

1477 W Broadway development application comments

SURVEY RESPONSE REPORT

14 June 2022 - 13 July 2022

PROJECT NAME:

1477 W Broadway (DP-2022-00383) development application



REGISTRATION QUESTIONS

No Graphs to show

Pro Tip:

The following types of questions are shown here as graphs.

Dropdown Type Question

Checkbox Type Question

Radio Type Question
Region Type Question
Number Type Question

Text based responses are not shown in this report.

SURVEY QUESTIONS

Q1 Your comments:

Screen Name Redacted

6/26/2022 04:36 PM

This is excellent, I live nearby and can't wait for this to get built. I hope it provides a guide to what can be achieved on Broadway.

Screen Name Redacted

6/27/2022 03:03 PM

- this building is too high for the neighborhood, it does not fit the surroundings - the lack of oversight for the shadow study suggests an either an intentional directive to mislead or a put negligence in attention to detail - only 20% moderate housing? How does this small amount benefit the citizens of Vancouver? Answer: it doesn't. At the very least this percentage should be significantly higher. - there is little to no infrastructure to accommodate this amount of people in this space, ie. schools, grocery stores, parks.

Screen Name Redacted

6/27/2022 09:44 PM

Aside from this building being too tall for the neighbourhood (significant shading issues), it flies in the face of the City's "sustainability" goals. A tremendous amount of embodied energy goes into the concrete, glass and other components making up this proposed building, and this type of vertical development will never be anything close to net zero. If this is approved, it will cement my opinion that this city is run by idiots. Vertical density (esp. concrete) runs counter to the City's sustainability goals.

Screen Name Redacted

6/28/2022 12:24 PM

The Development Permit Board must reject this application to build a 40-storey tower at Granville and West Broadway. The building is much too tall and will add to the congestion at this street corner. I live two blocks from the proposed construction site. The tower will block my view of the sky, increase traffic and noise in my neighbourhood. The City's goals and priorities are to create safe and livable communities. Building new low-rise and renovating existing older buildings along Broadway would be the smart and sustainable strategy. There are so many unoccupied store fronts and empty lots along Broadway. This seems to be wasted space for the City and residents. Why not cap the height of new buildings to about 12-storeys and increase density all along Broadway instead of concentrating more growth in already busy areas? Businesses, homes, and recreational spaces should be spread out so that we can use active transport for access and not depend on motor vehicles.

Screen Name Redacted

6/28/2022 05:30 PM

The increase in population density will result in greater traffic congestion. The city of Vancouver needs to address the challenges of densification (ie., more efficient traffic signalling, left hand turn lanes,

no street parking on major traffic arteries, enforcing the proper use of bus/taxi/bicycle lanes, encouraging bicycle traffic while providing adequate bicycle parking, as well as long term beautification which provides sound reduction and shade. On a major thoroughfares like South Granville and Cambie, the COV has not done enough to address these issues while increasing population density. As well, what is the affordability of units? The city's definition of affordable is unreasonable.

Screen Name Redacted

7/04/2022 08:57 AM

The neighbourhood objected to the size and height of the proposal before it was approved. Now it is bigger and taller and therefore more objectionable because of added shadowing.

Screen Name Redacted

7/04/2022 09:27 AM

It's painful to see yet again the developer's bait-and-switch application for yet more massing and height. This development jumped from the original 5 to now 40 storeys...WITH NO ADDITIONAL PUBLIC AMENITY. Why didn't the city at the very least insist on part of the huge half-block long footprint being an open public space? This whole development and how the city played along is UTTERLY SCANDALOUS.

Screen Name Redacted

7/04/2022 09:28 AM

It is egregious that so soon after rezoning approval the applicant is already asking for more floors and higher podium. This flawed process further emphasizes why there is a lack of trust of city staff and officials. The building is massive given its position at the top of a hill. The applicant has had to re-issue its shadow studies as they were wrong (and zoning permission was based on that wrong info). There have to be consequences for submitting false info in order to gain zoning approval and certainly not a gift of an extra floor. Further, an email from city went out stating to public that the zoning approved earlier was for 40 not 39 which is misleading. If the city cannot run an ethical process it should stop rezoning until it can. This sets the stage of why the Broadway Plan was a sham that ignored guiding themes and engagement input. The City is selling tower height while running a \$400 million/Per Year deficit on infrastructure needed to service this growth. It's a ponzi scheme that is not sustainable. Given the changes requested and errors in submission the prior approval should be revoked.

Screen Name Redacted

7/04/2022 09:58 AM

The initial proposal of a 39 story building height at 1477 W Broadway was far too tall and an insult to the neighborhood. 40 stories is an additional insult. What happened to view corridors, green spaces and human scale planning?

Screen Name Redacted

7/04/2022 11:33 AM

I am completely against this new development proposal.

Screen Name Redacted

7/04/2022 11:58 AM

Ugly. Too high.. more shade at street level and sight lines damaged.
Certainly not acceptable to local residents.

Screen Name Redacted

7/04/2022 02:59 PM

The Proposed 40 story building and approval of same, despite known deficits and public opposition is deeply troubling to say the least. Those who voted in favour of these sky rises are NOT representing the best interests of those living in these Vancouver communities. I'm really stunned to read how this was passed despite concerns.

Screen Name Redacted

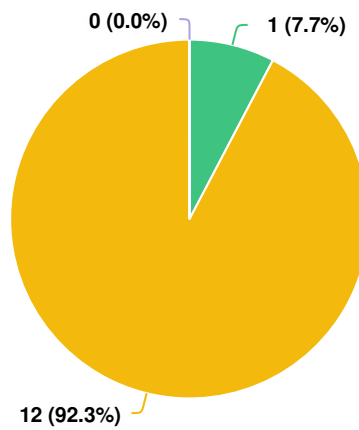
7/09/2022 01:47 PM

I object to the increase in bldg height as compared to the rezoning

Mandatory Question (13 response(s))

Question type: Essay Question

Q2 Your overall position about the application:



Question options

- Support
- Opposed
- Mixed

Optional question (13 response(s), 0 skipped)
Question type: Dropdown Question