

5. CD-1 Amendment: 480 Broughton Street (Opposed)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/19/2021	10:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Problem with increased traffic	Himanshu Gupta	s22(1) Personal and Confidential	Downtown	No web attachments.
06/19/2021	10:30	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Problem with increased traffic	Ruchi Sharma		Downtown	No web attachments.
06/22/2021	08:51	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The lot in consideration to build 480 Broughton is a very small lot indeed, so small that if all 40 tight parking spots currently available in the lot are parked with just compact to medium size cars, there is difficulty for cars to get around. So the proposed 480 Broughton project for 340 elementary students, 60 non-marketable residential dwelling units and 65 spaces childcare facilities can easily attract at least minimum '800+ walking traffic in/out of the building in this small piece of land every day at almost the same time as the school and child care have strict start and closing time taking into account of school/child care staff as well as parents of students/childcare, maintenance, family / visitors of dwelling units, and delivery people etc As per the DRAFT Traffic Assessment and Management Studies used for Development Permit Board March 22nd decision, page 24 suggests ' there will be 917 new car trips to the site EACH DAY.' to access 480 Broughton Pls note the property access points by foot or vehicles are from Broughton street hence given this numbers of flows , it will definitely cause lots of stress to traffic flows, with cars stalling to drop off/ picked up leading to unacceptable polluted below standard air quality in the area. This is not good with our cause to reduce carbon emissions. The traffic problems are already happening at Lord Roberts Annex School so with the students from Lord Roberts Annex School transferring to 480 Broughton this traffic problems will be carried forward to 480 Broughton when the students from Lord Roberts Annex School are transferred to the new elementary school @ 480 Broughton. 480 Broughton is the only school in Canada that hardly has any outdoor space and even share same building with residential units in such a small area of land. Pls note the school is elementary school so parents, caretakers need to get access close to the school to drop off / pick up the kids.	Roger Davis		Downtown	No web attachments.
06/22/2021	09:06	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project bring heavy traffic and noise to the quiet coal harbour neighbour hood. With COV D, learning has already been shifted online. With reduced necessity of schools, at least for this time, it's a waste of resource .It's a multi million dollar project that's going for years . Instead of spending tax payers money like this, money should be spend helping people recover from panadamic. After we are all back to normal, this project can be reconsidered	Joey Xiang		Unknown	No web attachments.
06/22/2021	09:10	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Strongly opposed, due to the following reasons: 1. Increasing traffic to a very crowded area 2. Lack of safety for school 3. extra expensive social housing that can be accommodated in another area with a lower price for more people 4. Lack of meaningful and real consultation with the residents of Coal Harbour 5. Affecting so many people negatively to help a few people 6. No complete and clear traffic report was issued before proceeding with this project 7. Bringing Construction material is not feasible due to the proximity to Lionsgate and Georgia, it would be a nightmare	Sara Kianparvar		Downtown	No web attachments.
06/22/2021	09:17	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Opposed because: It adds traffic and pollution to the area Not enough parking for the school Extra expensive social housing with taxpayer money Losing the only commitment centre for the residents of this area Hazardous area for young kids	Dylan Graydon		Downtown	No web attachments.
06/22/2021	09:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project is not feasible as it adds traffic and pollution. This area is a funnel towards Lionsgate and W.Georgia and it makes it worse This is not safe for children as it's close to seawall with bike riders and an active marina The social housing is too expensive and is a waste of taxpayers money	Shokran Khadem		Downtown	No web attachments.
06/22/2021	09:29	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project is not feasible as it adds traffic and pollution. This area is a funnel towards Lionsgate and W. Georgia and it makes it worse This is not safe for children as it's close to seawall with bike riders and an active marina The social housing is too expensive and is a waste of taxpayers money	Morteza Molaei		Downtown	No web attachments.
06/22/2021	09:31	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project is not feasible as it adds traffic and pollution. This area is a funnel towards Lionsgate and W. Georgia and it makes it worse This is not safe for children as it's close to seawall with bike riders and an active marina The social housing is too expensive and is a waste of taxpayers money	Ahmad Kianparvar		Downtown	No web attachments.
06/22/2021	09:34	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am opposed for the following reasons: Lack of safety for young kids at school Expensive and irrational social housing which indicates irresponsible way of using tax money Adding pollution and traffic to a crowded area Lack of parking	Sarah Pournaghbi		Downtown	No web attachments.

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s22(1) Personal and Confidential

06/22/2021	09:35	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am strongly opposing this project. Coal Harbour area / Sea walk have a serene environment and is welcoming tourists and people from other parts of the City to walk and enjoy the peaceful and calm neighborhood. This project will ruin all the tranquility of the harbour. The City has all the authority to find a more suitable place for the School and affordable housing in other spaces. The Vancouver City is No 1 in the world. Please Let it stay No 1.	Darioush Tabei	West End	Appendix A
06/22/2021	09:39	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Opposed because: Lack of public consultation Lack of traffic study Lack of safety study No justification for building the most expensive social housing (per sqft) in Canada	Cheryl Graydon	I do not live in Vancouver	No web attachments.
06/22/2021	13:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Dear Mayor and Council: I am opposed to the proposal for 480 Broughton Street, as it is currently shown. I own an apartment in s22(1) Personal and Confidential. As someone who was active in the planning and development of both the Bayshore and Marathon properties, I had some familiarity with what was proposed for the 480 Broughton site. However, prior to purchasing our home, I reviewed the Coal Harbour plans specifically with regard to potential future view impacts from completion of the school/community centre on the Flatiron. I accepted the view loss as would occur from a building built according to the Coal Harbour Master Plan. The applicant is now requesting a height increase of 8.86 metres (29 feet or almost three storeys). I can see that this does not represent the 'actual' height increase, because the top of the building is not level, however, there are some locations where this full height increase does occur. Overall, there is an increase of 4 metres (13 feet = one overheight storey), I understand that part of the rationale for the buildable area and height increase is because the proposal is for social housing ' however, this was always the case and that alone cannot be seen as a reasonable rationale. I note that Levels 1-3 are overheight, due to their use as the school. However, Level 4, as childcare, is also overheight and I question whether this is necessary. Levels 10 and Amenity are also overheight, and this can definitely be questioned. Reducing these three floor heights would help reduce the overall height of the building a bit. Removing a floor would get the design back in line with the original zoning plan. Making the building mass 'lower and fatter' would also reduce the height and have a smaller impact on views from neighbouring buildings. I also note that the building design 'steps' out toward the water. If the design was changed to step back from the water, this would reduce the view impact on nearby buildings slightly. Given the effect of the proposed height increase on the neighbouring buildings, it would be the least the applicant could do to not 'lean' the building out further than required into the view. I understand the design rationale refers to a 'ship-like form . . . metaphorically docked at shore'. For reference, this kind of concept was abandoned in Coal Harbour after the first two John Perkins designed buildings (Avila and Bauhinia), and there is no real reason to resurrect it now, except to locate more square footage in the proposed building closer to the water. In closing, I would like to see the applicant make more of an effort to reduce the view impact to be closer to what was in the original Coal Harbour Master Plan. Many Coal Harbour residents relied on that plan when they purchased in the area, and it is not equitable to arbitrarily change that now. Sincerely, Norm Couttie (this was submitted to the DP Board previously)	Norm Couttie	Downtown	No web attachments.
06/22/2021	16:35	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	As a resident of Coal Harbour area I am completely against this project ,specially Social Housing in this site and I think it's unfair for the people who has worked whole life to have a chance to live in this area and now with this project..... please find another alternative.	Fahimeh	Downtown	No web attachments.
06/22/2021	16:53	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	As a resident of Coal Harbour area I am completely against this project in this valuable spot for everyone, specially Social Housing which is really unfair for the people who have worked whole life to live in this area and now with this project!!! Please save our water front and find another alternative for this project . Thank you	Fahimeh	Downtown	No web attachments.
06/22/2021	18:54	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Residential Dwelling units are above school/ childcare facilities, water leakages happen a lot in multiple residential units building what if there is water leakages in residential units into the school/ childcare facilities, does it affect the use of school and child care as a result' If similar situations like Covid occurs, how can city make sure the air circulation in the building does not become infection avenue for virus as such. Residential strata insurance cost has increased substantially since early 2020, so is the insurance for the residential portions of the building going to cause financial drain to the overall annual operation costs' In addition over the years there has been gun shootings that causes deaths closed to 480 Broughton. So given the extreme traffic created by the activities in 480 Broughton plus the potential for such murder incidents, what's city safety plan for the 340 children in elementary school as well as 65 childcare space facility!	Keyspire	Downtown	No web attachments.

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06/23/2021	07:35	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	First of all, I am generally in favor of social housing, and I understand the need for day care and school spaces. However I would strongly urge Mayor and council to go and look at this site before planning goes forward to see what a small space it is. And then try to imagine 900 extra car trips to the area including a substantial number at the end of the school day that will require parking so that parents can wait for their kids to be dismissed. Since all of the school and daycare children will elementary school age and younger, drop off will also require parking. In this day and age most families have 2 working parents and I think many will not have the time or opportunity to walk their children to and from school. I'm convinced this will be a major problem. Thank you.	Kathryn Stokvis	s22(1) Personal and Confidential	Unknown	No web attachments.
06/23/2021	12:52	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Ma'am Sir, Before this project at 480 Broughton is passed, please can you do a Comprehensive, detailed carbon emission study for the area' Residents been denied the Transport report but it is estimated from the Draft Transport additional 900+ car trips/day. Each average passenger vehicle emits about 404 grams of CO2 per mile. So just in this small area the additional carbon Footprint will increase dramatically. Please could we request a detailed traffic study before this plan is put into action. City of Vancouver has an ambitious Climate plan that focuses on cutting carbon pollution from the biggest local source - burning fossil fuels in vehicles (39%). The 2 roads around 480 Broughton are narrow with no space for cycle lanes. Please explain how does adding more vehicles and emissions help with the City's Climate Plan to reduce emissions by 50% in 2030' Thank you.	Nal Shah		Downtown	No web attachments.
06/24/2021	09:01	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Oppose	Michael Work		Downtown	No web attachments.
06/24/2021	13:57	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I think there is no urgent need to build a school in this busy tourist spot for the sake of kids' and visitors' safety. The reason behind this proposal from the developer does not sound solid enough to me. Coal Harbour area is a world-renowned tourist attraction for its beautiful scenery and safe community, let us keep it that way.	Aoshuang Xiao		Downtown	No web attachments.
06/24/2021	14:48	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am oppose	Morteza Shadbahr		Downtown	No web attachments.
06/24/2021	14:52	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am oppose	Farahrouz HosseinBabaei		Unknown	No web attachments.
06/24/2021	16:25	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	We already have so much traffic congestion in this area and now we are looking to add approximately 1000 cars to this, why are we even thinking of doing this'	Emily Paisley		Downtown	No web attachments.
06/24/2021	16:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	A school with small children so close to our busy waterfront seems to be totally irresponsible. Let's stop it now before children get hurt.	Grant Paisley		Downtown	No web attachments.
06/24/2021	16:33	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I can't believe we are even looking at such a project at this time. So many more people in an already crowded area, I thought keeping our greenspaces was a priority. Also, there are few children in this area, surely we can build elsewhere where children live and would be far safer.	Elizabeth Beothy		Downtown	No web attachments.
06/24/2021	22:42	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Dear Sirs and Madams My name is Ali Haidari. My wife Homa Izadi and I are residents of Coal Harbour. We like to object to the construction of a school at the parking lot of the Coal Harbour Community Center. Such a school for 340 students will create significant traffic in our neighborhood as parents drop off their children in the morning and also pick them up in the afternoon. Such traffic will also cause much pollution in our neighborhood. We would very much prefer that a library be constructed instead for the community as a whole to benefit. Thank you very much for your attention to this matter. Sincerely, Ali Haidari	Ali Haidari-Khabbaz		Downtown	No web attachments.
06/25/2021	06:33	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Construction a large building for ; an elementary school for 340 students, 65 childcare, space facility plus 60 social dwelling residential units in a tiny small parking lot , in a tight dead end junction/ cul de sac can not accommodate almost 1000 vehicle trip per day. In addition; the pick up dropp off for elementary school children, child care, maintenance, delivery, staff, etc.will cause unbearable , conjection and carbon emission in our neighbourhood.	Roya Rafiei		Downtown	No web attachments.

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06/25/2021	07:41	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am STRONGLY OPPOSED to this project. Two of a number of reasons are: 1. The greatly increased traffic (with the accompanying carbon emissions) will snarl the streets into daily gridlock as parents drop off and pick up children from school. It will become a very unsafe environment for children crossing streets in busy traffic on already crowded streets that have no room for expansion. There is NO ROOM for this increased traffic at this site 2. The proximity of an open and active marina to the proposed school is of grave concern. This project is too close to the working waterfront to be safe for children, who we know can escape notice in a moment and the risks of injury or death are too great.	Rowena Chow	s22(1) Personal and Confidential	Downtown	No web attachments.
06/25/2021	08:22	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am opposed to this development due to two major reasons: 1. Children safety due to the waterfront and resulting increased traffic from the proposed school. 2. Increased traffic congestion and emissions in an area already heavily used to access the Lions Gate bridge, Stanley Park, downtown and residences in Coal Harbour. There are limited alternate routes restricted by the waterfront and seawall. This also contradicts the City's own Climate Action Plan, which we are so proud of! The incomplete and inaccurate Traffic Study, (now finally reposted) must compel City Council to reject or at the very least, delay the decision until the updated, final report is completed and posted for public review and consultation. The potential liability from children being harmed and the impact to the small community of Coal Harbour requires all relevant facts to be thoroughly studied and considered before a final decision is reached. Thank you for City Council's and the City Planner's thoughtful consideration for the children and residents of Coal Harbour through this public consultation process.	Norman Chow	s22(1) Personal and Confidential	Downtown	No web attachments.
06/25/2021	09:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I strongly oppose the development of this project because of its many adverse impacts that will bring upon the residents of this neighbourhood. Development of this building has many adverse impacts, such as drastic increase in traffic load and unbearable congestions, noise and pollution. This will directly impact the quality of life for all the residents during and after construction. This small junction which has very limited capacity, cannot bear such large project such as this. Coal Harbour as a residential and one of Vancouver's tourist attractions, presents its residents and all its visitors with a serene and calm atmosphere that is quite unique. This is something that needs to be persevered and savoured, rather than tossed away. Development of this building is one of the most impractical proposals that will forever change the peace and quiet in this neighbourhood and its surrounding.	Delaram Khayyam	s22(1) Personal and Confidential	Downtown	No web attachments.
06/25/2021	10:53	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am very opposed to the proposed development at 480 Broughton in Coal Harbour. It is not an appropriate location for a school, and this will cause considerable congestion in an area that is already so busy with traffic, tourists and people from nearby neighborhoods visiting Stanley Park and this area.	Coco Vernon	s22(1) Personal and Confidential	West End	No web attachments.

Signatories opposing the proposed building project at 480 Broughton Street in Vancouver				
No.	Name	Email	Building No. / Address	Signature
1	ALEX LI			
2	Harry Xie			
3	Royzarafiei			
4	Fanideh Seif			
5	Reza Dashti			
6	Amir Erfanian			
7	Arezo Tarighati			
8	Linda Shi			
9	AZITA EHTESHAMI			

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