. Community is strongly against the current proposal that privatizes public views, does not give back a public plaza, and goes against the stated priorities of the City of Vancouver. Is the policy of the planning department to accept proposals that go so strongly against the stated priorities of the City? 6. This proposal is a more advantageous to the developer version with more height and density. No additional value to the City or community is easily found in the description. What is required to make this company come up with something fresh, interesting and compliant with City goals and public opinion?		s.22(1)	Public Answer	Thank you for providing your thoughts on this rezoning application. While we cannot respond to the speculative aspects or commentary included in your questions, we will do our best to expand on a few items. Regarding keeping the "existing Safeway open during construction", this would generally not be possible. The proposal includes an expanded Safeway store size and the proposed location of the ground level open/plaza space is adjacent to the Skytrain station (where the existing Safeway store sits). In terms of accepting an application, rezoning applications that are submitted to the City with all required materials and associated fees must be processed. The rezoning process includes public notification, feedback, presentation to appropriate advisory bodies (i.e. urban design panel), and a full staff review. The review is summarized in a report for City Council that describes the application, summarizes all the feedback, recommends to refer the application to a public hearing and whether to approve or refuse the application. City Council decides on rezoning applications. Your comments related to how this proposal meets City goals and priorities, noise impacts and abatement strategies and general concern about the overall proposal are noted and will be considered in our review.	Unverified User		s.22(1)			







