

CD-1 Rezoning: 1111 Broughton Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-30	17:28	CD-1 Rezoning: 1111 Broughton Street	Oppose	While I fully support the need for social housing in our community, I have significant reservations about the scale of this project, particularly given the size of the lot and its potential impact on the surrounding neighbourhood. I have been resident of the west end for almost 15 years. Our building shares a property line with the proposed development site, and I am deeply concerned about the impact such a large structure will have during construction and once it's occupied. The Bloom group had previously announced a building half this height and that seemed far more appropriate for the lot size and the character of the neighbourhood. A 25-storey tower, however, feels excessive and out of scale with the surrounding area. Additionally, the lack of parking in the proposed plan is troubling. While the assumption is residents of the building will not own cars, this does not account for the likelihood of visitors, services, and other vehicles that will inevitably need parking. The West End already struggles with limited parking availability, and this development will only exacerbate the issue, creating further inconvenience for residents in the area. I urge council to reconsider the scale of this project. A smaller building, such as the previously announced structure, would better align with the neighbourhood's character and infrastructure capacity. It would also address the need for social housing without overwhelming or negatively impacting existing residents. Thank you for considering my concerns.	Nathan Cornale	West End	
2025-10-30	17:38	CD-1 Rezoning: 1111 Broughton Street	Oppose	This lot is much too small to serve the needs of an SRO	Vanessa Power	West End	
2025-10-30	18:28	CD-1 Rezoning: 1111 Broughton Street	Oppose	This building as proposed does not meet the standards for community appropriate buildings	John Kavanagh	West End	
2025-10-30	19:30	CD-1 Rezoning: 1111 Broughton Street	Oppose	The proposed building is far too large for the lot. Situated between 2 heritage buildings, it has no place in this streetscape. I'm truly concerned that placing the load of a building this large on such a small footprint will impact the substrate and cause the buildings uphill to shift. Having provision for no vehicle parking whatsoever will only worsen parking in the neighbourhood. This building is not consistent with the community plan and it would dramatically change the nature of the neighbourhood.	Kandi Dibley	West End	
2025-10-30	20:03	CD-1 Rezoning: 1111 Broughton Street	Oppose	Mayor and Council: I am a resident of a property less than a block from the site at 1111 Broughton Street. My family has owned this property for 40 years. It was upsetting the heritage house at this site was lost to fire, and even more upsetting that it is to be replaced by a building that is going to tower over all the neighbouring homes. While I appreciate the need to build affordable housing, the lots size is not compatible with a building of 20+ floors. I am opposed to the rezoning as currently formatted.	Carolyn Sundquist	Downtown	