

CD-1 Rezoning: 1111 Broughton Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-17	08:48	CD-1 Rezoning: 1111 Broughton Street	Oppose	1111 Broughton St. This is an inappropriate site for a building of 25 stories high aesthetically and suites will be like battery cages for humans. The centre of Area “A” should be low rise buildings. The Lauren at 1051 Broughton St. should never have been built there. Your decisions on building permits in the West End is making livability worse, not better which is what your mandate as council should be. There are Many other neighborhoods to consider. Quit using the West End as a “go to” for your development plans & \$\$\$\$. I’m a 20+ year homeowner and this proposed building will be another eyesore. I do not think my opinion nor anyone else’s will have any sway over council decisions as has been proven time and time again. *do you think another water reservoir should be built for all the people you plan to shoehorn into this city in the decades to come?	Francine Uttaro	West End	
2025-10-09	16:48	CD-1 Rezoning: 1111 Broughton Street	Oppose	To tall and too ugly. Blocks mountains and view cones. Makes Vancouver just another crappy concrete jungle. Does not fit in with aesthetic of existing, lower-rise, buildings. Should not be taller than 12 story's. Also, where is the ACTUAL affordable housing?	Fiona OConnell	Fairview	Appendix A
2025-10-16	13:06	CD-1 Rezoning: 1111 Broughton Street	Oppose	FAR too tall and too ugly. Blocks mountains and view cones. Makes Vancouver just another crappy concrete jungle. Does not fit in with aesthetic of existing, lower-rise, buildings. Should not be taller than 12 story's. Also, where is the ACTUAL affordable housing?	Fiona OConnell	Fairview	Appendix B
2025-10-16	16:51	CD-1 Rezoning: 1111 Broughton Street	Oppose	A 25 storey tower on a tiny 60'x60' lot is without precedent in this area of the West End, and is way out of proportion for the land available. It would massively out-scale the buildings directly around it (1x 3 storey apartment, 2x 3 storey condo and 1x 6 storey) as well as any building on Pendrell street. The height proposed absolutely does not fit in with the needs/character of the west end, and leaves zero room for setbacks or any ground level outside space which are characteristics of the West End. No other similar sized lots have anything remotely close to this scale either built or proposed and this would set a dangerous precedent. Zero parking for 136 new units in an already over saturated area is madness. Not even car share spots? This serves only to save the developer money and does nothing to help the new residents or existing neighbourhood. However, if it is decided that the residents do not require cars, then this building should be excluded from the west end parking permit scheme. Either the tenants need cars and parking should be provided, or they don't need cars in which case they have no reason for a permit.	Ian Neill	West End	
2025-10-16	21:12	CD-1 Rezoning: 1111 Broughton Street	Oppose	This building is out of proportion with other buildings south of Robson. It will further strain an already overcrowded and overstretched West End. There are many other sites in the Lower Mainland that could accommodate this proposal.	Jocelyn Smith	West End	

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2025-10-17	10:14	CD-1 Rezoning: 1111 Broughton Street	Oppose	The size and scope of this project (for this plot) is an assault on the neighborhood and the people who call it our community. It is wholly inconsistent with the neighborhood. And does nothing except to pack more people into an area already limited by its infrastructure. The CoV need to stop thinking about the future population (and pandering to developers) and start paying attention to those who currently call it our home. I wholly appose this project.	Shayn Yoe	West End	
2025-10-17	12:11	CD-1 Rezoning: 1111 Broughton Street	Oppose	This completely goes against the spirit of the approved west end community plan that allowed additional density on the bigger arteries (Davies, Robson) to protect Nelson slopes from further high rises. The planned density on those corridors should continue to be the mandate of the City, as many more opportunities exist there. Additionally, from a fairness point of view, what equivalent 26 storey building is being added to shawnessy or point grey? No one wants more density of course, but the pill would be easier to swallow if the pain was equally distributed across the city. The west end is already in the most densely populated area of the city.	Marie-liesse Marc	West End	
2025-10-17	14:02	CD-1 Rezoning: 1111 Broughton Street	Oppose	1111 Broughton permit application does not conform to the west end community plan. It is an oversized building for that street and that lot. Additionally, No tower in the west end should be allowed to proceed without parking on site. The west end is the tightest neighbourhood in the city for on street parking. This development as it stands will add to the frustration for residents. Send this back to the drawing board for re design.	Patricia Russell	West End	
2025-10-17	14:58	CD-1 Rezoning: 1111 Broughton Street	Oppose	A total of 136 “social housing units” are proposed, which by the City’s definition could mean up to 70% of these could actually be rented at market prices, while just 30% of the units could be HILs rate (HILs is “below market,” but not necessarily “affordable” for Vancouver wage-earners, and not at welfare or shelter rates). A shockingly high Floor Space Ratio of 18.9 is requested for a building with a height of 88m (289 ft.). No onsite parking would be provided. The site is on the end grain of the block. The dimensions of the property in the plans are 65.5 ft x 65.9 ft (20m x 20.1m).	Diana Matrick	West End	
2025-10-18	07:13	CD-1 Rezoning: 1111 Broughton Street	Oppose	The West End is the highest population density in Vancouver, and one of the highest in North America. It makes zero sense to make it worse, when we have ample locations in this city. Kits, Point Grey Etc. The rich area are always let off. Sounds very corrupt...as usual. Move the density elsewhere.	Cameron Taylor	West End	

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2025-10-18	16:58	CD-1 Rezoning: 1111 Broughton Street	Oppose	To Mr.Sim and City Council, Vancouver’s West End is already one of the most densely populated neighbourhoods in North America. A recent report downgraded the estimates for the future population of Vancouver. Concurrently, there is a glut of overpriced and undersized empty rentals available. Furthermore, there are many high-rise projects that have already been approved. Adjustments made to the West End Plan in the November 5, 2020 Report to City Council from the General Manager of Planning, Urban Design and Sustainability (hxxps://council[.]vancouver[.]ca/20201124/documents/r5.pdf) should be adequate at this time to increase social housing in the West End while maintaining previously set plans limiting building heights off of “parade route” streets. Furthermore, there is obtuse language in the proposed West End rezoning policy throughout such as, “subject to financial viability” and “cash-in-lieu payment” clauses which are potentially subject to all kinds of corruption, if not simple misunderstandings or oversights. (ie: The Lauren was to house a few social neighbourhood organizations. Qmunity was one of them. Zero are in the building.The tree-retention requirement for 1188 Bidwell is another example of, to be polite, disconnect between the approved project and it’s manifestation.) A 6-storey social housing proposal (matching the height of the building across the lane) would get a whole-hearted endorsement from me. A 25-storey tower in this location is wholly inappropriate and I am strongly opposed. Respectfully submitted, Mauri Bernstein resident and voter	Mauri Bernstein	West End	
2025-10-19	10:27	CD-1 Rezoning: 1111 Broughton Street	Oppose	I have no problem with the building of social housing but this project is a travesty. A 25 storey building on a 66 x 66 foot lot should not be allowed anywhere in the city -- and particularly not in the West End which is basically fully developed. I urge council to reject this project and urge the developer to come forward with plans that are within existing zoning and is supported by the community.	Daryl Nelson	West End	
2025-10-19	19:58	CD-1 Rezoning: 1111 Broughton Street	Oppose	The proposed building is much too tall when compared to the surrounding buildings. It does not fit in and sets a precedent for more high rises inside the neighbourhood. The West End is already an extremely densely populated neighbourhood. In addition to all of the development on Davie, Alberni, Robson and Thurlow, these spot rezonings are increasing density even more. I've lived in the West End since 2008. I'm finding the neighbourhood less liveable because it is so much busier and noisier than it used to be. This development should not be allowed.	Jennie Milligan	West End	
2025-10-20	11:32	CD-1 Rezoning: 1111 Broughton Street	Oppose	This building is ruining what makes the west end so unique and beautiful. It does not need to be 25 stories. You're blocking views for people who already pay high rent prices to look at this eyesore. Keep the west end character which is not this modern black and white, uninspired, design. I know you think we need more housing but there are plenty of apartments available in the west end, just take a wonder through the neighborhood and you'll see plenty of signage.	ashly northcott	West End	

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2025-10-21	23:02	CD-1 Rezoning: 1111 Broughton Street	Oppose	This has gone from “all” social housing units, to 30% this is a for profit. More affordable housing is required in the city! This is not a good, more social housing is needed. Increase the percentage	James Duncan	West End	
2025-10-21	23:34	CD-1 Rezoning: 1111 Broughton Street	Oppose	I oppose that. Too big, plan states social housing when only 30% will be, no parking, doesn’t suit the site. It’s 65 feet x 89 meters.. creating useless community space and more costs. Affordability. Seems like as always, there are only the dollar signs playing a role for the city. And ITS NOT SOCIAL HOUSING, I feel that’s totally misleading how this project is presented to the public	Claas Stelling	West End	
2025-10-24	16:32	CD-1 Rezoning: 1111 Broughton Street	Oppose	As a longtime resident of Vancouver's West End neighbourhood, I strongly oppose to the rezoning proposal for 1111 Broughton Street. New high-rise developments are ruining the heritage character and charm that the West End is known for. They also take from the English Bay and mountain views that the West End offers. Furthermore, the infrastructure in the West End was never intended for the growth that the neighbourhood has been seeing. This 25 story building will bring congestion to the area, even less street parking being available and a significant increase in noise pollution. Please stop destroying the West End with towering new development projects; like The Bloom Group Nicholson Housing Society is proposing for 1111 Broughton Street.	David Steele	West End	
2025-10-26	16:02	CD-1 Rezoning: 1111 Broughton Street	Oppose	I oppose this development as presented in my neighbourhood because; It's out of scale for the surrounding neighbourhood. This project will be very disruptive to those living nearby during construction which takes 2 to 3 years to complete. Take a walk in the neighbourhood and see how "tight" each neighbouring street is with buildings. A building the size being proposed would add many more vehicles and people into the neighbourhood which is already congested with vehicular and pedestrian traffic. Street parking at anytime of day continues to be a concern. I would be opposed to anything over 15 storeys on this small lot. Then it wouldn't be out of scale with surrounding buildings with less vehicle and people population added to the neighbourhood. Already we have a creep of larger towers slowly being developed into the WE. See the nearby purpose built RENTAL building "The 22 storey Lauren" as an example No one would be opposed if a smaller, low-rise Broughton St building was also purpose built for only "affordable (?)" RENTALS, which are so desperately needed in Vancouver and in the established West End [still] known for its affordable rentals.	C J Storey	West End	

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