

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, February 22, 2016 9:31 AM  
**To:** Public Hearing  
**Subject:** FW: 1575-1577 W Georgia & 620 Cardero Street PUBLIC HEARING

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**From:** D.Michael D. s.22(1) Personal and Confidential  
**Sent:** Sunday, February 21, 2016 7:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1575-1577 W Georgia & 620 Cardero Street PUBLIC HEARING

**Dear Mayor Robertson and all Members of Council:**

**RE: Notice of Public Hearing--1575-1577**

**W Georgia & 620 Cardero Street**

I write in my capacity as chairman of the **Coal Harbour Residents Association Road and Seawall Traffic and Safety Committee**. My comments are reflective of the concerns and issues that face our association on a daily/weekly/monthly and annual basis, regarding the volume of traffic which enters, passes through, stays in, and exits our unique neighbourhood.

You are no doubt aware that there have been, for more than a decade, ongoing issues regarding traffic congestion, commuter gridlock, blocked emergency access, road size and capacity, voluminous shuttle and tour bus traffic, and other consequences falling out from, in our opinion, inadequate planning in the first instance of primary, secondary and residential roads leading into Coal Harbour and within our part of the City. The committee which I chair has been working with the City staff for nearly 4 years, trying to sort out some of the chronic traffic problems which plague the area principally bounded by Burrard Inlet, W. Georgia Street, Burrard Street and Stanley Park. We are pleased that some minor progress has been made over this time but there is much more that must be accomplished if residents' safety, convenience, and time-concerns are to be addressed. We have established a list of priorities which are filed with your Department of Engineering and we continue to push for progress.

**The fact is, there is limited access to Coal Harbour** due to the street configuration, one ways, traffic manipulation systems, and so on, from the **south** side of our neighbourhood. One of the most critical places in this hodge-podge of street planning, construction, and management is the corner of Alberni and Cardero, a tiny short block that brings northbound traffic onto Georgia, on Cardero. This intersection suffers serious gridlock, traffic chaos, and presents a high risk for pedestrians. It also often causes parallel gridlock in the treacherous Georgia and Cardero intersection. This route is the primary access to Coal Harbour for thousands of people who reside in Coal Harbour and, much to our dismay, it is also the route taken by many, many commuters who choose to access the Lion's Gate bridge using this tiny short block as their last link to their commute to the north shore. It is a serious bottleneck and it is dangerous.

In addition, there continues to be a 90 minute evening rush hour of commuters from downtown who access the Lions Gate by snaking their way through our neighbourhood and jamming narrow Cardero from Coal Harbour

Quay to Georgia, going southbound. The result of these two crisis points is that many people cannot actually get to their homes in Coal Harbour. Many times buses from the Westin Bayshore or the three or four licenced tourism shuttle bus companies are caught in the fracas. **In both south and north directions, the double corner of Alberni/Cardero and Georgia/Cardero is a huge problem for our association, our residents, and many citizens and visitors who get caught up in it.**

**This is the very corner where the building 1575-1577 W Georgia & 620 Cardero Street is proposed to be located.**

**The addition of another major residential/commercial tower in this particular location will add more volume of traffic and will inevitably contribute to the chaos of this critical intersection. The fact that the north side of this tower will face onto West Hastings, a divided and inaccessible fire corridor/bike route, has us worried. Where will the new tower parking entrance be located? How is the city working to mitigate the inevitable effects of the cars and traffic that come with a new tower of this size? What will be done to ensure the safety of the bike lanes in this critical area. What is being done to ensure a viable solution to problems of the double intersection named above BEFORE approval of this building (or any other new towers within one or two blocks of this location).**

**We must be assured that all these matters are addressed to our satisfaction prior to this project (or any other in the near vicinity) getting City approval.**

To be clear, we are worried about traffic volume, traffic control, commercial traffic access, residential parking access and egress, and the safety of the many seniors, children, cyclists, and visitors to this area. The zone includes CARDERO street and its interface with Coal Harbour Quay, West Hastings, West Georgia, and Alberni Streets. It also includes impact on the West Pender/Georgia "triangle", and Nicola Street. The proposed 1575-1577 W Georgia & 620 Cardero Street project is dead centre in this zone and will cause untold problems and compromise the safety of many current Coal Harbour residents.

(Other projects slated for permitting within one block east and west of this project will also meet with our resistance for the exact same reasons.)

With respect the newly adopted West End Community Plan, we regret that the interests of Coal Harbour, as a neighbourhood, have not been sufficiently addressed. The consequences of that plan, as we understand it, with high density/sky scraper buildings now being allowed in what some call the "Georgia Street Canyon", the sloping 5 or 6 blocks west of Thurlow and stretching to the Causeway, will make our neighbourhood even less accessible than ever and, more dangerous for our residents, the many merchants in the area, and tens of thousands of tourists who come to, and through, our neighbourhood each year.

Respectfully submitted by email

**D. Michael Dobbin**

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