

**5. CD-1 Amendment: 480 Broughton Street - OPPOSE**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/15/2021	17:38	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Dear Ma'am/ Sir, Please listen to our objections for the proposed building- Citizens were denied access to The Transportation Demand and Assessment Report before the Development Permit Board acted. That is a denial of our fundamental rights to review what documents a board relies upon to make a decision. We know why we were denied access. The Report indicates there will be an increase in carbon emissions. The Transportation Demand and Assessment Report says there will be 917 new car trips per day to Hastings and Broughton intersection.	Nal Shah		s22(1) Personal and Confidential	Downtown	No web attachments.
06/15/2021	18:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	It is not wise to put a school at this proposed site at Hastings and Broughton. It is a high traffic commuter area, and dangerous for children. The site also involves elevation changes and a drop from the playground to the parking garage with a low fence, and the harbour is adjacent. These are all risk factors. It is also not pleasant for kids - they should have ample, safe, outdoor space to play in, and that is not available here. Parents will have to drive kids to school for safety reasons, and increased traffic will cause gridlock and risks, and is not in line with the city's green approach, which in general is great. I am a retired firefighter and am very concerned about the lack of safety with this proposal. Furthermore, the CD-1 zoning was applied for a reason, surely - to preserve view corridors and modest development, and there is no reason to change this. I live kitty corner and raising the height will block our view and diminish our ability to have our garden, which is already darker from the increasing number of towers looming over us at our little 7 storey Docks side building. This approval process seems overly rushed also. We should take our time and see some drilling results and determine that such a project is appropriate and safe, even without significant height and density increases.	Dean Palmer			Downtown	No web attachments.
06/15/2021	21:19	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am a resident of Coal Harbour and support a school and low income housing in this area but have 2 major concerns that I feel has not been addressed. 1 - An elementary school will bring significant traffic to this area. As a resident of this area I see the traffic jams in these side streets 2-3 times a week due to issues and clog ups on the lions gate bridge. At least 2-3 times a week, or whenever there is a fender bender, broken down car, etc., on the northbound lanes of lions gate, traffic immediately spills into ...first - Pender Street, Second -Hastings, Third - all the side streets, as all drivers attempt to by-pass the traffic on Georgia street and use the side streets to get to Denman ( via Bayshore Drive). These incidents happen multiple times a week and at different times and are very unpredictable. I cannot imagine being a parent of a 7 year old and being stuck in the side streets ( spill over Lions gate bridge traffic) while trying to pick up my child. Traffic will be even a bigger concern once tourism starts again and the Westin Hotel is booked with events, and conventions. 2- Second issue I have is the general lack of policing and the decline of security in this area. There has been a serious increase in crime in Coal Harbour. There are needles all over the neighborhood and last week multiple homeless camps were erected on Marina Square park. The number of burglaries is on the rise and unless there is a plan to create a secure environment for children and their families, I oppose this development in it's common state.	Nooshin Toloui			West End	No web attachments.
06/16/2021	11:11	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	There are many concerns about traffic and density. While I support the need for a school in the area, it would be better located on Denman. In addition, housing is a huge crisis in Vancouver - so many more units can be supplied by the City if the City sold this land and built way more housing on cheaper land to assist more people.	Vida Cave			Downtown	No web attachments.
06/16/2021	21:39	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	There is something VERY sinister the way the City is pushing thru the 480 Broughton project. The public hearing on March 22 was sham. The June 15 public hearing, this project was put the last on the agenda of 5 projects. Because 480 Broughton is the most contentious and has 99% of people oppose, so Council deliberately put this project on the last item so it may not be covered due to out of time, or people who oppose may have gone to bed at 9pm or 10pm, or give up or miss out or forget the rescheduled hearing. It seems the public hearings are just a show to let us go thru the due process, but the city already decided to go ahead regardless of the massive public opposition. Though the city staff have broken any law, but has been acting in bad faith, failing to uphold their fiduciary duty to truly serve us (not the architect, consultants, developer, etc) and truly hear our strong opposition (not pretending to hear us) and stop the project as there are so many better alternatives and solutions.	Leroy Somer			Downtown	No web attachments.
06/16/2021	22:17	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project is poorly planned in all ways. I firmly opposed as a Coal Harbour resident. Spend the money in better ways and for not increase the population or density in an area not designed for this benefiting only a few to the expense of others.	Ricardo Rosales	None		Downtown	No web attachments.
06/16/2021	23:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This is not a safe location for school. Traffic in this area will be out of control due to proximity to Lions gate and west Georgia. Social housing will be very expensive and doesn't make sense.	Robabe Aliagha			Downtown	No web attachments.
06/18/2021	09:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Respected Members of the City Council, thank you for taking on this tough task of developing the city. But the whole concept of increasing Density is contrary to the Green City that Vancouver wants to be. By forcing more people and cars into cramped spaces how is this going to work? Especially in the already Dense downtown core which you plan to make more UnLivable ' If the idea of more Towers n closing natural light/ air, adding vehicle traffic and noise is your idea of Green Vancouver then you are doing well. With reference to the planned school at 480 Broughton it was conceived 25 years ago but hastily planned with NO consideration of how the area has changed. And putting a 11 floor tower in the plan at the last minute is so bizarre. Apart from all the environmental challenges and traffic issues, have you considered the drop in value of the existing real estate? If the city plans to build this tower then it must compensate all the affected residents and return as a minimum the drop in value which, just from last year is more than \$100K per condo all around the proposed tower. The global pandemic changed where people want to live and work. If the city wants to choke all the residents, it must change its green city stance and state its a proud GREY city. Please do stop and think for a minute. Green or Grey?'	Nal Shan			Downtown	No web attachments.