

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/26/2021	11:26	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Supporting our community. Retaining the area safe and livable.	ALI RESHAD SAE D	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	11:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood.	Maria Sanghera		Downtown	No web attachments.
06/26/2021	11:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	retaining our area safe and livable	Laya Ghaffarpour		Downtown	No web attachments.
06/26/2021	11:31	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This building has increased in size since it was first proposed and is far too big for the tiny lot on a dead end residential street. There will be too many vehicles (and don't pretend most small children will not come in cars)too much danger for everyone, too much pollution.. The Broughton/H astings junction is notorious for drivers ignoring the stop signs . Visitors to the Community Centre need to be able to have access and to be able to park. Local residents need to be able to access their own buildings and to walk or cycle the area without horrific congestion.	Anne Gray		West End	No web attachments.
06/26/2021	11:32	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I'm very concerned that despite strong opposition to this proposal, city council seems to be willing to proceed. It seems on the surface that either someone at city council is being swayed, paid, or at the very least bullying this proposal through. Anyone that has taken time to do traffic studies, both walking and driving in that area knows that it's already at maximum capacity. To develop housing, childcare and community events all in that small area is to create havoc, endanger the lives of children and the community and simply show disregard for the community efforts to make this area liveable, pleasant to visit and beautiful. I strongly oppose and could suggest many other points in the Vancouver core that could accommodate this proposal.	Marko J Ioannou		Downtown	No web attachments.
06/26/2021	11:36	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I adamantly oppose this project in that he has been very poorly thought out and contrary to the interest on the Coal Harbour Community.	Henri Pellicer		Downtown	No web attachments.
06/26/2021	11:55	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Addition of a school and social housing will negatively affect the fabric of the neighborhood causing additional noise, traffic, and disruption to the neighborhood. The street with a cul-de-sac cannot handle car traffic and daily drop off for the school This project is better suited for a different location that can support additional population and traffic.	Arash Emamy		West End	No web attachments.

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06/26/2021	12:29	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Unfortunately, the developers decided on a "take no prisoners" approach to the neighbourhood for this tower. The plans and materials sent to the buildings in this area were grossly inaccurate. They only showed a few condo towers that would have water views blocked but indicated a large number of towers would not have their view blocked which was completely untrue. Our view will be blocked by the proposed tower but the City's information sheets negligently/falsely claimed otherwise. Thousands of residents will be negatively affected (this is a very densely populated area) based on misleading documents circulated by the city. It almost looked like the developers were trying to hoodwink the residents and lull them in a sense of complacency when in reality there would be drastic damage to their views and property values. I support affordable housing in the city but the implementation of this project is dampening acceptance of it. Unfortunately, the aggressive and less than honest manner in which the city is forcing this tower through (not reflected in community plans or materials) is going to severely damage the cause of affordable housing. I think other neighbourhoods will look at this mess and oppose such housing in other areas thanks to the ham handed manner in which the city has gone about this. It's an awful way to get needed "buy in" for social housing by forcing a view blocking tower on the seawall against the wishes of thousands of residents. It did not have to happen this way as there are many social housing project in Coal Harbour which were warmly accepted by the Community. However, when the City ignores the wishes of the Community and issues misleading project materials, they should not be surprised by the level of opposition. If this goes through, densely Coal Harbour will certainly vote against the current Mayor and Council Members who vote for this unfair process. I also note that it is interesting that this feedback correspondence asks which neighbourhood you live in but Coal Harbour is not a choice. Again, this shows the City's disregard and contempt for our neighbourhood, Coal Harbour during this process. Well guess what, we are very proud of our Community. You might want to ignore our Community but there are LOTS of voters who live here (as in tens of thousands). Please allow us to check off COAL HARBOUR as our community and stop ignoring us!	Christopher P Dyson	s22(1) Personal and Confidential	Unknown	No web attachments.
06/26/2021	12:30	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I strongly oppose this proposed development, which totally fails to fit into this neighbourhood. Developing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. Also, the pick up drop off for elementary school children, child care, maintenance, delivery, staff, etc, will cause chaotic congestion and carbon emission in our neighbourhood. An alternative site such as the Westend Community Centre at Denman Street would be much more appropriate. This is not an acceptable location for such development.	Kingsley Lo	s22(1) Personal and Confidential	Unknown	No web attachments.
06/26/2021	12:34	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	area cannot accommodate more traffic congestion and pollution	yvonne adalian	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	13:44	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This big building project on a small city lot, the main entrance of which is a small cul de sac cannot handle the massive increase in the vehicular traffic of about 1000 per day. As the vehicles are used to pick up and drop off the 340 elementary school students, 65 child care, staff, maintenance and delivery workers, there will be massive increase in carbon emission and massive traffic congestion. in the late afternoon, West Pender street and West Hastings street are filled with motor vehicular traffic using these two streets to access into West Pender St en route to North Vancouver. The draft report TAMS from Bunt and associates the basis on which the approval of this Project depended upon had suggested that this building project had no impact on the traffic flow. There was NO professional Engineer signing off on this report. The city had promoted the "green Revolution" by encouraging people to use of bicycles instead their motor vehicle in the city. It also created bicycle lanes on the city roads. this was to reduce the carbon emission into the environment. This building project completely negates all the good work the city had done by having approximately about 1000 idling motor vehicles converging on a small area of the city every day. Anna Yee	Anna C.M.	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	14:08	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am completely opposed to this project on all fronts. It is the wrong place first of all for so many reasons and the traffic congestion will just be impossible in this entire area.	Emily Paisley	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	14:50	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project represents a significant increase in pollution from carbon emissions resulting from the ~1000 vehicle trips PER WORKDAY into this area. If the council believes in its environmental stance then why would they want to move forward with a project such as this one that will add significant levels of pollution near our precious waterfront and also - more alarmingly - adjacent to a community park that is used so frequently used by the community.	Lisa Murray	s22(1) Personal and Confidential	Downtown	No web attachments.

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s22(1) Personal and Confidential

06/26/2021	15:57	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This project is adding densification to the densest part of the city. Too much traffic. Why do the area residents keep having their voices ignored?	Giuseppe Cuzzetto	West End	No web attachments.
06/26/2021	16:09	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I oppose this development as it will represent a significant and unacceptable level of traffic increase into the waterfront area. The city's traffic evaluation study has been called into question by the firm who conducted the analysis who have stated it significantly under-estimates the volume of traffic that will flow into the area of the development. With almost 1,000 vehicle trips per day - how does this project align with the city's stated objection to reduce traffic and congestion in the city of vancouver. The project does the complete opposite. We will increase traffic and along with it all of the issues and challenges the city is trying to reduce by reducing traffic in the city of vancouver.	Lisa Murray	Downtown	No web attachments.
06/26/2021	16:14	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	As a result of Covid-19 there has been a movement of families out of the city into surrounding areas given that employers are allowing employees to work from home. The reduction of city occupancy - particularly by families - renders this project obsolete. Or at a minimum a new survey should be performed on the demographics of the city to validate that the population is present that requires an elementary school and childcare space. Otherwise this is a gross misuse of funds to create a facility that is not warranted.	Lisa Murray	Downtown	No web attachments.
06/26/2021	16:22	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Why the city council is supporting a project that will increase the likelihood of accidents - vehicle to-vehicle and vehicle-and-pedestrian - is alarming. The increase of traffic going to and from this project statistically represents significant increase and risk to injury from accidents. Given the projected volume of traffic - the site being next to a community park - as well as the project having daycare and elementary students - are the city council prepared to have blood on their hands when a child is struck by a vehicle due to the heavy increase of traffic? I suspect not. But for some reason this project is being pushed forward with complete disregard for the safety and wellbeing of the community.	Lisa Murray	Unknown	No web attachments.
06/26/2021	16:24	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	There are 3 social housing around that area already and we do not need one more, also not enough kids to justify another school, it will cause major traffic problem	Petty Wong	Downtown	No web attachments.
06/26/2021	16:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	We do not need another low cost housing right in front of the waterfront.. we should use that area to make a tennis court or library	Choi Kwong Chi	Downtown	No web attachments.
06/26/2021	16:44	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	For those City Counsellors, City Planners and supporters who do not live or frequent the area, I have observations from this last week that should be considered. From the volume of traffic that passed through the Coal Harbor proposed development area, had you had a completed Traffic Management Study on March 22nd and visited the area between the hours of 7:30 am and 6 pm, you would have seen for yourselves the dangerous environment for the children that would be caused by 900+ additional cars driving through the streets of Hastings, Pender, Jervis, Melville, Broughton, Georgia, etc, all converging at the intersection streets of the proposed project. You would see why this project should not be approved for another school and highrise located in such a small, congested area. The risks for the children are too great. Thank you for considering all the relevant facts presented and/or to be presented, especially a completed and accurate Traffic Management Study. This project needs to be stopped, please!!	Norman Chow	Downtown	No web attachments.

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s22(1) Personal and Confidential

06/26/2021	17:22	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This is yet another developer led project that ignores community needs and voice. As a long standing Coal Harbour community resident since 2003 I strongly oppose this project which stands to serve a developer led agenda and not the community on the most expensive parking lot in downtown. City has ignored the majority of Coal Harbour residents that recommend against Constructing a large building for (340 elementary 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 which expose the community to an additional increase of 1000 vehicle trips per day. Bute, Jervis, Broughton streets which would service this proposed increase are already at max capacity, the confluence of rush hour bottle necks, and traffic flow which are further restricted by parking along Pender and Hastings St. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood Please cancel this proposal and divert the funds to areas in Vancouver that can accommodate this traffic increase and offer reasonable real estate costs per square foot. This is an unreasonable logistical strategy for increasing density and traffic congestion and offers no solutions to residential needs.	Irfaan Hafeez		Downtown	No web attachments.
06/26/2021	18:40	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The process has been dreadful for this development. The developer (the City which I am paying for with my tax dollars) has been rude, condescending and uncompromising with the residents. Incorrect information was sent out by the architect indicating our building would not be affected. Instead of listening to input from the neighbours and adjusting compromises, they just sent out terse rude, rebuttals minimizing our voice/concerns. I am in favour of social housing which is why a much better process needs to be in place so there is community "buy in". If this project is forced through, it will sour support for social housing in this community for a very long time. And by the way, I am sick of hearing Coal Harbour is just a bunch of offshore investors with empty condos. In our building, none of the units are empty and all of us work and pay taxes. The supporters of this development have used unfortunate stereotypes and myths some racially tinged as a way of trivializing our concerns. Please vote no and send this back for a further public consultation that is meaningful. And by the way, I will not vote for any council member who votes in favour of this project. I will also leave councillors who supported this undemocratic process a "poor" Google review. Thank you.	Rob Crawford		Downtown	No web attachments.
06/26/2021	18:51	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I'm all in favour of incorporating social housing into our neighbourhoods, however our community has social housing all around us, and we are such a busy area as it is with traffic congestion during the peak hours. I can't imagine what it would be like with an additional 1000 vehicles coming and going in this area.	Grant Paisley		Downtown	No web attachments.
06/26/2021	19:21	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Construction of a large building in a small parking lot situated in a cul de sac, for 340 elementary students, 65 childcare space facility plus 60 social dwelling residential unit, will create hundreds of vehicle trips per day, which the road can not accommodate without creating unbearable congestion and carbon emission in our neighbourhood.	Saeed Eftekhari		Downtown	No web attachments.
06/26/2021	19:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Construction of a sizable building for (340 elementary students, 65 childcare space facility plus 60 social dwelling residential units) in a small parking lot located in a dead end junction will create almost 1000 vehicle trips per day. That would lead to unbearable congestion and carbon emission in our neighbourhood.	Arash Eftekhari		Downtown	No web attachments.
06/26/2021	19:50	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This is space is not suitable for a large and tall construction like this. there is already a big problem with the traffic in this area and specially West Pender street. adding another lard building specially one with elementary school sounds like a crazy idea. This will cause a terrible congestion to the one that already exists!	Elnaz Mani		Downtown	No web attachments.
06/26/2021	21:35	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	STRONGLY OPPOSE THE PROJECT , BECAUSE : 1. WATER FRONT SCHOOL IS A POTENTIAL DANGER FOR THE CHILDREN, AS THE SEA VESSELS ARE ATTRACTIVE TO YOUNG CHILDREN . 2. THIS PROJECT WILL CAUSE SERIOUS TRAFFIC JAM INCREASING 917 NEW CAR TRIPS PER DAY, AND AIR POLLUTION DUE TO THE CAR EXHAUSTS AND will increase carbon emissions in violation of the City's Climate Emergency Plan. 3. THE PROJECT IS TO CHANGE THE LOOK OF COAL HARBOUR AND DESTROY A VIEW POINT FOR TOURISTS , AND THIS IS HARMFUL FOR VANCOUVER CITY IMAGE CAUSING BIG LOSS . 3. the City won't let us review the final version of the Transportation Study which is inherently unfair and may be a violation of our rights. We should be able to review it before they vote.	B L L LIU		Downtown	No web attachments.

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06/26/2021	22:09	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	s22(1) Personal and Confidential and was hit by a car speeding and end up in hospital with bruises for months Sometimes when Pender is busy (on the way to Lions Gate) many cars used Hastings and often don't stop at the sign in Broughton The whole idea of increasing traffic and pollution is totally insane Don't care about the view because I am not affected but worries me the increase of traffic Just yesterday a speeding truck went into the side walk nearly hitting pedestrians and bike riders Cannot understand the stubborn city officials who think it's a good idea I will hold the city as it's officers responsible	Mario Trejier	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	22:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building in a tiny small parking lot, in a tight/dead end junction/cul de sac cannot accommodate almost 1000 vehicle trips per day.	Julie Yang	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	22:47	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood. This project absolutely make no sense because there are more central location in Vancouver downtown that are more ideal for this project. I definitely believe students will end up falling over into the water one day, may it be an accident, a suicide, or a prank. Having a school in a high traffic tourist area makes absolutely no sense what so ever. This is never seen in other major cities around the world and I have been to these cities in Europe, Asia, and the U.S.	Jerome Chee Yung Wong	s22(1) Personal and Confidential	Unknown	No web attachments.
06/26/2021	22:58	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Building such a large building at the cul de sac, dead-end small street will create so much congestion that the streets are not made for. With the increased traffic in small streets, there will be congestion and increased carbon emissions. Building an elementary school right beside open water creates unnecessary and avoidable dangerous environment for young children. Elementary school site should be selected carefully for safety of the children.	Jerome Wong	s22(1) Personal and Confidential	Downtown	No web attachments.
06/26/2021	23:02	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Building a large building with daily traffic increase of possibly in thousand additional cars a day at a cul de sac, dead-end small street will create so much congestion that the streets are not made for. With such increased traffic in these small streets, there will be so much congestion and increased carbon emissions. Building an elementary school right beside open water creates unnecessary and avoidable dangerous environment for young children. Elementary school site should be selected carefully for safety of the children. t cannot be near open water.	Gaeun Lee	s22(1) Personal and Confidential	Downtown	No web attachments.
06/27/2021	07:15	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Oppose the new building with extra residents, too much density, too much crime, blocking views of other residents of the water and mountains.	Lisa Victoria Macleod	s22(1) Personal and Confidential	Downtown	No web attachments.
06/27/2021	07:28	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	CHILDREN SHOULD BE PROTECTED. Putting social housing by a school is putting children in harms way and you will be held responsible by the community. What about drugs and pedophiles and bad language, gross indecency, drunk and drug behaviour at all times of day. it's already on the streets in Coal Harbour and rampant all over the city. t bad enough being a woman walking past this and having them do lewd behaviour and sweating and urinating in public and IT'S A DISGRACE	VICKY LISA MACLEOD	s22(1) Personal and Confidential	Downtown	No web attachments.
06/27/2021	07:58	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	To build a school on the tiny lot at the corner of Hastings and Broughton streets would bring close to 1000 vehicles to this area daily on streets that will not accommodate this traffic increase! The resulting traffic will snarl and back up onto surrounding streets, creating extremely risky situations for the children being dropped off or picked up from the school. Blocks around this area will experience the impact of this buildup but the greatest concern is for the safety of the children required to navigate through this traffic daily. In addition, the carbon emissions will skyrocket as parents arrive, wait, park and sit in blocked traffic jams when attending to their children. Having lived in this area for more than ten years, I have seen the impact on the traffic of events in the vicinity. Adding the daily burden of school children drop offs and pick ups, with children walking/running in and through this traffic would be not only dangerous, but inviting disaster. Please say NO to this project!	Rowena Chow	s22(1) Personal and Confidential	Downtown	No web attachments.

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06/27/2021	08:07	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood. You can also see the previous opposing comments, in the attached file.	yasamin elyasi	s22(1) Personal and Confidential	Downtown	No web attachments.
06/27/2021	08:48	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Dear Mayor, Council, I am absolutely opposing this project. We have always heard about a new community Centre is coming up and maybe a school. How come suddenly came up a Social Housing with 60 more dwellings' How could you define a community Centre + School + kindergarten + 60 units Social Housing in such a small piece of land "" PLEASE DO NOT APPROVE THIS NON-SENCE PROJECT.	Maisy Tabei		Downtown	No web attachments.
06/27/2021	08:51	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This building is going to block many look outs for the buildings behind it we payed lots of money to to have the veiw and now we loosing it that's not fare please keep Coal Harper beautiful Thanks	Ihab Fahmy		Downtown	No web attachments.
06/27/2021	09:05	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I have been living in s22(1) Personal and Confidential from 480 Broughton for over 4 years. A good number of my neighbors who either don't speak or write well in English or don't have the time to attend or speak asked me to voice our concerns and objection on their behalf. We have an objection to the development project that was approved by Development Permit Board on March 22 for a number of reasons that are detailed below. First, let me give a summary of what I observed on March 22 and after. I was given a chance speak out on March 22 (480 Broughton Street DP-2020-00849 and RZ-2020-00063) but my concerns were never and in fact the Development Permit Board didn't even appropriately respond to my concerns. In the few couple months, I had further discussions with my neighbors and we are able to have the time to review some critical information that the board didn't provide us with before and on March 22. Here is a list of our concerns that provides the base for our objection to the 480 Broughton project. 1. The March 22 board approval process is much flawed. Before March 22, we, as a Canadian citizen, were not given the appropriate access to the info like Transportation Demand and Assessment Report that the board used to justify the approval. Though a board member emailed us a PDF document which is not a formal report yet we were not given the appropriate time to review it. So the board rushed to approve the project. 2. After March 22, we finally managed to obtain the Transportation Demand and Assessment Report says and understood why we as a Canadian citizen, were denied the access to the report. Because the report supports the traffic trend that there will be an increase in carbon emissions in the area. As shown in the report, there will be 917 new car trips per day to Hastings and Broughton intersection. We have been living the area for a long, long time and observed consistently the increased traffic flow in multiple directions and every day there are many cars driving through. As the pandemic eases off, more cars are driving back in and through the area. These streets simply just can't handle that much additional traffic that is indicated in the report. These car trips will definitely produce increased carbon emissions because most students live on the south side of the busy streets of Georgia, Robson, Alberni and Pender. Parents from the core part of the Lord Roberts Annex Catchment area won't let their kids walk by themselves and because there is no north/south transit will drive as the study indicates. This directly violates the City's Climate Emergency Plan which wants to reduce carbon emissions. Badly and sadly, the board denied us the access to the info and such a critical report. 3. We looked through the info provided by the city and found that 11 Story facility proposed by the board actually has never been indicated anywhere and anytime by the city. This high structure will impact negatively the public viewing to the N	Richard Wu		Downtown	No web attachments.
06/27/2021	09:22	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Social housing is necessary! The concerns are the safety of the children with the proposed school and the related increase in traffic from the proposed school and 11 storey apartment development in such a small footprint/parking lot at this location. Who actually stands to gain from this exclusive 11 storey structure' Not the children! Not all the facts such as the completed Traffic Management Study have been presented and reviewed. This why I say no to this proposal! Thanks.	Norman Chow		Downtown	No web attachments.

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s22(1) Personal and Confidential

06/27/2021	09:56	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood.	Lilian Hung		Downtown	No web attachments.
06/27/2021	10:00	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood.	Kento Wong		Downtown	No web attachments.
06/27/2021	10:21	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Reasons to oppose 480 Broughton Street project : 1. The project will create potential risks for the children in front of open marine without major playing ground. The yachts and ships and the planes up and down are quite an attraction and distraction to the young people, putting them in unconsciously at big risks. 2. Extra car traffic will be a chaos in the neighborhood , and dramatically increase risks for neighborhood kids and seniors. Also this will cause harmful car exhaust air pollution , this is breaking the city environment promises, why the city is breaking its own rule ' 3. The neighborhoods have the right to scrutinize and review the traffic report prepared by the city .Why the city is rewriting again and again the traffic report and keep it from the neighborhoods' 4. Vanvouver is a tourism city , this neighborhood has been an attraction view point and relaxing trail for the tourists from all around the world , this is the value of the city ! This project will destroy this tourist spot , by increasing traffic , crowds of people , blocking and depressing building , noising children running around risking themselves at open marine . This project just cuts apart of the seaside integrity , and this is harmful to the city in a whole , why the city not cancel it ' who is behind ' what does it get from it ' Bill Liu 6042093588	Bill Liu		Downtown	No web attachments.
06/27/2021	11:12	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Too much social housing already in coal harbour on the waterfront. Young gangs of boys coming out from them and recklessly riding their skateboards every evening onto Georgia St. Check police files.	Ricki Vernon		Downtown	No web attachments.
06/27/2021	11:26	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Not needed. Will destroy the marina. Social housing in the most expensive area of Vancouver is a joke. Build those housing in areas where the land is cheap and you get more units for less money. Everyone will lose value in their assets by losing beautiful views. This is a tourist attraction and a school is not needed. More traffic, too. Project is big and ugly. I own property in Coal Harbour. Everything is wrong about this proposal. I strongly oppose this project!	Marko Borck		Downtown	No web attachments.
06/27/2021	11:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Not needed. Will destroy the marina. Social housing in the most expensive area of Vancouver is a joke. Build those housing in areas where the land is cheap and you get more units for less money. Everyone will lose value in their assets by losing beautiful views. This is a tourist attraction and a school is not needed. More traffic, too. Project is big and ugly. I own property in Coal Harbour. Everything is wrong about this proposal. I strongly oppose this project!	Gita Borck		Downtown	No web attachments.
06/27/2021	11:30	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Not needed. Will destroy the marina. Social housing in the most expensive area of Vancouver is a joke. Build those housing in areas where the land is cheap and you get more units for less money. Everyone will lose value in their assets by losing beautiful views. This is a tourist attraction and a school is not needed. More traffic, too. Project is big and ugly. I own property in Coal Harbour. Everything is wrong about this proposal. I strongly oppose this project!	Paul Borck		Downtown	No web attachments.

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

s22(1) Personal and Confidential

06/27/2021	11:31	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Not needed. Will destroy the marina. Social housing in the most expensive area of Vancouver is a joke. Build those housing in areas where the land is cheap and you get more units for less money. Everyone will lose value in their assets by losing beautiful views. This is a tourist attraction and a school is not needed. More traffic, too. Project is big and ugly. I own property in Coal Harbour. Everything is wrong about this proposal. I strongly oppose this project!	Dan Borck		Downtown	No web attachments.
06/27/2021	12:51	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am in favour of a new school as promised to our community 25 years ago. I am not in favour of the overpriced social housing units connected to this project. These funds could produce more housing in a different location for the same price. It would be better to sell market units and take the profit to build more housing. However, this is not the right place for this type of housing and we should be focused on getting a new school built as soon as possible. This proposal is much delayed due to poor leadership from the land owner (COV). I want to support this but can't in its current form.	R Harrison		West End	No web attachments.
06/27/2021	14:25	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Traffic and volume of vehicles and people will be unbearable for such a small space and dead end. Emissions and pollution will horribly affect residents and area.	Nepthalie Tayag		Downtown	No web attachments.
06/27/2021	15:50	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Save the waterfront, keep the scenery for Vancouver.	Aoshuang Xiao		Downtown	No web attachments.
06/27/2021	16:04	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care , maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission in our neighbourhood.	Maria Sanghera		Downtown	No web attachments.
06/27/2021	18:01	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am strongly opposed to the proposed development as it will create more traffic congestion and pollution in the area. A development of this magnitude should not be located on a small site and on a dead end street. I have lived near the proposed site for over 15 years and the project would ruin my neighborhood.	Y. M. Chung		Downtown	No web attachments.
06/27/2021	20:45	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	It is unbelievable that any organization or corporation would think of setting up a building within an already tightly spaced community is beyond me! The consequences of high volume traffic, the extremely limited parking, and congestion is a recipe for disaster! Without a doubt, safety of children and seniors will be at great risk in this neighborhood and not to mention the gas emissions. Tourism will also be disrupted because of over congestion in this area of Coal Harbour! The costs and the risks are obvious--this is not the right area to build this project!	Maria Hellwig		Downtown	No web attachments.
06/27/2021	21:22	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Too much traffic and safety concerns	Rebecca Shan		Downtown	No web attachments.
06/28/2021	07:20	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The TAMS report is flawed and cannot be relied upon to make such an important decision that will affect the health and safety of children and residents. The project should not proceed. The bylaw should not be approved to increase height and number of units.	Susan Magnusson		Unknown	No web attachments.
06/28/2021	09:27	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Not suitable for said area, disrupt permanent residences.	Nichols Polesky		Unknown	No web attachments.
06/28/2021	10:43	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Please see attached pdf file	Bahman Khayyam		Downtown	Appendix A
06/28/2021	11:25	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I've already submitted comments before, and signed a petition - the new proposal will cause many hundreds more vehicle trips at rush hour to a cul-de-sac in a quiet residential neighbourhood. The added noise, pollution, and traffic are in the opposite direction of where things should be heading. Downtown Vancouver, especially Georgia St, is already incredibly congested. Additionally, building a school and daycare on a small lot, in a residential/sea wall location, is inappropriate and unwelcome for residents.	Claude Schneider		Downtown	No web attachments.

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

06/28/2021	11:55	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Strongly oppose, this is not the place for a school	James Magnusson	§22(1) Personal and Confidential	Downtown	No web attachments.
06/28/2021	12:31	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The downtown area already has a high population density. With all the new development plans and all the newly added high-rises in this area, the negative impact on the traffic, the environment, and the health of people living and working here cannot be ignored. It was surprising that the traffic study report only considered the potential impact of newly added traffic on the block without acknowledging the larger picture. For example, the parking lot currently provide access to care share services and parking space, after removing these services, it becomes more difficult for people to use shared cars and to park - both of which has negative environmental implications. Please consider using this space for the people already living in this area to connect for new development plans. The space and the programs offered at the current community center are so limited. Creating a community is crucial because it increases the sense of belonging, supports better mental health, allows everyone to mingle and learn from each other, and more. Without a space to support community activities, all the new buildings just create more isolated souls and a less happy city.	Mi Xiao		Downtown	No web attachments.
06/28/2021	14:15	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This part of Coal Harbour is already too congested. Have you seen the traffic along West Pender and West Georgia? To put this structure up is going to increase air pollution, noise pollution, traffic violations, accidents, garbage, etc. The irony about our City is that people live DT but work in the suburbs. Whenever there's a patch of land somewhere DT, the City allows construction of another edifice. I've lived in this area for over 30 years, and I don't recognize it anymore. When is enough is enough? Please, please, please stop this.	Cal Garingan		Downtown	No web attachments.
06/28/2021	14:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Constructing a large building for (340 elementary 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 cannot accommodate almost 1000 vehicle trips per day. In addition, the pick up drop off for elementary school children, child care, maintenance, delivery, staff, etc, will cause unbearable congestion and carbon emission, noise, and road congestion all day and night plus the water airplanes, already polluting the air we breath in our neighborhood. ! Must be also - not to do this building- the noise and pollution during the construction plus "damage to streets where big machines and trucks are going to be circulating" every day for long time	Ana Maria Nacif		Downtown	No web attachments.

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

06/28/2021	15:04	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>As a proud millennial Vancouverite, I like the idea of a greener and more affordable city, however, I hope you reconsider and reject this project due to its impact and location. This project does not align with the visions of our City, and I oppose this project because of these greatest concerns: Traffic/Health/Children Safety Concern, and Overall Diminishing Impact for a significant budget 1. Traffic report is not final with questionable assumptions: To date, only a 'draft' version of the traffic report has been released to the public. The drafted report (Pg. 8) made it clear that this relies upon an assumption of 0% increase in DT traffic since 2015 (its traffic data are collected dated 6-7 years back). Considering this project will be completed by 2024, 10 year after the data are collected, at that time, many new office towers and residential high rises will be completed, for example, high rise towers Alberni by Kuma on Broughton, 1515 on West Georgia and Pender, the Stack office tower on Melville and Bute, Robson Landmark towers on Broughton, which will bring thousands of new residents, employees, tourist and traffic. These projects will make the neighborhood more and more dense, and they are all either currently under construction or have been approved which will be built in the next few years. Please foresee and consider this future impact. Therefore, does a 0% increase in traffic assumption for 10 years make sense to you' Especially if these dense buildings are all in the proximity of the subject lot, and are on arterial roads such as West Georgia and West Pender. Please keep in mind given 0%, the traffic study currently suggests over 900 more car trips per day, and many will be crossing both W Georgia and W Pender. If we used a conservative 5% increase in traffic per year, that would yield 1500 more trips per day, which will definitely congest the intersection of Georgia and Broughton, as well as Pender and Broughton. In addition, from the director of Transportation in last week's presentation to you all, slide 19 shows the city's Transportation Demand Management Action Plan 2021 ' 2025, in which you had clearly supported a pilot program to transform streets next to schools to support safer walking, biking for students. There another question is, is it feasible to implement school zones for this school' Should a segment of the West Georgia and West Pender St be part of a School Zone which has a max speed limit of 30km/h' As the project proposal considered all these concerns' This was again not mentioned in the traffic report. The ultimate increases traffic congestion and CO2 which can be avoid if we do not build this here, building it somewhere with better and larger open fields in a less dense neighbourhood. 2.High Cost of the Project ' Question on the efficient use of Taxpayer's money: The proposed cost for this project is \$737/PSF for the School, for \$620/PSF for the Social Housing, this</p>	Hao Yang	s22(1) Personal and Confidential	Downtown	Appendix B
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Greetings Mayor Kennedy Stewart and City Council Members,

I am writing to express my strong objection to the proposal for the building project at 480 Broughton Street in Coal Harbour, and hereby I add my voice and reiterate the views of great opposition to this project expressed by the majority of people living in this neighbourhood.

Referring to my previous email on May 6th, I would like to once again highlight my objections by drawing your kind attention to the following points:

- A- Adverse impacts of unsustainable large development plans in areas with high **population density** such as Coal Harbour or other Downtown areas, particularly in the neighbourhoods with **such limited road network, high traffic load and congestions**.
- B- Questions and doubts about the precursor projects (i.e. **BC Hydro's use of Nelson Park and relocation of Annex School**) and suggestion of possible alternatives

While acknowledging the need for social housing for low-income families around the City and Metro Vancouver like the ones already built in Coal Harbour, I would like to highlight and expand the major points of objections in greater detail as follows:

- 1- Currently the **population density** in Downtown including Coal Harbour is more than **3 times** that of the City of Vancouver and more than **18 times** the population density in the Metro Vancouver area.
- 2- The wide gap between the population densities is the result of continuing rapid developments in the already densely populated areas leading to a population influx and subsequent additional housing demands. This has worsened the severity of housing problems and has led to soaring housing prices and rents and has diminished affordability.
- 3- The **cycle of development and population surge** specially in densely populated areas also challenges the urban infrastructure system and public services (e.g. transportation system, schooling, safety and security, health and medical services, utilities, electricity, water, and sewer systems, etc.).
- 4- Furthermore, building projects in the downtown area in general, particularly this large building on a small piece of land in Coal Harbour with **a very limited road network and a cul-de-sac junction** creates heavy traffic load and unbearable congestions which will have adverse impacts on the lives and health of the people in this area. Also, the increase in traffic load (917 vehicle trips/day) and heavy congestions will notably increase emissions and pollution and will completely violate the **City's Climate Emergency Plan**. More importantly, the construction of this large project in Coal Harbour will be detrimental and in total contrast to achieving the goals of the **City's Transportation Plan**, the success of which will hinge on **developing neighbourhoods outside the downtown area**.

- 5- In addition, further development and population increase in already densely populated areas can lead to other **social issues** (e.g. crime, homelessness, substance abuse, violence, etc.). Please note that downtown Vancouver including Coal Harbour is among the top five densely populated areas in North America; **we do not want to Manhattanize this City. Do we?**
- 6- One cannot deny that many daily ugly scenes in the City are to a large extent attributed to unsustainable urban development plans causing population influx with negative side effects, unknowingly inviting social problems together with obnoxious behaviours. No wonder why Vancouver, which was for several consecutive years the world's best city to live in, has lost its ranking and fallen off the chart altogether.
- 7- Therefore, contrary to all visions, mottos, and speeches frequently heard from authorities or decision-makers about "*sustainable development plans*", focusing on construction projects in high-end densely populated areas, have and will lead to **uneven spatial planning**. This could, in turn, cause great heterogeneity in both public and private sector investments and thereby access to services across the city and metropolitan areas, with disproportionate impacts on the well-being of communities, while benefiting only a few developers who reap extra dollars at the expense of others.
- 8- While recognizing developers' works as an integral part of housing supply chain and job creation, we must focus on sustainable urban development and balanced spatial planning, while realizing the **limits to growth**.
- 9- Therefore limiting the construction projects in densely populated areas in general, and promoting construction in more affordable neighborhoods elsewhere, will lead to more incentives, housing market affordability, and better population distribution around the city. This can also be achieved by development/renovation/gentrification of other areas through Greenfield or Brownfield schemes while implementing plans for capacity building and empowerment of unprivileged population.

BC Hydro and VSB

Considering the BC Hydro's proposed project in Nelson Park is a precursor to relocation of Annex School and construction at 480 Broughton Street in Coal Harbour, I would like to raise my strong objections opposing this project based on the serious critical points highlighted below:

- 10- First and foremost, Coal Harbour residents in general, particularly those living in the immediate distance of the project site, were not informed about the Public Consultation meetings for building a substation in Nelson Park and the decision for the proposed waterfront construction project that would negatively and directly affect all of them. Such decisions were made without the participation and consultation of Coal Harbor residents.

- 11- If Coal Harbor residents were adequately informed, this project would have been rejected by a strong majority during 2018-2019. Having looked at the BC Hydro's online document the very slim approval was achieved without actual reference to most of the questions raised hereunder.
- 12- BC Hydro being a major stakeholder for use of Nelson Park conducted the consultation meeting. This is a major point of contention and conflict of interest. This should have been conducted by an independent body.
- 13- Based on the available online information, it is not clear at all if any **comprehensive feasibility and site selection study** was ever conducted together with the assessment of all tangible and intangible costs, as well as the impacts on the environment and community. This **comprehensive** study report should at least address the following issues /questions/options:
- I. The structural condition of **Dal Grauer Substation** on Burrard Street and the possibility of strengthening and/or in situ refurbishment/renovation of this substation and any impeding factors to follow this path.
 - II. Has the possibility of purchasing alternative site(s) in the downtown been thoroughly investigated? Considering BC Hydro's financial status and its net income which rose to **705 Million Dollars** last year alone, this option must be thoroughly investigated. BC Hydro tells us Nelson Park is cheaper.
 - III. The options for profit / revenue-sharing arrangements with private property owners, and/ or long-term rental of a property(ies) for new substation(s) also need to be examined and scrutinized.
 - IV. Splitting the substation and building 2 or 3 smaller ones. This option as a reference textbook guideline needs to be thoroughly investigated.
 - V. Even though St. Paul's Hospital seems to have been sold to a developer, the question still remains if it would still be possible to negotiate the use of a small footprint area there for an underground substation when the hospital is removed from this site.
 - VI. If it is deemed absolutely necessary to use Nelson Park for this purpose, a better alternative site would be the other side of the park bounded by Nelson, Thurlow, and Comox; i.e. 90 degrees rotation of the proposed concept and moving it to the east side of the park. This prevents destruction or relocation of the Annex School; only some trees need to be relocated perhaps to the other side of the park or elsewhere temporarily and moved back to a more suitable area in accordance with the Park Board decision.

- VII. If it is deemed absolutely necessary to relocate **Annex School**, then a vast available empty land at **Lord Roberts Elementary** can be used which has several advantages. This area with a footprint approximately measuring **60m by 50m** along Cardero and Pendrell Streets is (larger than the proposed site in Broughton St.) can be used for constructing either a conventional building or by more cost-effective **Modular** buildings technology which are seismically safe and currently in use in several places. This option at Lord Roberts Elementary, with the advantage of being closer, safer and fewer road crossings, will provide enough space to accommodate the VSB enrolment forecast and childcare facility and even more. Furthermore, reconstruction of the Annex in Nelson Park will provide additional space for more students.
- VIII. Another option for temporary relocation of the Annex School is a rental option during the construction of a substation in Nelson Park.

In the light of the above, I would like to kindly request you NOT TO APPROVE this project while recommending other fruitful and beneficial alternatives proposed by neighbourhood residents and garnering FULL COMMUNITY SUPPORT.

Looking forward to hearing from you.

Yours sincerely,

Bahman Khayyam

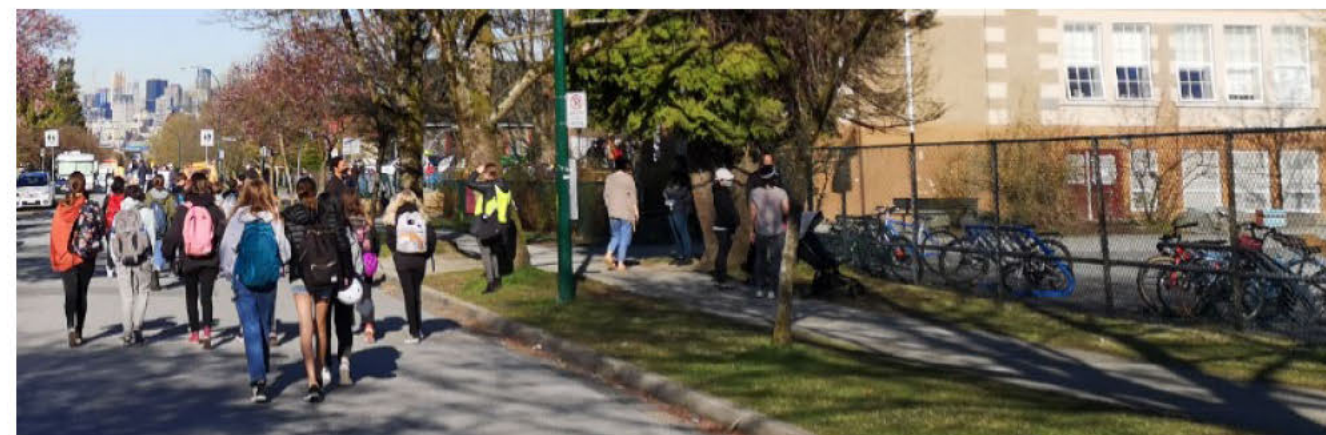
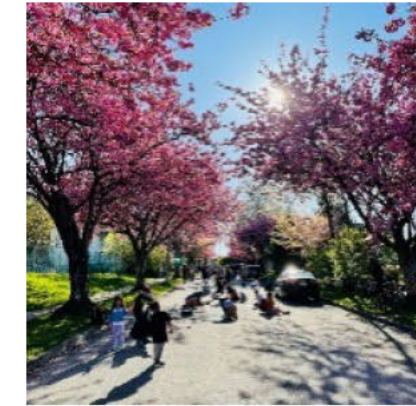
June 28, 2021

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School Streets Pilot Update

A pilot to transform one street next to a school to support safer walking, biking and rolling

- Took place at 3 elementary schools for 4 weeks this spring
- Delivered in partnership with Vancouver School Board



32%

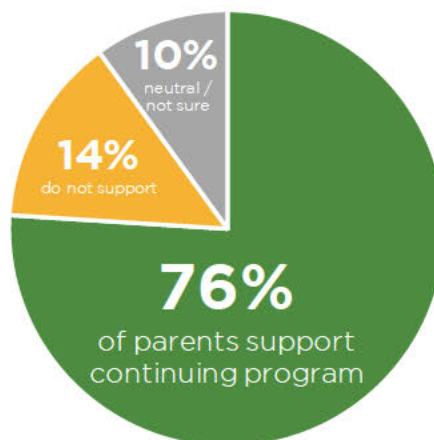
of families reported
walking more

Decrease in motor vehicle volumes

on streets around schools
No increase on nearby streets

25%

of families reported
biking more



“During the pilot we started cycling for the first time, and we began walking more. We previously drove more as I was also nervous walking in the crosswalks around the school due to the extremely chaotic and aggressive car traffic.”

– Parent, Lord Roberts Elementary School

Safety

Slow Zone Pilot Results

Slowing motor vehicles, part of Moving Towards Zero

- Grandview Woodland pilot launched 1st week of March 2021
- Positive feedback from media and public
- Preliminary results indicate **slower speeds overall**

Slower & safer speeds:
5% decrease
in vehicles driving over
30 km/hr



Neighbourhood Traffic Management Program Update



Encourage safe driving by reducing speeds and volumes of street traffic

- Implementation delayed by pandemic response and staff vacancies
- Prioritization of future neighbourhoods is underway

**Q4
2021**



Engagement process for the neighbourhood surrounding Adanac Overpass and Strathcona

**Early
2022**



Strategy update to Council