

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/01/2021	10:10	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am a retired doctor living at "s 22(1) Personal and Confidential". I have lived here in this building for the last 5 years and enjoy the view, the seawall, the peace and quiet of this neighbourhood. My objections to the social housing project to be built on 480 Broughton street. 1. Loss of view of the harbour from my apartment. 2. Loss of financial value due to project and the long term changes it brings to this location. 3. Disturbance by increased traffic and school noise due to increased population. 4. Air pollution due to idling cars at pick up and drop off times for school. 5. Change in neighbourhood due to social housing projects which bring with it social changes and risks eg drugs, violence, crime 6. Lack of safety for children so near the marina. I live here for peace, quiet and safety in my retirement years. This will change with this housing project. I am strongly opposed to this project for the above reasons s. Sincerely, Dr Suniti Pande.	Suniti	"s 22(1) Personal and Confidential"	West End	No web attachments.
06/01/2021	11:37	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The public hearings seems to ostensibly hear our views, but the decision already made, with absolute no regard to our objection or suggestion or compromise, so we feel we have been bulldozed. On March 22, I submitted a drawing as a compromise (as I knew DPB already pre made their decision to go ahead but pretended to hear our views), to slightly move the site a few meters to the east, so the site won't directly block our seaviews from 588 Broughton St, and there is no need to cut down 2 big trees). DPB totally ignored my proposal.	Benny Lee	"s 22(1) Personal and Confidential"	Downtown	APPENDIX A
06/01/2021	17:20	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	By increasing the height of the building it totally blocks the nice view of the water for most of the residents of the Georgia Palace.	Nozar Arian	"s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/01/2021	18:19	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	By increasing the height of the building it totally blocks the nice view of the water for most of the residents of the Georgia Palace.	Nozar Arian	"s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/01/2021	20:19	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I am one of the residents of the palais Georgia p building where by increasing the height of this new building our view of the water will be blocked.	Zohreh Vakilzadeh	"s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/02/2021	14:02	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I'm writing this to express my strong opposition to this ill-advised development. First, the (pre-covid) traffic in the area was already an issue due to the rush hour congestion (towards North Vancouver) and the advent of new high-rises in the area. On the path of returning to normalcy this issue will create even more problems for the residents. I'm quite surprised that instead of addressing the current traffic and congestion issues city is exacerbating this problem by proposing a big development to an already congested area. Second, the proposed development just does not fit properly to the surroundings and really seems out of place. It will change the area for worse for sure. Overall, I think it's a terrible idea and I'm hoping it won't go through for the benefit of the current residents and already problematic traffic.	Alan Farrokh	"s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/02/2021	21:12	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I strongly oppose this development.	DIANE	"s 22(1) Personal and Confidential"	Downtown	APPENDIX B
06/02/2021	23:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	This was always designated for a school, not social housing. Keep the school as planned and get rid of the social housing units. Move the social housing to the empty lots along Beach and Pacific Avenue where they were supposed to be developed years ago but avoided at all costs by developers who say it's too expensive to put social housing on these vacant lots. So why do it at 480 Broughton Street" This is prime real estate. Doesn't add up to the expense. STOP SPENDING TAX PAYER MONEY!!!! DON'T BE MORE STUPID THAN YOU ALREADY ARE!!!	Steve Sach	"s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/03/2021	17:34	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	too crowded in that area & too high building .we need more parks and playgrouds	zhou	"s 22(1) Personal and Confidential"	Downtown	No web attachments.

06/04/2021	07:42	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I live in 's.22(1) Personal'. I have lived here for 5 years as I am retired. This place is suitable for me due to the peace and quiet and beautiful views as I enjoy my old age. 1. This building will block my view. 2. It will reduce the price of my home. 3. It will create noise due to school. 4. Traffic will create pollution due to pick up and drop off. 5. Social housing will bring drugs, crime to this neighbourhood. 6. Dangerous for children near the sea so close. 7. My retirement years are ruined by this project. Please stop this building Thankyou.	Suniti Pande	's 22(1) Personal d C f d t l'	West End	No web attachments.
06/04/2021	11:53	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Would it be possible to explain the by-law amendment process by a city-owned parcel during the hearing? In my understanding, it looks like the policy-maker and the subject owner are the same entity (City of Vancouver) thus there is no real governance here. For example, for 480 Broughton Street project to increase the height and maximum FAR above the by-law, the city/owner can just apply for an amendment in the by-law to accommodate the proposed increase! In the future, if there is additional change beyond the by-law, the city can just do that without any restriction!	Cho Xue	's 22(1) Personal d C f d t l'	Downtown	No web attachments.
06/04/2021	19:09	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I totally disagree with the amendments of the new development. If the height of the new building will be increased, it will definitely block our view and decrease the value of our properties. The increase of social housing will also make the current public safety situation worse.	Charlie Deng	's 22(1) Personal and C f d t l'	Downtown	No web attachments.
06/06/2021	07:59	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	For decades, the expectation was for the proposed building to be a certain height, and residents in the neighbourhood planned around this. The proposed amendment to increase the height from 30m should NEVER be approved.	J Wee	's 22(1) Personal and C f d t l'	Unknown	No web attachments.
06/06/2021	13:34	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	- proximity to marina is unsafe for school children - drastic increase in traffic - current street side parking/congestion is already barely able to accommodate current residents - noise pollution/air pollution from increased traffic - area is not appropriate for a social housing complex - the kind of people who require social housing (i.e., the kind found on East Hastings) will make the neighborhood unsafe - the proximity of social housing will bring property values of existing residential towers down drastically - the current proposed development does not take into consideration the completely different lifestyle and economic/political and social situation from the way it was when planned, back in 1990's - the area is already densely built upon - it requires more green space and less bricks and mortar - no services in the vicinity are affordable to people requiring subsidized housing (e.g. groceries) - a much more appropriate location is the West End Community Centre	Alexandra Sanghera	's 22(1) Personal and C f d t l'	Downtown	No web attachments.
06/06/2021	13:54	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	We recently received notice of hearing about expansion of 480 Broughton Street project that was shocking for us. Sometimes ago we received a hearing asking our views about building a school and social housing in the open area of the coal Harbour community center near us. To the best of our knowledge most of people living in this area signed petition and opposed the plan with the hope that city respects their comments regarding this project. Now without being informed about the results of our previous comments against this project, we received a notice of increasing of the height and social housing of the project. Now we believe it is waste of money, time and resources asking people's opinion about rezoning projects and taking action exactly opposite to their concerns. This new hearing shows not only you didn't respect people's views and concerns in this community, but also you did whatever you aimed and sending public hearing papers is just a kind of show off. We reiterate that we are against the plan together. We believe I will ruin the view of many buildings, causes traffic congestion and will be source of problem for surrounding community in the future. If people's view and concerns are value to you, you should reconsider this project in favor of people in this community. With utmost respect for favorable decision on this matter	Zohreh Ahmari & Mehdi Nematollahi	's 22(1) Personal and C f d t l'	Downtown	No web attachments.
06/06/2021	16:23	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	I'm writing to not only voice our strong opposition to this project but also request you to postpone any Public Hearing to a later date when the Pandemic is over and we can safely participate in a Healthy and Democratic meeting to voice our concerns and objections to this project.	Julie	's 22(1) Personal d C f d t l'	Unknown	APPENDIX C

06/06/2021	19:19	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>1. The world has changed a great deal since the original city plan was created in 1992 and subsequently modified in 2013, 2015 and 2017, without any public consultation. In our current world, with more and more people working at home and companies moving out of the city and the downtown area, leaving behind empty commercial space, there is no need for more concrete in this area of downtown. 2. The area surrounding this site is already one of the most dense in downtown, with concrete towers in every direction. In fact, more buildings are being constructed right now in very close proximity. This proposed development demonstrates a lack of vision for the future of Vancouver and it certainly departs from the vision that Lord Stanley pioneered. 3. This development project will result in the loss of one of the last panoramic water and mountain views in the downtown core. This site is unique, and it should be transformed into a green area for the benefit of all the citizens of downtown and Vancouver, rather than for the benefit of a few. The water and mountains belong to all of us and the loss of this site, for all citizens, to a concrete building will be final and irreversible. This site should be part of a green corridor along the sea wall and not the site of another ordinary concrete building that could be built anywhere. 4. This project will also result in a huge increase in traffic and congestion. It is anticipated that as many as an additional 1000 people per day will crowd into this previously pristine waterfront space. 5. The Development Permit Board 'cannot deny a development permit if it meets the zoning and ODP and guidelines or approve a development if it does not fall within the zoning or ODP.' The City zoning policies, guidelines, and Official Development Plan 'OPD' in place before COV D 19 pandemic don't address the unprecedented changes that we are currently facing and their impact on the urban environment. Outdated policies remain the basis for this development project application. This is a decision that affects far more Vancouver residents than the few beneficiaries of the development. It irreversibly impacts on a unique downtown waterfront site. We urge the City to withdraw the development project at this stage. 6. Furthermore, given that the Board cannot deny a development permit that meets the zoning, OPD and guidelines, the public has no say in the ODP and zoning because they were decided by the City years ago. That leaves no opportunity for meaningful consultation with the current downtown residents. We note that recent development projects in other locations in Vancouver have attracted criticism of this lack of meaningful consultation 7. The city owns the site proposed for the development. The City is the actual developer. The City makes the policies and the OPD that inform the decision on rezoning and development and the City decides the rezoning/development applications.</p>	Sara Kianparvar	's 22(1) Personal and C f d t l'	Downtown	No web attachments.
06/06/2021	19:25	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>1. The world has changed a great deal since the original city plan was created in 1992 and subsequently modified in 2013, 2015 and 2017, without any public consultation. In our current world, with more and more people working at home and companies moving out of the city and the downtown area, leaving behind empty commercial space, there is no need for more concrete in this area of downtown. 2. The area surrounding this site is already one of the most dense in downtown, with concrete towers in every direction. In fact, more buildings are being constructed right now in very close proximity. This proposed development demonstrates a lack of vision for the future of Vancouver and it certainly departs from the vision that Lord Stanley pioneered. 3. This development project will result in the loss of one of the last panoramic water and mountain views in the downtown core. This site is unique, and it should be transformed into a green area for the benefit of all the citizens of downtown and Vancouver, rather than for the benefit of a few. The water and mountains belong to all of us and the loss of this site, for all citizens, to a concrete building will be final and irreversible. This site should be part of a green corridor along the sea wall and not the site of another ordinary concrete building that could be built anywhere. 4. This project will also result in a huge increase in traffic and congestion. It is anticipated that as many as an additional 1000 people per day will crowd into this previously pristine waterfront space. 5. The Development Permit Board 'cannot deny a development permit if it meets the zoning and ODP and guidelines or approve a development if it does not fall within the zoning or ODP.' The City zoning policies, guidelines, and Official Development Plan 'OPD' in place before COV D 19 pandemic don't address the unprecedented changes that we are currently facing and their impact on the urban environment. Outdated policies remain the basis for this development project application. This is a decision that affects far more Vancouver residents than the few beneficiaries of the development. It irreversibly impacts on a unique downtown waterfront site. We urge the City to withdraw the development project at this stage. 6. Furthermore, given that the Board cannot deny a development permit that meets the zoning, OPD and guidelines, the public has no say in the ODP and zoning because they were decided by the City years ago. That leaves no opportunity for meaningful consultation with the current downtown residents. We note that recent development projects in other locations in Vancouver have attracted criticism of this lack of meaningful consultation. 7. The city owns the site proposed for the development. The City is the actual developer. The City makes the policies and the OPD that inform the decision on rezoning and development and the City decides the rezoning/development applications. How is it fair""</p>	Dylan Graydon	's 22(1) Personal and C f d t l'	Downtown	No web attachments.

06/07/2021	00:42	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	'Vancouver City Council; Dear sir; We recently received notice of public hearing about expansion of 480 Broughton Street project that was shocking for us. Sometime ago we received a hearing asking our views about building a school and social housing and other facilities in the open area of the coal harbour community centre near us. To the best of our knowledge most of people living in this area signed petitions and opposed the plan with the hope that city respects their comments regarding this construction. Now without being informed about the results of our previous comments that was against this kind of construction in this area , we received a notice regarding increasing of the social housing and height of the building. Now we believe it is waste of money, time and resources asking people's opinion about rezoning and taking action exactly opposite to their views and concerns . This new hearing shows not only you didn't respect people's views and concerns in this community, but also you did whatever you wanted and sending papers is just a kind of show off. We reiterate that we are against the plan altogether. We believe it will ruin the view of many buildings , causes traffic congestion and will be source of problem for the surrounding community in future. If people's views and concerns are of any value to you, you should reconsider this project in favor of people in this community. With utmost respect and thanks for favourable decision on this matter	ROYA RAFIEI	's 22(1) Personal and C f d t l'	Downtown	No web attachments.
06/07/2021	13:30	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The proposed development is not in keeping with the existing developments. The nature of the new building does not fit with the existing buildings/businesses/homes. The proposed development will result in loss of existing views from our property. The proposed development will have a negative impact on our property, through noise, smells, light pollution, dust, vibration, or late night activities. (We bought our property as retirees and expected a quiet and relaxing environment. The amount of children and the revolving door of people coming and going from such a busy development, will definitely negate that.) The development may cause traffic problems such as traffic generation, access or safety problems. The proposal reduces the amount of car parking available or provides insufficient parking space itself. The proposal will have an economic impact, such as impact on tourism or small businesses. The proposed development creates visual clutter. The proposed development will result in significant loss of trees, green patches, landscaping. The proposed development will result in reduction in the value of properties affected by the proposed development.	Svitlana Lewis	's 22(1) Personal d C f d t l'	Unknown	No web attachments.
06/07/2021	14:11	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	The proposed development is not in keeping with the existing developments. The nature of the new building does not fit with the existing buildings/businesses/homes. The proposed development will result in loss of existing views from our property. The proposed development will have a negative impact on our property, through noise, smells, light pollution, dust, vibration, or late night activities. (We bought our property as retirees and expected a quiet and relaxing environment. The amount of children and the revolving door of people coming and going from such a busy development, will definitely negate that.) The development may cause traffic problems such as traffic generation, access or safety problems. The proposal reduces the amount of car parking available or provides insufficient parking space itself. The proposal will have an economic impact, such as impact on tourism or small businesses. The proposed development creates visual clutter. The proposed development will result in significant loss of trees, green patches, landscaping. The proposed development will result in reduction in the value of properties affected by the proposed development.	Svitlana V Lewis	's 22(1) Personal d C f d t l'	Unknown	No web attachments.

06/07/2021	21:37	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>From any point of view this proposed project would be terribly detrimental for Vancouver, its residents and visitors. If you ask people what they think is Vancouver's greatest asset, they are almost certain to say that it's Vancouver's beautiful natural setting that makes this city special, a great place to visit and to live in. This project is in direct conflict with our greatest asset as a city, and it would be utter folly to approve it. Anyone who visits this location can see that it is the focal point of a perfect amphitheatre opening onto Coal Harbour which allows passersby and hundreds of residents living all around here to enjoy views of the harbour, the park and mountains. It would be lunacy to locate any kind of tower in this location at the end of Broughton, to compete with and block out one of the most beautiful landscapes in the world, a natural setting that deserves to be showcased, respected, and left open for residents, passers-by and tourists alike to appreciate and enjoy. And anyone who sincerely cares about providing more social housing in Vancouver would not support depriving Vancouver of such an outlook on this city's fabulous natural setting just for the sake of locating 60 social housing units in this unique location. We already have a social housing complex on Hastings one block west of this location, and another large social housing tower one block east on Cordova Street, and I'm sure there are many more that I'm unaware of. And there are any number of locations in Vancouver that are neglected and would benefit from a new housing project that could provide many more housing units at a far lower cost without obstructing views of Vancouver's natural beauty. Coal Harbour is a small neighbourhood which is already highly densified and where many more housing towers are under construction, which will obstruct more views and create yet more traffic congestion on its streets and the main arteries leading to the North Shore. To alleviate this high density of housing here, the City long ago maximized outlooks on the harbour, Stanley Park, and the North Shore mountains by locating parking lots, mini-parks, and roundabouts where all the North-South streets from Denman to Thurlow end at the harbour, and it is the particularly beautiful panoramic outlook at the end of Broughton Street that this proposed housing project would destroy - for the sake of 60 housing units. Vancouverites and visitors want to enjoy a city where development respects rather than competes with our spectacular environment and allows the maximum number of people to enjoy its natural beauty. Approving this project would be a betrayal of this and would greatly diminish Vancouver. I urge you to act in the best interests of Vancouver, its residents and visitors, and deny this proposal.</p>	William Richard Sharpe	's 22(1) Personal and C - f d - t l'	West End	No web attachments.
06/08/2021	19:05	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>This area is already very populated. This location, currently being an outdoor parking lot, is need for Neighbours gathering in the case of an earthquake. There is no other open area far from so many high rises where neighbours can gather in case of natural disasters.</p>	Fardad Golkar	's 22(1) Personal and C - f d - t l'	Downtown	No web attachments.
06/09/2021	15:43	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	<p>I am in strong opposition to the proposed new social housing and school on the southwest corner of Hastings and Broughton. I was the first resident in the Pender Place development at the corner of Broughton and Pender. At no time prior to my becoming a resident until the announcement of this new development two or three months ago was I advised that the only community park in our area would be compromised by the construction of such a project. The building now proposed, being four-storeys is higher and with a much broader footprint than the original concept, previously rejected by 90% of the residents appearing at the hearing held for that project. Why the Parks Board will deliver such an insulting response to a public hearing is beyond reason, at least in a democratic setting. The Parks Board has now scheduled a further meeting for June 15, 2021 to consider the larger more intrusive project. The opportunity to the public immediately affected by the project is less than satisfactory as there is neither the time nor the opportunity to present the evidence required to successfully oppose such a project. There is already traffic in the area which far exceeds the capacity of the original traffic design and the additional parking required to accommodate both the residents and students regarding the project will simply bring an excess overload with the associated traffic problems. Additionally, the Coal Harbour area, which was developed as an exemplary neighbourhood present in downtown Vancouver, has already been blighted by an increase in serious crime (note recent shooting on the street in front of Carderos) and bringing an increased population to the area is not going to improve things. Perhaps most importantly is the fact that this project will act as an obstruction on the last public view corridor in the Coal Harbour area to the North Shore mountains, including the cruise ships, the freighters and the harbour aircraft. Lastly there is already at least five social/public housing projects between Cardero and Thurlow Street in this area and why a further project is being considered seems excessive.</p>	John Singleton	's 22(1) Personal and C - f d - t l'	Downtown	No web attachments.

06/09/2021	16:24	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	1. The development approval process is being rushed without proper study of the project's impact on the neighbourhood. For example, the Transportation Assessment and Management study uses traffic data from 2015/2016, even though subsequent new buildings have been built in the area and density has increased. The reason given in the study for not using more current data is because of Covid. So, why can't we wait until the covid epidemic is over, when traffic patterns return to normal and a proper study can be done, before we rush into approving this project' 2. As it is, the transportation study states there will be an increase in carbon emissions in the neighborhood. The report also estimates an increase of 917 car trips per day at the Broughton and Hastings intersection - far too large an increase for a quiet neighbourhood street. This is both a safety and congestion/environmental issue 3. Why does the city wish to rapidly push through a huge development that will forever change this neighbourhood in the middle of covid, when they use covid as an excuse to delay most other things in the city (such as a 6 month delay for the issuance of a simple business license)' 4. The Staff Report to City Council on this project notes (at Appendix D) that 328 comments were received from the Shape Your City platform. Of these, 259 were against the project, 32 in support, and 33 were mixed. In other words, 79% of citizens responding oppose the project, only 10% support it. Yet, the city not only decided to proceed with the project on an expedited basis, but they now want to increase the height and density of the building . There is no easy way to voice concerns or ask questions as the city is using the excuse of covid to not hold a live public meeting. Why can't we wait until covid is over, hold a proper meeting with access to all, so that the concerns of citizens can be properly discussed' What is the point of having 'Shape Your City' consultations when city hall doesn't actually care at all what residents of the neighborhood think' If the city is determined to push through this project, why go through the charade of giving people a chance to be heard' This is not fair and not how a democratic society should work. Due process is important.	Victoria Wong	's 22(1) Personal and Confidential'	Downtown	No web attachments.
06/09/2021	18:43	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Absolutely oppose this project because of the Traffic and population increase.	Mastaneh Esfandari	's 22(1) Personal and Confidential'	Unknown	No web attachments.
06/10/2021	00:43	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	Dear Honourable Mayor and Councillors of the city of Vancouver, British Columbia, This is in support of Mr. Rahim Jivraj, President of Coal Harbour Residents Association (CHRA), who has sent you an e-mail communication on June 10th 2021, concerning the rezoning application for 480 Broughton Street, Vancouver BC. Please note that I am the owner-resident of apartment 1603 at 323 Jervis Street, located in the Coal Harbour area of the West End of downtown Vancouver. As such, I am very concerned about the inadequate level of transparency the city has pursued in the approval process of the above referenced rezoning application! In particular as it concerns the effect of the proposed development application on local traffic safety for both the current residents and the students of the proposed school/day-care centre at this already congested transportation corridor. I ask that you heed the requests made of you in this regard by Mr. Rahim Jivraj, of the CHRA in his communication of June 10th, 2021. This because, I believe that the contents of his e-mail serve the best interests of both the current and future residents of our neighbourhood. With thanks for your kind attention to my request as expressed herein. Navid Arjmand	Navid Arjmand	's 22(1) Personal and Confidential'	West End	No web attachments.
06/10/2021	06:43	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	As a coal harbour resident I am deeply opposed to this project, particularly the school component given the area's density, the impact on traffic flow will be horrendous, particularly in the morning. With restricted turns off of pender street, traffic will be an absolute zoo.... Hastings is an important thoroughway at all hours and blockage will create huge headaches for downtown traffic. Please relocate this to another area that will have less detrimental effect on ALL neighbours and COMMUTERS whose morning routine will be severely severely disrupted by this project.	Lianne Gulka	's 22(1) Personal and Confidential'	Downtown	No web attachments.
06/10/2021	12:55	PH1 - 5. CD-1 Amendment: 480 Broughton Street	Oppose	New School in area n why objection. Also expected 915 cars in coal Harbour area during peak hrs!, t is very dangerous for children and residents will not appreciate the noise pollution especially we have a large number of elderly residents. Please have some kind consideration. Thank you!	Jamie Beimes	's 22(1) Personal and Confidential'	Downtown	No web attachments.



STREET ADDRESS	480 BROUGHTON ST. VANCOUVER, BC
LEGAL DESCRIPTION	Lot 12 and 13, District Lot 185, of the Public Harbour of Burrard Inlet Plan LMP 29891

Move the proposed site to the right, so not blocking direct sea views of residents from 588 Broughton St, while still keep most of the existing open space for public parking

30m max building height

New Site:

Perpendicular to Hastings St  
between 588 Broughton and 555 Jervis St.

Students/Residents can easily access the existing Coal Harbour Park and Playground

COAL HARBOUR /  
BURRARD INLET

"BUILD TO" LINE  
CD-1 GUIDELINES (301 JERVIS STREET)  
MARINA NEIGHBOURHOOD SUB-AREA 1B

MINIMUM STREETWALL SETBACK TO PRESERVE  
5 DEGREE STREET END VIEW  
CD-1 GUIDELINES (301 JERVIS STREET)  
MARINA NEIGHBOURHOOD SUB-AREA 1B

COMMUNITY CENTRE  
BIKE PARKING  
6 BIKE STALLS

EXISTING  
COAL HARBOUR  
COMMUNITY CENTRE

EXISTING  
COAL HARBOUR  
PARK

EXISTING FIRE  
DEPARTMENT  
SIAMSESE CONNECTION  
FOR COMMUNITY  
CENTRE

FIRE DEPARTMENT ACCESS  
SCHOOL BIKE PARKING  
17 CLASS B BIKE STALLS

PUBLIC BIKE SHARE  
28 BIKE STALLS

BROUGHTON STREET  
19717

480 BROUGHTON STREET

WEST HASTINGS STREET

588

EXISTING  
PLAY GROUND

SRW SETBACK  
4.5m FROM BACK  
OF EXISTING CURB  
6 CLASS B  
BIKE STALLS  
(SOCIAL HOUSING)  
SIAMSESE  
CONNECTION  
ENTERPHONE

RESIDENTIAL  
LEVEL 1  
ENTRANCE

SCHOOL  
LEVEL 1  
ENTRANCE

STAIR &  
EXIT

LINE OF EXISTING  
BUILDING BELOW

LINE OF EXISTING  
BUILDING BELOW

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

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PROPERTY LINE

PROPERTY LINE

## APPENDIX B

Although I understand the need for a new elementary school and daycare as well as social housing, I **strongly oppose** the development. Not only will traffic and pedestrian traffic increase, but noise and chaos will present itself in this area. This area is already densely populated so why add more congestion? What's going to happen when police, firetrucks and ambulances need to pass through this area? This is definitely not the area to have this development, especially where there are a lot of visitors and tourists walking the seawall several meters away.. The development couldn't be somewhere else?

Coal Harbour is beautiful and pristine enjoyed by many locals, local residents, expats, cyclists and tourists. By having this development in front of an already congested area, this will devastate the neighbourhood. Not to mention, this vicinity has attracted many working professionals from different countries coming to bring their technical skills to Vancouver. With this development, where will they live? Many expats work from home and are attracted to Coal Harbour in this very area and they certainly don't want to live in a congested noisy area with an elementary school and social housing across the street. In addition, let it be known that many tourists, visitors admire the twin Harbourside towers and take photos from the marina. Having this development will destroy the postcard perfect photo of the pronounced Arthur Erikson designed buildings.

I am close to retiring, and I am an owner of a 2 bedroom condo on s 22(1) Personal and Confidential. I bought this as an investment and what this does is lower my property value as well. I worked hard to saved up for retirement and this is not entitlement, so is this fair? What this development will do is devalue my property and erase the wonderful marina view and comfort I have worked so hard for. As mentioned, the real estate is expensive so it doesn't make sense that social housing should be added here. We already have three co-op housing in Coal Harbour.

We also have community events such as fireworks, Canada day, marathons which will draw thousands of participants and spectators. In addition, we have a lot of cars making detours in this area to get to Pender Street to cross the Lions Gate, so again this development is not feasible. Much of the traffic already take side streets and uses the roundabout so without that, cars will have no where to go and will cause hours long traffic jams and road rage. Although there are bike lanes, there will be accidents with so much activities going on especially when parents will pick up their children. This will be a disaster coming if this proposal goes through.

I already pay high property taxes and now the city proposes to put a expensive social housing development with rooftop view?!!! That doesn't make sense and why? Where is my tax money going to?

I understand the need to house the lower income people and new elementary school but please bear in mind the noise pollution, congestion, chaos, accidents, property degradation, frustration and road rage. Although young families find it attractive to live downtown, many will eventually find a home elsewhere due to the already congested neighbourhood. The city is developing something families will eventually leave so why this plan. Please reconsider somewhere else with less traffic congestion and overall chaos for the safety for all.

Thank you



Dear Mayor Kenny Stewart and Council Members,

We, the undersigned residents of Coal Harbour neighbourhood area, have joined and totally oppose the Project at 480 Broughton Street.

With reference to the Notice of Public Hearing planned for June 15<sup>th</sup> to be convened electronically, we are writing to not only voice our strong opposition to this project but also request you to postpone any Public Hearing to a later date when the Pandemic is over and we can safely participate in a Healthy and Democratic meeting to voice our concerns and objections to this project.

As you are well aware, participating and talking in Online Public Hearings is extremely difficult and limited for many of us because of communication skills through online means. This point was raised in the previous online meeting, but it has been ignored for reasons unknown to us while rushing this matter to another online meeting for heightening the project that we all oppose in its entirety.

Also, you must have learned that the majority of people consulted previously (almost 90%) opposed this project in the last online meeting that was held in March. This strong opposition was followed by several subsequent emails to you, Council Members and the City Staff voicing our concerns and emphatically objecting to this project with some proposed alternatives.

We have realized that such strong opposition to this project expressed throughout the previous online meeting and subsequent communicated emails have all been ignored. The recent Staff Report on this matter has quite noticeably downplayed our oppositions once again for some unknown reasons.

In the light of the above, we request you to postpone any public hearing consultation on this project so that we can voice our views and our position NOT TO APPROVE THIS PROJECT.

Looking forward to your favorable response on this matter, we remain.

Yours sincerely,

"s.22(1) Personal and Confidential"

A large rectangular grey box redacting the signature of the Coal Harbour Neighbourhood Residents.

Coal Harbour Neighbourhood Residents– Signed on Pages Hereunder