

Project Report

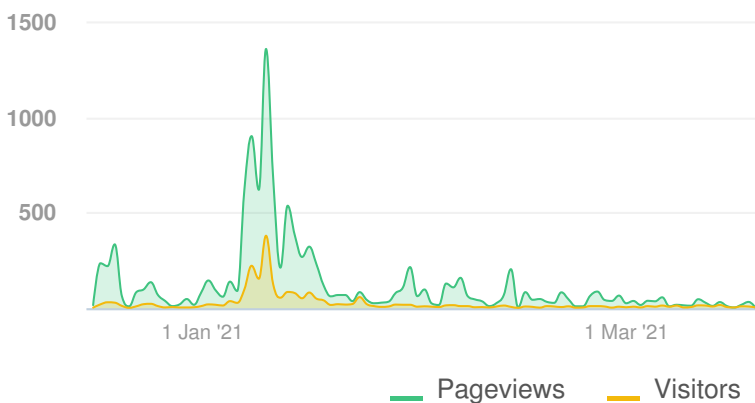
14 December 2020 - 16 March 2021

Shape Your City Vancouver

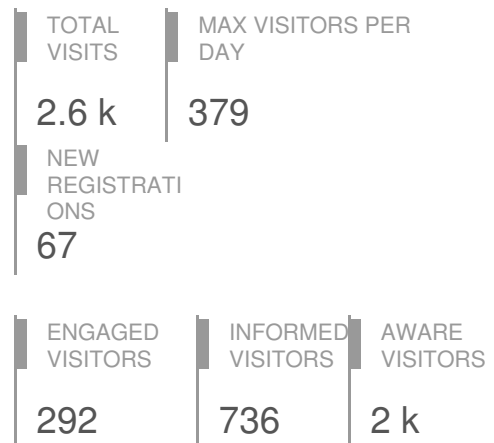
480 Broughton St (DP-2020-00849 / RZ-2020-00063) development and zoning amendment application



Visitors Summary

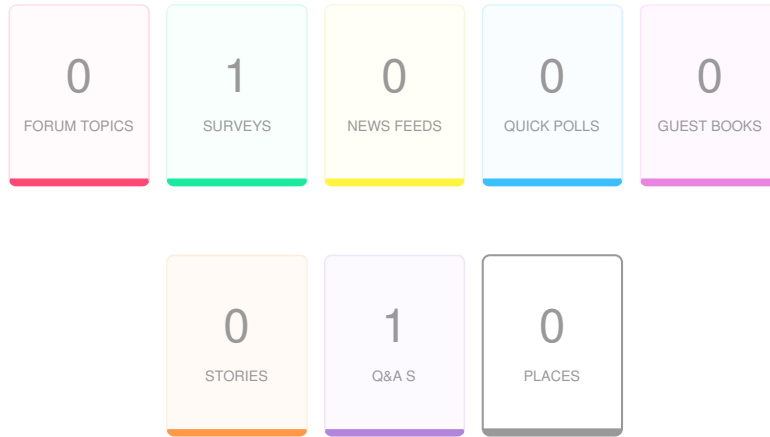


Highlights



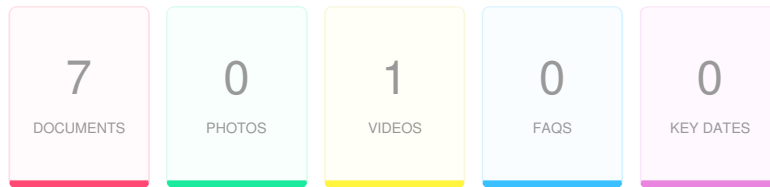
Aware Participants		Engaged Participants			
1,995		292			
Aware Actions Performed	Participants	Engaged Actions Performed			
Visited a Project or Tool Page	1,995	Registered	Unverified	Anonymous	
Informed Participants	736	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	78	210	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	284	Posted on Guestbooks	0	0	0
Visited the Key Dates page	138	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	4	4	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	403	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	292				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Q&A	Archived	121	4	4	0
Survey Tool	Send your comments	Published	524	78	210	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Presentation boards	146	185
Document	Site plan	111	130
Document	Project data	97	108
Document	Notification postcard	60	76
Document	UDP Booklet	41	56
Document	Elevations	38	39
Document	Landscape	35	38
Document	deleted document from	8	8
Key Dates	Key Date	138	159
Video	Animation Fly-through	0	0

QANDA

Q&A

Visitors 121	Contributors 8	CONTRIBUTIONS 8
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Chris Chung

05 January 21

What happens to the community centre in this proposed development? Does the 11 storey include the proposed increase in height by 8.86m? If so how many additional floors does this add to the building?



Publicly Answered

This proposal will not affect the location of the Coal Harbour Community Centre or its operation. Yes, the 11th storey would include the 8.86m, if approved. The 8.86m will allow for one more floor, taking this proposal from 10 stories to 11 stories and allowing for the rooftop amenity.



Seaside

06 January 21

Will the rooftop amenity be part of the community centre? Will it be accessible to the public?



Publicly Answered

The rooftop common outdoor area will only be accessible to the social housing building tenants. As required by the High-Density Housing for Families with Children Guidelines, newly constructed market and non-market buildings require common indoor amenity space and outdoor space for use by the residents of the building. These outdoor common spaces also include a children's play area and urban agriculture area.

QANDA

Q&A

Q

Toko Gould

07 January 21

It is beautiful! I saw you will have a school there. Will it be an elementary school or secondary school or even both ? Thank you for your response in advance.

A

Publicly Answered

The proposal is for an elementary school.

Q

Lorena

07 January 21

When is the project planned to be concluded?

A

Publicly Answered

Summer 2024.

Q

Kai

07 January 21

I have heard that the target occupancy for the school is Sept 2024. If the construction of the housing component isn't complete at this time, would it be possible for the school to open first to accommodate students for the Sept 2024 school year?

A

Publicly Answered

The plan is to open the whole building in the summer of 2024. At this time it is premature to consider alternative strategies, but the project will work to fulfill the needs of all groups who will be sharing the building.

QANDA

Q&A

Q

Kelly1

08 January 21

The current planning document is almost 20 years old and does not reflect the current economic reality of the coal harbor neighborhood and the long term effect of the COVID 19 pandemic. People with families are moving out of the downtown core to the safety of the suburbs - should the 2002 plan be updated with input from the community to reflect the current reality?

A

Publicly Answered

The COVID-19 pandemic has had a profound impact on our city, and we recognize that there has been a more acute impact on the downtown area. City staff are continuing to work with communities and businesses to respond to the pandemic, while planning for recovery through a variety of initiatives, including Restart Smart Vancouver. The City has also initiated a multi-year citywide planning process that will guide future planning and development in Vancouver – the Vancouver Plan. While this process is underway, the City will not be revisiting the Coal Harbour Official Development Plan. The Vancouver Plan provides an opportunity to help shape the future of your community and the city, and we recommend that you share your feedback online or through other upcoming public engagement opportunities.

Q

Megsy

09 January 21

I am a single older woman (age 53 currently) and I would love to have the opportunity to live there. Would I qualify? What are the criteria for being accepted as a tenant? Would there be an early registration process for consideration? How much will the units cost and will they be based on rentals or purchased suites? Will there be a chance to select a preferred location within the building? All of these are questions I would like answers for if the project is a go ahead.

A

Publicly Answered

The housing units in the building will be social housing rental. As Social Housing, at least 30% of the units will be occupied by households with incomes below the BC Housing housing income limits (HILs). The remaining units are anticipated to be at Low End of Market (LEM) rents. The affordability target will be finalized subject to the amount of senior government grants that can be secured. The HILs rents correspond to a household income range of a maximum of \$55,500 to \$78,000 as set by BC Housing for 2021 (applies as of December 1, 2020). These rates are at rent geared to income and are set at no more than 30% of income. The LEM rents correspond to the average rent for new construction (2005+) as published by CMHC. The income maximums of \$74,150 for a studio and 1-bedroom LEM unit and \$113,040 for a family sized LEM unit are based on the BC Housing Low and Moderate Income Limits for 2020. A non-market housing operator will be approved by City Council, likely in late spring or early summer. This operator will manage the application process and tenant selection for the units based on the applicants incomes.

QANDA

Q&A

Q

h

10 January 21

So the rooftop is only for the social housing residents? Waterfront views and outdoor space which people pay millions and millions for are now being built brand new for people who'll pay less than everyone else who owns or rents in the area?? At least make it accessible for everyone in the community. What taxpayer will be onside with a massive waterfront rooftop on the marina built for the exclusive use of just a few select new residents?

A

Privately Answered

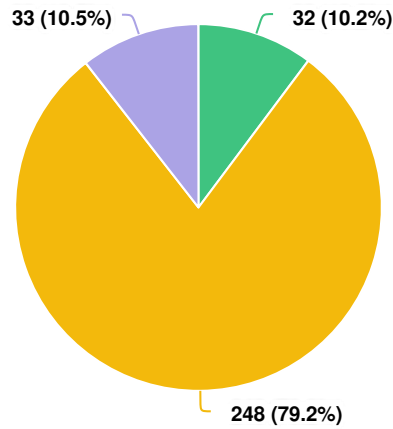
Thank you for your follow-up comments. I will make sure to forward them to City Staff who are reviewing this proposal.

ENGAGEMENT TOOL: SURVEY TOOL

Send your comments

Visitors 524	Contributors 288	CONTRIBUTIONS 317
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Your overall position about the application:



Question options

- Support
- Opposed
- Mixed

Optional question (313 response(s), 4 skipped)

Question type: Dropdown Question

Send your comments

SURVEY RESPONSE REPORT

18 February 2020 - 15 March 2021

PROJECT NAME:

480 Broughton St (DP-2020-00849 / RZ-2020-00063) development and zoning amendment application



SURVEY QUESTIONS

Q1 | Your comments:

Screen Name Redacted

12/15/2020 10:38 PM

I do not agree, first they had said 10 floors, You have an idea how many people that own are hurting us. They are already setting up a school where noise will be heard all day and now with this. It's not fair.

Screen Name Redacted

12/16/2020 02:09 PM

Why position the highrise closest to the water thereby impacting neighbours' views the most. If it was on the Hastings side of the property, the building would have less of a visual impact.

Screen Name Redacted

12/16/2020 10:44 PM

I think this is a great proposal. As a young couple living in the neighborhood, we love the possibility to have a school right in our back yard! Because of this I hope that priority for spaces in the day care and school can be given to children living nearby.

Screen Name Redacted

12/18/2020 11:15 AM

Do not fit for this area. Too aggressive approach

Screen Name Redacted

12/20/2020 08:41 AM

Get too busy, disorderly and unquiet with 60 social housing, 340 kids and more, not fit for this area

Screen Name Redacted

12/20/2020 07:15 PM

The amendment to the zoning by-law, RZ-2020-00063 - appears to have a sub-area 2 (from Diagram-1) in the Zoning and Development by-Law with a maximum height of 79 metres which would be an significant encroachment on the current foreshore aesthetics and open air dynamics of this community space.

Screen Name Redacted

12/20/2020 10:32 PM

1) We need the existing open parking space and parking is already so difficult to find in downtown. 2) There are other locations the city can build school and social housing, but not on prime waterfront location with spectacular views. 3) The school and social housing will create more traffic and noises to the neighbourhood 4) The 11 storey high building will block the marina views for many properties.

Screen Name Redacted

12/22/2020 04:25 PM

Don't put it here Please!!!! We don't like this idea !That building will destroy our view (our floor is 4th),the value of our property and our quiet neighborhood.

Screen Name Redacted

12/26/2020 10:24 AM

Although we understand the need for an elementary school and daycare, I am definitely opposed to the social housing units. We purchased our first unit pre-sale in 1995. This was our retirement plan. We then sold that unit for a unit with a partial marina view (on the 10th floor) affordable for us at the time when we sold all of our assets, when my husband retired. He has been working and we have been saving hard, for 40 years. We chose 555 Jervis Street, Coal Harbour because of its location, lifestyle and especially, the view. If this new proposal is approved, it will devastate our view and livelihood. We are considering selling but the value compared to what we purchased the condo for, will be devastating as we are retired. With the new

lifestyle of working from home outside of Vancouver, for many, downtown may already lose in real estate value. For many others who purchased townhouses and units for millions of dollars, with the view of the marina are questioning why social housing units are so lucky to have a marina-front, lifestyle while some had to work so hard and pay so much for a new view of this social housing building. Traffic with the daycare and elementary school will already devastate the neighbourhood. The parking space has always been great for tourists to park and enjoy the sea wall. The density of population in the area already causes so much traffic during peak season. Especially toward Stanley Park. Drivers use Hastings and Cardero as shortcuts to already busy streets as well. Thank you for your time in reading my comments.

Screen Name Redacted

12/29/2020 02:08 PM

This building will severely impact the sightlines to the harbour from our home; views we were told when we bought here (~6 years ago) that could never be obstructed. This loss of harbour view will undoubtedly negatively impact the value of our home. I'm certain this comment will just be viewed as a complaint from one of privilege but the facts stated are true. I am sure that everyone with a north/northeast view from our building, or in the first 10 stories of the building immediately east of us will have similar objections. The negative impact of the proposed building, if it proceeds, could be somewhat mitigated by aligning the higher tower element as close to the park boundary as possible rather than to the cul-de-sac at the foot of Broughton. The lower height school element would then be oriented towards the west side of the development site. This would significantly open up our view corridor, and align the highest part of the development with the open space between the two towers on Hastings St., similarly reducing the negative impact for those property owners. If I had a vote I would vote strongly against locating this development in this location, the last open view corridor onto Coal Harbour in this area. If it must proceed, then the design change proposed above seems a modest ask from we the taxpaying neighbours.

Screen Name Redacted

12/29/2020 08:59 PM

Who is the social housing for? seniors? families of school & daycare users? hard to house ? if so, what mix? Wouldn't it be better served selling these prime units to the market & using the funds to build community housing for more than just 60?

Screen Name Redacted

12/30/2020 12:28 PM

First - Extensive delays with Canada Post deliveries does not provide required notification period. Despite living one block away, I have NOT yet received notification. Learned about this project by pure chance during a random conversation. - Concerns - Fast Tracking Approval Process during Pandemic - - This would appear to be a violation of the Charter Rights of those who reside in the immediate area. Provincial Emergency Orders severely limit the ability of residents to gather informally to discuss such a project before offering considered feedback on the proposed project. During these times of unprecedented constraints on citizens, additional time is required to properly review such a project. Construction Noise Pollution - - Numerous other developments are progressing in the immediate area.

Currently, the impact of noise pollution is degrading the quality of life where I live on 1500 block of Pender Street, emanating from projects on Alberni and Robson Streets. With four other development applications progressing in the immediately vicinity, bringing forward an additional project will further degrade the existing quality of life in my home. Location - - This is NOT central to the West End. Essentially, this location is the maximum physical distance from the majority of those most at need for these services who reside in the West End. Parking - - Simply claiming that existing parking for the Community Center can be absorbed without a negative impact on the utilization of the Community Center is disingenuous (at best). Summary - - Additional time is required for Residents to properly review this proposal. The location of the School and Daycare does not meet the needs of the majority. Noise Pollution from multiple concurrent projects damages Vancouver ByLaws for the 'quiet enjoyment' of one's home.

Screen Name Redacted

12/30/2020 02:52 PM

We are totally opposed to this project. The density of building has already surpassed unacceptable levels. We live in the area and traffic along the Cordova Jervis Hastings corridor is already a major thruway for access to the lions gate bridge. Adding another building which will entail school drop offs and events will make this thruway dangerous and unacceptable. The waterfront is sacred and should be preserved not sold out to greedy developers.

Screen Name Redacted

12/30/2020 03:15 PM

Totally opposed. Too many building occupying limited space. The park is too small to accommodate a school and daycare facilities. It will take green space away from the local tax paying residents. Leave the waterfront alone

Screen Name Redacted

12/30/2020 04:01 PM

Why does the picture show a building many stories less than 11. We originally understood there was to be a school and a daycare NOT FLOORS OF HOUSING which is not needed in an already packed community. School and day care ...YES !!!! More housing with more traffic, people,NO 1111

Screen Name Redacted

12/30/2020 04:03 PM

I understand the need for a school in Coal Harbour and also see the need for more social housing and daycare spaces, however the building as planned severely affects our view corridor and will certainly also affect our property value. Could the design of the building not be oriented so that the lower entrance faces the Broughten Street turnabout which would minimize the loss of views for many residents affected?

Screen Name Redacted

12/30/2020 10:32 PM

I object to the Notice of Development DP-2020-00849 for 480 Broughton St, because: 1) The development will block the marina views for many properties and the public. 2) There are other locations the city can build school and social housing, but not on prime waterfront location with spectacular views. 3) The school and social housing will create more traffic and noises and CO2 emission to the neighbourhood 4) We need the existing car park lot and the open space for everybody to use and enjoy. The City has deprived us so many parking spaces.

Screen Name Redacted

12/31/2020 01:40 AM

Terrible idea. People will move away. You're ruining the last peaceful and clean area of down town.

Screen Name Redacted

12/31/2020 06:28 AM

We do not approve of this new development.

Screen Name Redacted

12/31/2020 07:15 AM

We need to plan accordingly. No more buildings in this area. Traffic issues, carbon emission, noise construction

Screen Name Redacted

12/31/2020 10:56 AM

I am concerned about increased traffic. Increased noise due to school. . Blocking of harbour view. Disturbance of peace. Pollution by traffic. . Loss of value in surrounding buildings.

Screen Name Redacted

12/31/2020 11:45 AM

Coal Harbour has already gotten congested in the last 10 years. Please, please, please relocate this project to another jurisdiction. It has gotten noisier and more polluted here.

Screen Name Redacted

12/31/2020 03:11 PM

I am concerned about safety and the neighbourhood demographic changing. Social housing will bring poverty and crime into the area. I am a landlord and need my tenants to feel safe so that I can maintain my business. It is also already crowded and noisy enough in Coal Harbour with traffic and festival foot traffic in the summers, we don't need more. I do like the school idea and that CURRENT residents need a school and daycare centre for children. This project should be focused into making the whole building a school only. That is what the area needs.

Screen Name Redacted

12/31/2020 05:04 PM

I'm curious whether or not there are still 340 elementary students in the Coal Harbour area, an area that has notoriously high rents and purchase prices. I wonder if Covid has made a significant change to your original calculations. I personally know of two families with young kids that have relocated to the suburbs since covid started. I'm also wondering about the wisdom of social housing in an area that has shops with price points that match the high costs in the area. There are no grocery bargains to be found in Coal Harbour. While I do think the land the Rec Centre is on is not being utilized as fully as it could be, I'd lean toward enlarging the Rec Centre, not adding a school that a few years from now no parent will be able to live near enough to send their kids to

Screen Name Redacted

1/01/2021 12:59 PM

This is an outrageously terrible project that should be scrapped for the sake of our city. If implemented, it would bring every day many hundreds of additional cars into the adjacent narrow streets that are not designed to handle such additional traffic, resulting in congestion and increased carbon emission. It would also adversely affect the traffic flow in Georgia Street. Moreover, this project is inappropriate (to say the least) for the Coal Harbour neighbourhood for a number of reasons.

Screen Name Redacted

1/01/2021 01:27 PM

1. The application affects the immediate surroundings in a negative way: it will result in a huge increase in traffic on all surrounding streets including Broughton, Hastings, and Cordova streets, not capable of handling. 2. The application does not fit with the city's goals and priorities claiming to be a "green" leader. The induced traffic congestion with cars idling causing increased carbon emissions, is not good for the environment. 3. My concerns

about the application are: a. Students' safety first. This project will put students at risk because students walk way from schools and the proximity to an active marina and water are dangerous to those students, many with special needs. b. The enrollment data in a post pandemic world for a new school is outdated when many families with children are relocating tot he suburbs and rural areas for cheaper housing and yards because the parents can work from home as workplaces have changed forever.

Screen Name Redacted

1/01/2021 02:03 PM

This open area should be either left as a parking lot or converted into a playground, instead of putting up a school and residential building. Street parking is difficult to find in the neighborhood, particularly during the tourist season and what makes it worse is when certain streets are closed for movie making. There is a lack of playground in the area. Instead of using the site that benefits only a few selected groups of people, it should be developed for the betterment of the community as a whole. Traffic (congestions and safety) and associated pollutions (noise, emission, cleanliness) will deteriorate considerably under this proposed development given the additional traffic flow that this development will induce. Any worsening of traffic safety will not only increase the chance of accidents upon local residents and those who use the nearby facilities, such as the marina and bike path/waterfront promenade, it certainly will put the school kids at risk of involving in accidents.

Screen Name Redacted

1/01/2021 03:33 PM

I have No problem with this proposal. I look forward to any and all infrastructure for Children and Families. I would probably be impacted by possible access to my underground parking due to traffic... but see the positive more than the negative. Please don't give any marit to the statement " The proximity to an active marina and water is dangerous to those students " as its ridiculous. The petition is all about who will lose there view. Nothing more, nothing less. Shame on them. BF 590 Nicola. Directly next door.

Screen Name Redacted

1/01/2021 04:50 PM

I am totally against this project. I have lived in this area for 10 years and this community centre was my place to go for having a healthy positive life. There is no other soccer field, volleyball and other indoor facilities close to here. The ones in downtown, west end and Yaletown do not offer the same classes and facilities and always have long waiting lists. As a resident of this area who has paid high property taxes this is our right to have a community centre like other areas in town and it's very unjustified to take it from us. The area will become much more crowded and carbon emissions grill increase drastically in the area which is opposite of moving towards a green city. I also don't understand the logic for having the most expensive social housing possible in the city that includes a water view and rooftop!!!!!!!!!!!!!! It would be possible to make even more housing available in a less expensive areas in and around Vancouver. As the school the area is not a safe for the young kids due to proximity to an active marina and water. Children after school will hangout in the area which is very unsafe; also there is not enough outdoor space available for kids at recess or after school sports such as soccer which can be played all year round. This area is already busy due to proximity to Stanley park and the funnel to get in and out of downtown to North/West

Vancouver and the traffic would increase significantly by adding this project. With an increase in traffic this presents additional issues such as delays from cars stalling/accidents, noise and pollution. The city could move this project to another Vancouver location or a more rural area to make it more feasible for housing and safer for schools at the same time moving this would reduce associated construction costs considerably.

Screen Name Redacted

1/01/2021 05:15 PM

I am totally against this project. I have lived in this area for 6 years and this community centre was my place to go for having a healthy positive life. There is no other soccer field, volleyball and other indoor facilities similar downtown facilities always have long waiting lists. As a resident of this area who has paid high property taxes this is our right to have a community centre like other areas in town and it's very unjustified. I also don't understand the logic for having the most expensive social housing possible in the city that includes a water view and rooftop!!!!!!!!!!!!!! It would be possible to make even more housing available in a less expensive areas in and around Vancouver. The city could move this project to another Vancouver location or a more rural area to make it more feasible for housing and safer for schools at the same time moving this would reduce associated construction costs considerably. As the school the area is not a safe for the young kids due to proximity to an active marina and water. Children after school will hangout in the area which is very unsafe; also there is not enough outdoor space available for kids at recess or after school sports such as soccer which can be played all year round. This area is already busy due to proximity to Stanley park and the funnel to get in and out of downtown to North/West Vancouver and the traffic would increase significantly by adding this project. With an increase in traffic this presents additional issues such as delays from cars stalling/accidents, noise and pollution.

Screen Name Redacted

1/01/2021 08:17 PM

This project will ruin our environment, we reject to this project.

Screen Name Redacted

1/02/2021 10:15 AM

I am Evan Seys the owner of Coal Harbour Media and Marine. I live in Coal Harbour, and provide marine services to a variety of clients including boat maintenance, lessons, and charters. My clients regularly arrive by car and utilize the garage in the Waterfront Place buildings public garage which connects the buildings of Cascina and Denia. Often they have a difficult time finding parking due to Carderos restaurant patrons, vendors and others using the marina. It is my understanding this project will be 11 stories for a school, daycare and social housing. This would bring result in 1,000 new people coming into the area of Cordova, Broughton, and Hasting Streets each day with a cul-de-sac at the end of Broughton according to figures presented in data submitted by the public. 400+ children, 200 social housing residents, 50+ faculty and staff and 200 parents and caregivers twice a day (drop off and pick up) in addition to vendors and visitors. Those streets simply cannot handle the increased traffic. One only has to look at the traffic congestion most days around 5:00 PM as the drivers trying to get to Georgia to cross the bridge use these "backstreets" as a way to avoid the congestion on other

streets. Many of the parents will drive to the new facility because the majority of children live a distance that will cause them to be driven because they are of a young age and can't walk that distance or cross Robson, Alberni or Georgia alone. The 1000 new people will also cause a parking problem as the existing public parking between Broughton and Nicola cannot handle the daily influx of parents attending school matters or vendors coming to the school. I also have safety concerns for the students. I have been around water and marine activity all my life. Young children are attracted to the water and boats. This marina has open gates as it must because of the existing marine store, boat rental and marina office located on the docks. Children are likely to wander through these open gates putting them at risk. The project will also result in a loss of view for the public. It won't impact me so much but once this building is constructed; the view of water and mountains is lost forever. Then there is the question of noise and vibrations during construction that could impact the harbour seal population, the struggling Salmon making their way to Stanley Park, and the new and exciting sightings of Humpback and killer whales that are appearing, probably in response to the increase in herring spawning, as per False Creek. We can't spoil this now can we? Surely; this won't be approved. It is too big a project in the wrong place. Facilities of this size are usually located elsewhere as evidenced the location of the three schools in the catchment area. Please deny this project for all of the reasons above. Evan Seys

Screen Name Redacted

1/02/2021 11:23 AM

I am the owner of a unit in coal harbour and I AM AGAINST THE PROJECT WITH SO MANY REASONS. the coal harbour neighbourhood already suffering traffic every morning and evening. 1000 people more make this area more traffic, pollution and its not even safe for the kids in school.

Screen Name Redacted

1/02/2021 12:13 PM

Vancouver's west end is one of the most densely populated areas in Canada and to lose any view especially one of the water is unacceptable even for a project as important as social housing and a school. I am sure another site could be found rather than waterfront property. I live right next door to the proposed development and am strongly opposed to this project.

Screen Name Redacted

1/02/2021 12:49 PM

We used to have the most beautiful and safest downtown in the world and by increasing the number of buildings like a mushroom it getting worse and worse. Our streets can not tolerate more and more traffic.

Screen Name Redacted

1/02/2021 01:14 PM

I would like the waterfront preserved and I donot believe 1000 people traveling daily to this location is good for environment or traffic congestion among the other things.

Screen Name Redacted

1/02/2021 06:09 PM

I am highly supportive of this project. The area desperately needs amenities such as daycares and schools to encourage young families to live in the area. In my view, any concerns about the loss of water and mountain views should be ignored. While views from existing buildings may be impeded, those same views are unimpeded when viewed from the Seawall and remain open to everyone willing to make the walk to the waterfront. The voices of a select few should not get in the way of a development that will increase the livability of the downtown core for a greater variety of people.

Screen Name Redacted

1/02/2021 07:32 PM

No amendment necessary, already a too large development and will be crowned

Screen Name Redacted

1/02/2021 11:46 PM

*

Screen Name Redacted

1/03/2021 07:58 AM

It's time that the city started to treat Coal Harbour as the residential neighbourhood that it is. There is great concern about the increase in traffic on Hastings Broughton and Cordova streets as a result of the school and daycare proposed on this site. We already face significant congestion due to bridge traffic in the afternoons. This resulting increase in traffic will impede residents from neighbouring buildings ability to access their parkades. The carbon monoxide and other fumes from idling cars will also have a significant impact on residents of lower floors in the neighborhood. Additionally, we have endured years of constant construction around the area, the impact of which never seems to be considered. Is there truly a need for additional school and daycare spaces in the downtown core? This project should not go forward.

Screen Name Redacted

1/03/2021 09:10 AM

Will be too crowded, not fit for this location

Screen Name Redacted

1/03/2021 09:15 AM

Will be too crowded not fit for this neighborhood

Screen Name Redacted

1/03/2021 10:51 AM

We live in Coal Harbour because we love Coal Harbour. It is a unique and peaceful oasis within our city. Turning the beautiful corner at Broughton into a busy hub with a children's school and social housing would be a sad turn for this beautiful community. The proposed height of the building planned would be a blight on the neighbourhood and the real estate value. We strongly vote NO to this proposal!

Screen Name Redacted

1/03/2021 03:59 PM

I am concerned about the newly proposed development and its impacts on the community and environment. This is a waste of valuable waterfront land in the downtown core. This is not the best use of the land for the community and the people. The newly proposed development will bring increase traffic to the neighborhood. There is no infrastructure to support such increase in traffic and there is no need to bring this amount of traffic to this area. This will be bad for the environment with increase carbon emission as there will be cars idling around the neighborhood that's already short of parking space. The idea of building a new elementary school in downtown core post pandemic does not make any sense. Many young families are moving out to suburban areas and the trend will continue to increase as young parents continue to work from home and look for a home with bigger space and land. Also, having an elementary school so close to the water hazard is never a good idea as it is dangerous to young children.

Screen Name Redacted

1/03/2021 04:21 PM

I am against this development, as I want the waterfront preserved as it is, and that I don't believe an additional 1000 people traveling daily to this

Screen Name Redacted

1/03/2021 04:24 PM

location is good for the environment or traffic congestion among other things.

Having created one of the most universally admired city center environments around Coal Harbor with spectacular views of ocean, mountains and Stanley Park why would you even think of eroding it with another tall building and further view blocking development. This is especially true at the present time when future needs are at best uncertain, given the potential impact of the pandemic both socially and economically. It seems highly likely that large sections of the population are about to reevaluate their options in respect of working arrangements and consequentially where they choose to live. To speculate on infrastructure needs against such a background is at best risky and probably downright foolhardy. Why not wait until at least some data is available on likely mid term social developments rather than commit valuable resources on likely outdated and suspect projections? Decisions made in the context of significant "trend ruptures" rarely come out well for those making them or the victims thereof.

Screen Name Redacted

1/03/2021 05:15 PM

I am opposed to the development at 480 Broughton, as this location will be over-developed for this area. This is not conducive to the city's environmental goals.

Screen Name Redacted

1/03/2021 05:47 PM

Good idea for school and daycare but too much traffic and too much social housing in this area.

Screen Name Redacted

1/03/2021 06:32 PM

It is inappropriate to think that a school, daycare and social housing warrant being on a multi million dollar piece of land that has some of the few remaining magnificent mountain, ocean and marina views. This is a high end neighborhood, with lots of professional and retired individuals who do not need a structure like this to obstruct the views they pay highly for. I could see at least eight buildings in the area who's views would be impacted from the ground floor to the eleventh if this building was to go ahead! Please find another location for this project, as I'm sure there are many in Vancouver that do not involve using an expensive view corridor!!

Screen Name Redacted

1/03/2021 11:01 PM

The proposed development does not fit into the neighbourhood. It takes away the open space the public now enjoys. It blocks the only view corridor remaining for the public at the street level and from the existing buildings behind. The perspective rendering presented is totally misleading: If you can see the tops of the neighbouring highrises, it must have been taken from level much higher than those highrises. Totally unrealistic and should not have been accepted as a supporting graphing document for the application. The applicant should be required to submit a perspective from street level to show how much view it has blocked from the pedestrians.

Screen Name Redacted

1/04/2021 09:22 AM

This development project will destroy the beautiful neighbourhood we know as Coal Harbour. This is the last waterfront lot left and the beauty of the waterfront largely depends on this piece of land staying the way it is. This is not an appropriate area for a school (due to proximity to water and a marina) and I'm not sure why a school is needed in the downtown core with the work

from home trends and with young families leaving the downtown core in masses. These families are not coming back as most employers (occupants of the office buildings downtown which are sitting empty right now) will allow flexible work where workers only spend 1-2 days per week in the office even post-pandemic. I know of several families who used to live in the West End but have moved to the suburbs (to enjoy more space) since the pandemic and the work from home trends started. This project is adding 1,000 people travelling daily to this location. This will be a traffic nightmare with unneeded additional carbon emissions. Spending \$1.45mm per subsidized housing unit seems an outrageous use of taxpayers' money. The same amount of money can provide for up to 3 townhomes outside of the downtown area (East Van, Maple Ridge, Port Moody as examples). That's 3 times more families getting access to more affordable housing. Other subsidized housing projects in the area are large populated by young adults (not by families) where the subsidies are not appropriate. The playground above the community centre is for public use and the addition of the school (where the playground becomes the schoolyard) is taking the community centre away from Coal Harbour residents who have depended on this green space for at least 2 decades (since this area started getting developed).

Screen Name Redacted

1/04/2021 10:59 AM

The density around the coal harbour is already too high. Amount of traffic will be increased dramatically At the least the original height should not be changed which is also applicable to the number of units allowed (40) If it's family oriented building why are there so many studios and 1 bedrooms?

Screen Name Redacted

1/04/2021 12:15 PM

Excellent job, but please do not add ANY additional floors (height).

Screen Name Redacted

1/04/2021 01:59 PM

This is a bad idea, students hanging out on the water, this is dangerous and irresponsible of the city to even consider this. Secondly this area is terrible for congestion as it bottle necks as traffic pushes for the lions gate. This project should NOT happen

Screen Name Redacted

1/04/2021 03:08 PM

This new building will significantly impact my property values, destroy my view and negatively impact my quality of life as well as that of anyone else living in coal harbour. Opening up social housing in this neighbourhood is a negative step for both current residents and potential future residents of the proposed building. We have already seen an increase in vandalism and property crime since the community centre was opened up to house the homeless. The City of Vancouver should look to other areas of the city that would provide a more comfortable location for those in need of housing. Your current experiment in mixing social classes in yaletown has not been successful. You have already negatively impacted that neighborhood. Why are you repeating this mistake in coal harbour. I'm disappointed and outraged at the irresponsible and negligent behaviour of city planners and city council.

Screen Name Redacted

1/04/2021 04:10 PM

I want the waterfront preserved and I do not believe that 1000 people travelling daily to this location is good for the environment or traffic

Screen Name Redacted

1/04/2021 04:10 PM

congestion among other things.

At this current state, the traffic is already unbearable during rush hour. It could easily take me 45 mins-1 hour to return home when I work merely 8 mins away with no traffic. This project will increase traffic immensely causing extra frustration amongst citizen, hence may cause more unnecessary accidents throughout. Since there are no gas station in near proximity, it may result in more problem arising due to the traffic that these streets are just not capable of handling. Furthermore, this project will put students at risk since they may be walking home without supervision and being so close to the water is a horrible idea. The location has high traffic in terms of locals, tourist, cyclist, as well as car, making it risky to accommodate more people on a daily bases.

Screen Name Redacted

1/04/2021 04:42 PM

This application will negatively affect the surroundings as it bring more traffic and emission to our neighborhood. We will also lose our community water view with the new building being built.

Screen Name Redacted

1/04/2021 05:33 PM

I do not agree with this proposed development. I work really hard to afford the view I have now and it is being taken away. The construction will affect the peaceful surrounding in the area.

Screen Name Redacted

1/04/2021 05:35 PM

The project is way too big. More shadows created with each development and adding densification in an area that is already dense. Why not add density in other areas of city where there is precious little density.

Screen Name Redacted

1/04/2021 05:57 PM

The area is very congested, it will add to congestion

Screen Name Redacted

1/04/2021 06:40 PM

Hi, I am opposed to the Coal Harbour Phase 2 proposal. To the best of my knowledge, there are already at least two social housing facilities in the Coal Harbour area. It might be time for other Vancouver areas to sustain social housing projects. COVID19 has changed the way schools run, and it appears those changes will be here for a long time. It appears schools will need more virtual capacity than physical capacity. What is wrong with the current high school located at the corner of Denman and Barclay? Would tax dollars be better spent adding to the current school's capacity? Traffic is already an issue on West Hastings and moreso on West Pender. In nearly six years as a resident of Coal Harbour, I have never seen any efforts by the city to reduce speeds on West Pender, nor to reduce noise pollution generated by vehicle traffic. Coal Harbour is already densely populated, and doesn't need more density.

Screen Name Redacted

1/04/2021 06:53 PM

January 4, 2021 To Whom It Concerns Vancouver's most expensive social housing units! Construction on the new Coal Harbour school in November 2021 for a June 2024 opening! 4 + years of ongoing construction, blocking our community's seawall access, destroying our second to last sea/mountain and harbour views, disrupting our prime recreational spaces, endangering our use of the Coal Harbour community centre and Harbour Green Park space accessibility for our children, our families and our dog's usage, endangering

our environment with unhealthy emissions, excessive dust, traffic and noise, impacting our quality of air and community peacefulness and further, unnecessarily devastating our beautiful indigenous lands, in our so-called "Green City!" Seriously?! We all know that projected time lines for construction are always much longer than initially anticipated and costs are never within budget – they're always much more by the end. Pre-construction digging and drilling of the road and delicate seaside land, etc. must be done before the official November construction start date, indicated here. Therefore, we anticipate they will start drilling and digging with heavy machinery, noise, dust and traffic some time in the summer or early fall, well prior to November. We project at least a 4+ year time frame for this project's completion and opening. Wow! This doesn't read well at all for people in adjacent housing - our home and properties of the surrounding condos and community and city dwellers, who use and enjoy the area. This has previously been a safe haven, clean air, recreational, green outdoor space for the entire city of Vancouver to benefit from, for our children, senior and families to enjoy. To disrupt and block all of us for 4 years + from safely accessing it and its numerous benefits, as it destroys one of the last two seafont and mountain vistas! Such a shame and a sacrilege on so many levels. Did planning officials conveniently forget that this land was originally not theirs to play with!? This is indigenous land, firstly and foremostly and the spirit of it should be respected and not taken advantage of and misused or closed off to nature and our community use, just for the greed of developers, affiliates and government. Other more suitable, sensible sites are available for this tower complex, containing an elementary school, childcare and social housing needs. Who would ever consider entertaining combining these functions in one complex, at our beautiful seawall?! Other areas are also more affordable and cost effective to build on and use. Other areas would not cause such invasive, drastically damaging effects on our environment and explode our emissions! Residents here are extremely upset, frustrated and stressed and condo owners are outraged and angry! I hope a brave member will continue to garner support, take action and head up a coalition to block this tragedy to our waterfront, sea and mountain access for our Coal Harbour community and city. There's a development at 1255 West Pender, by Japanese Architect, Shigeru Ban, which had to stop due to lack of funding over a year ago (prior to him, another developer, Evergreen House Development Ltd., also could not make it happen in the same, prime spot), which would be a perfect location for this proposed social housing tower and possibly the senior's residence they initially planned for that building, which was sanctioned by the Vancouver planning department. The foundation work and digging has already been done on that site and so that would save time and costs related to this new project and also not block one of our last two seashore vistas in Vancouver's elegant Coal Harbour and not disrupt the recreational benefits and access to the seawall, homes and park area, for the next four years + and would separate the elementary school and childcare elements from the real life risks documented, associated with social housing dwellings. Surely acquiring this site would be a wiser, better use of funds,

solving the social housing problem and dealing with the long-time, huge construction hole/site on West Pender and seriously a considerably more logical solution for its residents/users, the Coal Harbour community, the city and everyone. Then a lower level structure could be built in Coal Harbour for the children and school, beside the community centre, which they already use, keeping the area primarily for family and children usage. That is my humble suggestion - I wonder if the city planning even considered that site at all as a potential solution, instead of ripping up the land at the seawall?! It would certainly solve two planning issues, much easier, faster, more realistically and definitively more sensibly. Win, win! The city planners need to get their heads out of the ground, into the light and see the real world, look around and carefully, professionally, financially, ethically, safely, spiritually and environmentally consider ALL aspects of this ridiculous development concept, directly on the seawall, in Coal Harbour! Where is the conscience of the city planners when it comes to damaging the value of condo's owners purchased in Coal Harbour, as their natural views of the harbour will be obliterated by bricks and mortar and for 4+ years residents and owners will suffer with drilling, digging, noise, dust, machinery and traffic jams, in a previously pristine and peaceful environment! How much are developers willing to compensate residents and owners of surrounding condos for all this! Millions have been factored into the budget for this, so compensation should not be an issue. Afterall, it's only taken planning officials 25 years to discuss this project and come to this point and they still didn't get it right and will be causing potentially dangerously catastrophic problems, with their lame concept and poorly planned idea of combining social housing with an elementary school and childcare centre, together! What were they thinking or were they thinking at all!? Unbelievable and this is what is called effective city planning for our Vancouver - "Green City" - seriously?! These are my thoughts, anyway... Concerned Residents of Coal Harbour Community, Vancouver BC (CRCHC)

Screen Name Redacted

1/04/2021 09:37 PM

I am strongly oppose to this proposal for two reasons. First, two years of ongoing construction noise, trucks, machinery, traffic, dust, pollution, increased vagrants, rise in drugs and crime in our elegant community(With social housing and all that entails) Second, this will greatly damage the beloved waterfront, bring disturbing impact to our park and very disruptive.

Screen Name Redacted

1/04/2021 09:40 PM

I am NOT in favour of this project : Cost to build is outrageous , financially irresponsible. Waste of waterfront commodity that should have higher tax gain, land use is incompatible for elementary school. Does not entirely meet needs of CH community and does not have the communities full support. 480 Broughton is a mere 13 minutes away from one of the busiest , transient corridors in the city of Vancouver. Its Convention centre and Canada place are home to no less than one million passengers alone in the Cruise ship industry., compound that with hundreds of thousands of transients partakers who attend Ted Talks, travel, home, boat, auto, tech shows, leadership ,medical, consumer conferences etc.. etc. In addition, the filming industry demonstrates a constant presence with multiple trucks and trailers taking up

parking spaces in and around our roads at the best of times .Lastly Coal Harbour seems to have been chosen to be the 'starting point' and 'finish line' for multiple annual "RunWalk for cause" events. All of the aforementioned events cause regular disruption and congestion within the Coal harbour streets .They are often temporarily closed and traffic is rerouted . I believe the decision to have 1000 more people travelling dally to this location will prove to be a detrement to the area, will present further traffic challenges and safety issues for elementary school children .

Screen Name Redacted

1/04/2021 10:47 PM

We need to keep community centre.

Screen Name Redacted

1/04/2021 10:59 PM

Absolutely opposed to this rezoning proposal. Please don't build this!

Screen Name Redacted

1/05/2021 12:28 PM

I'm not upset by the development, but do not agree with a mixed use building. There is enough social housing units within the Coal Harbour Area. As for the school, I'm not sure the area has enough children to warrant a new school. Just walk by the playground any day and it vacant and if there are families not many. The increased traffic will be a nightmare and brings forth safety issues for everyone.V6

Screen Name Redacted

1/05/2021 12:54 PM

The area is already crowded. It will be extremely congested with parents dropping off kids for school. It is uncertain who will be responsible for all the additional security required in the area. There is insufficient infrastructure to support additional buildings, cars, people. This additional building does not support environmental requirements we have been fighting for. This will spoil the view for many residents and non residents.

Screen Name Redacted

1/05/2021 01:08 PM

This project cannot have any benefit for anyone. City wants to ruin the most beautiful Waterfront cozy, little Park in the area. This project will ruin all the peaceful ambiance in the area and neighborhood and causes pollution / noise and traffic. Please keep the area green & pleasant as it is now. I am definitely opposed this project.

Screen Name Redacted

1/05/2021 01:24 PM

Great presentation. I like the addition of trees on the rooftop & balconies. I am trusting that environmental codes will be adhered to in the construction and windows are non-reflective to avoid carnage to birds. Extra traffic to the building is a concern in an already choked area. Mandatory school buses would help, with bicycles for the staff.

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1/05/2021 02:47 PM

It will affect the noise level, parking condition and the view of the surrounding buildings.

Screen Name Redacted

1/05/2021 03:22 PM

1)Most people living here are seniors. We spent our whole life saving to buy the property here with big mortgage. This project will block our sun and view and our property value will decrease significantly. We could be end to be bankrupt. 2)This project will increase huge traffic and put children and students in the danger. Also it'll destroy the healthy environment because of

Screen Name Redacted

1/05/2021 03:46 PM

the pollution.

Saturday, December 26, 2020 Chris Miller, Project Facilitator City of Vancouver Development Services 453 West 12th Ave. Vancouver, BC V5Y 1V4 RE: 480 Broughton Street, DB-2020-00849, RZ-2020-00063 Dear Mr. Miller: Thank you for giving us the opportunity to comment on this project. Like many in our neighborhood, my initial thoughts were frustration that The City was going to obstruct a prime view of greenspace for numerous neighborhood residents. Upon further reflection, I realize that these children need a place for school, and this is City land. So, perhaps we could make this more palatable, by addressing other aspects of this project, since it will displace a pleasant view of the park and harbour for many. While the need for school facilities is understandable, the project does not need to accommodate housing, or be 11 stories high. There are two existing affordable housing projects literally one block in either direction from your proposed project. C-Side is a subsidized housing project one block to the east of your proposal, and Coal Harbour Housing Co-op is one block to the west. These are at 1288 West Cordova, and 1515 West Hastings, respectively. To be fair, communities should share the burden of uplifting the less fortunate, but our neighborhood is already doing so with two housing projects within two blocks. Numerous studies in the US have demonstrated that concentrating poverty in any community leads to disastrous results including increased crime, poverty, etc. We hope you re-consider the design and purpose of this project to address our communities concerns as well as the City of Vancouver's. Respectfully, Russell L. Westbrook

Screen Name Redacted

1/05/2021 04:11 PM

I have viewed the drawing. This is a beautiful area and I think the proposed building would definitely detract from this. Also this development will bring too much traffic to the area, especially considering the short narrow access from Broughton. I understand the city's objectives but I think the proposal would be much more palatable to existing residents if it was half the height envisioned currently. I would not be too opposed to a school and daycare in a smaller building but the social housing should definitely be built elsewhere.

Screen Name Redacted

1/05/2021 04:15 PM

We do not need any social housings in one of the most expensive neighborhood in Vancouver down town. I don't understand why city use this property for the social housings. Should built it somewhere more reasonable. Also it will distract the view of Coal Harbor where people spent lots of money to live here. The city's property tax has gone high and the downtown Vancouver deteriorated, and now the value of the property will go down for some people who live in Coal Harbor . I don't understand this..

Screen Name Redacted

1/05/2021 05:24 PM

Comment

Screen Name Redacted

1/05/2021 05:27 PM

Why the social housing is done in the most expensive part of the city ? Why not somewhere else that is not located in the most expensive neighbourhood ? I dont understand why low income people should live in multi million dollar and water facing condos in coal harbour. Having social housing in Coal

Hourbour bring risks and danger in the neighbourhood.

Screen Name Redacted

1/05/2021 06:16 PM

1. Is city going to provide additional parking for the area ? 2. The intersections in the neighbourhood do not have traffic lights, is city going to fix traffic issues with having a school in the area ? How much does each condo cost ? I guess more than 1 million, please explain why low income people need to live in such expensive area? What are the benefits and advantages of this ? to me this would create danger and sacrifices safety in the area.

Screen Name Redacted

1/05/2021 06:16 PM

1. Is it guaranteed for all students in the area to be enrolled in the school ? 2. What is the traffic plan for the are ? 3. Are there going to be additional parking considered ? 4. Who is going to manage the social housing ? 5. What are the risks issues with social housing ? 6. How the city is going to guarantee the safety of the neighbourhood ? How ? 7. Are there going to be hard people living in the social housing ? 8. Please explain why is it a good idea to having social housing in coal harbour that is considered the most expensive part of the city ? 9. What is the value of bringing low income people living in multi million dollar condo ?

Screen Name Redacted

1/05/2021 06:16 PM

Social housing brings homeless people to coal harbour, what is city's plan to prevent this to happen and maintain the neighbourhood's safety ? How can the city provide security for kids at school with having social housing right next door ?

Screen Name Redacted

1/05/2021 06:03 PM

It is disappointing that the City of Vancouver has not decided to sell off the air rights above the school to private buyers. The amount of money made on the sale of those condo units in the most expensive part of town would generate far more money to go towards affordable housing which is much more affordable in cheaper areas of Vancouver. If the goal is to address the absurd housing crisis in Vancouver then this project definitely falls short. The math doesn't add up. And many more people who require affordable housing will be deprived because of this. In addition, the amount of "family housing" offered is grossly misrepresented. This building shouldn't even have studio and one bedroom units. You can't build and sustain an actual community when there is no proper family housing. Without it, people can't / don't want to invest in the community and grow along with their children - Because they know they're going to eventually have to leave. Families leave the Coal Harbour neighbourhood in droves because there is not proper family housing - market rate or social housing. Once you have a two child-family (especially with a girl and boy combo) you grow out of a two bedroom apartment very quickly. And where are you going? Not to another unit in Coal Harbour because all the rest of them are basically one and two bedroom condos, and the unicorn three bedrooms or more are reserved for the 1%. The developer should be required to increase three-bedroom units to at least 50% of the social housing. If the goal is to make lasting communities and diversify, then this is the only way to do it. We live one block away and this community is unfortunately so transient because families in market or the existing social housing cannot stay because of lack of space. Once they are children reach

age 5, they all pick up and leave for the suburbs because of inadequate housing choice.

Screen Name Redacted

1/05/2021 06:22 PM

Social housing and school will have negative effect on our neighborhood.

Screen Name Redacted

1/05/2021 06:26 PM

1. It is unreasonable to told a "virtual open house" for only 7 days, and right after the holidays. The majority of the Coal Harbour residents are in a position to take extended holidays and will likely miss this opportunity. It seems that the city has strategically placed the "virtual open house" during this time to avoid receiving feedback from the community. 2. Coal Harbour is one of the most sought after communities in all of Canada, not just British Columbia. As a result, it is also one of the most expensive areas for real estate per square foot. It is not a good use of city funds to build social housing in such an expensive area. The real estate/opportunity can be used to sell units instead and use the profits to make more social housing units elsewhere in the city. 3. The increased traffic in the area will lead to a significant reduction of property values for the surrounding area. There is no way to address this. 4. The increased noise will lead to a significant reduction of property values for the surrounding area. 5. I am strongly against the inclusion of social housing as a part of this development.

Screen Name Redacted

1/05/2021 06:56 PM

We are completely OPPOSED to this development. First, the increase in traffic will be impossible for these streets which have difficulty handling the traffic now. Not to mention the huge emissions right beside our pristine waterfront. I thought we were trying to be a world leader in becoming "green." As to the loss of water and mountain views, there are so few now and once gone they are lost forever. Many people are moving away into the suburbs as the workplace is changing and so there are far fewer students. As to including "social housing" we are vehemently opposed as we already have social housing surrounding us and after the huge fiasco of housing the homeless and drug addicts in our community centre for a time being, we have had more than enough issues around this. The planners obviously don't live here otherwise they never would have brought this project forward. A strong recommendation would be for them to search out other avenues of employment.

Screen Name Redacted

1/05/2021 06:57 PM

I don't see this bringing value to the community at this time. Impacting negatively the community. Bigger not always better.

Screen Name Redacted

1/05/2021 07:45 PM

Does not seem to be a logical site to develop a school given the proximity to the sea wall - the only relaxed walking space city dwellers have with outlook towards the north shore .

Screen Name Redacted

1/05/2021 08:11 PM

This project is to discourage people to work hard, to earn a good income, and then to buy a home in a nice and safe area such as Coal Harbor. This is ridiculous!

Screen Name Redacted

The size of the school and daycare do not meet the needs of the community

1/05/2021 08:51 PM

today let alone in 10 years. They city told me 2 years ago 8500 daycare spots were needed. What is the number today? Add more levels to the tower to match the surrounding buildings and add more space for the kids!

Screen Name Redacted

100 % against a social housing project blocking tax payer views

1/05/2021 09:22 PM

Screen Name Redacted

While I am generally positively disposed towards this development application, I do have a number of important concerns with the nature of use of the proposed mixed-use building for a school and social housing as follows: 1) Has the city given sufficient consideration to the substantial additional vehicle and foot traffic that such a development will create in an already heavily congested and density populated area of the Coal Harbour community, especially during the morning and afternoon rush hours. If so, what specific mitigation measures have been envisioned for such additional congestion that is likely to result from the uses intended for the proposed building project? 2) What specific measures have been put in place to guaranty space in the proposed elementary school and associated daycare center, to be located in the proposed building, to the children of those member of the Coal Harbour community, who would wish to send their children to this particular elementary school and its associated daycare center?

1/06/2021 03:16 AM

Screen Name Redacted

Great idea.

1/06/2021 10:43 AM

Screen Name Redacted

YOU ARE CHANGING THE ENTIRE CITY OF VANCOUVER, PLEASE LEAVE THIS AREA AS IS. THIS IS A PEACEFULL ENVIRONMENT AND PEOPLE ARE HAPPY @ THE PARK. I AM DEFINITELY AGAIST THIS PROJECT.

1/06/2021 10:59 AM

Screen Name Redacted

I am in my retirement age and just bought my apartment in the area, hoping to enjoy the peaceful area and ambiance of Coal Harbour. I also noticed that the population are mostly mature people. Please keep our area peaceful. I am against this project because of noise and traffic and too many people who are coming because of this project.

1/06/2021 11:15 AM

Screen Name Redacted

WE ARE ALL OPPOSED THIS PROJECT. WE ARE SENIORS AND DON'T LIKE POLUTION AND NOISE IN OUR PEACEFUL ENVIRONMENT. PLEASE CONSIDER OUR REQUEST AND STOP THE PROJECT.

1/06/2021 12:15 PM

Screen Name Redacted

I am presently living in this area and this development is a serious obstacle to local comfort. Even now, this area is very crowded with people who are visting Stanley Park, and the influx of more local residents will cause various problems such as pollution and noise. I am strongly opposed to this development plan.

1/06/2021 11:54 AM

Screen Name Redacted

My wife and I are completely opposed to this development. We already have a crowded traffic situation on Cordova St and area especially when the large Prevo tourist buses will return when the virus is over. The shape of the

1/06/2021 12:00 PM

project is ugly and looks like another "Dockside." Social housing in this neighbourhood is another ridiculous notion to entertain. We already had to deal with these individuals when they were housed in the Coal Harbour Community Centre and it was a total fiasco with needles left all over the grounds and people using the bushes to relieve themselves. So many more people will be around the area and where would the kids play? No room. Is this really what Vancouver is becoming? Very disappointing to say the least!

Screen Name Redacted

1/06/2021 12:02 PM

the coal harbor area is already been crowded with residential building. there is not enough infrastructure (road, public transit) to accommodate the amount of people, traffic and parings. The city should reconsider and stop building more residential unit in the Coal Harbor neighborhood; Instead more outdoor space, parks, walkway for people to enjoy. We are seeing lots of traffic heading into building more parks, city facilities for getaway day trip relaxation and oasis to the busy city life.

Screen Name Redacted

1/06/2021 12:15 PM

i do not believe that this development fits in with the area. Where are students going to come from. The road system will not be able to handle the traffic and there will be huge congestion.

Screen Name Redacted

1/06/2021 04:03 PM

Hello, I welcome the addition of the Coal Harbour School and childcare to the area as it is well-needed to address the growing number of young families in the downtown area. However, I do not agree with having social housing at that location. I am not against social housing. I know we need to help those that, for a variety of (hopefully) legitimate reasons, they have difficulties making ends meet. My opposition is about locating more social housing in the Coal Harbour area. The reason is that, being this area-and particularly this location-is probably the most expensive condo area in the entire city. In all fairness, there are people that have household incomes that are above the BC housing income limits (HILs) that cannot afford to pay rent for condos similar to what is proposed for this site. As a result, these people either rent in a different less-expensive part of downtown or even outside of the downtown area. Therefore, we are penalizing the many who are hard-working, making decent money, that want to live in Coal Harbour with an idealistic view of the harbour and mountains but simply cannot realistically afford to. It is the ones that are below the HILs or can meet the HILs income range that can move into one of the best locations in Vancouver. Providing social housing at this location is not about equality. If that is the case, we should have rent controls across Vancouver that would all be based on household incomes. All residents of Vancouver live where they can afford to. For many, it's not in the ideal area that they wish to live in. That's a reality we all face. Many people work hard and are fortunate to have good jobs but still cannot afford to live downtown, let alone in one of the most prized locations in the entire city and country. These people cannot afford to pay the average monthly rent of \$4,000 to \$10,000 for a unit along the Coal Harbour waterfront. They must therefore sacrifice their desires and live in a different area. Why would we then treat lower-income people any different? It does not make any sense. I can understand the rationale of why the City wishes to include social housing units along with the proposed school and

childcare as it is cost-effective to co-locate and utilize the available space compared to purchasing land elsewhere in the area. My suggestion that I hope the City will consider: Do build the condos above the school and childcare facilities. However, either offer them as market rental units for the general public or sell the condos at market value. In turn, use the funds generated towards building social housing in other less-expensive areas of the city. There is no need to put more social housing in the most expensive area of the city and country. The current projected rental unit cost is approximately \$1M-1.5M of which about 60% is attributed to construction costs. At market value, the sale of these condos could easily sell for \$3M to \$5M (and more) because of the prime location and view. I believe the City will more than recover costs and come out ahead to be able to purchase land elsewhere and, in fact, build and offer a higher number of social housing units. In the end, is this not the goal to help as many people as possible? I believe opportunities to partner with other private and public sectors would still be possible to still offset the costs depending on the location and use of the site. In summary, instead of just focusing on this one development opportunity to fulfill the 30+ year old Coal Harbour Development Plan, broader, and more truly equitable win-win solutions must be considered .

Screen Name Redacted

1/06/2021 04:33 PM

Opposed to this development, social housing already exists a block down the street. This will kill property values.

Screen Name Redacted

1/06/2021 04:59 PM

I am completely for the building of a school and one or two floors of mixed use housing. The original plan was to fulfill the requirement for a number of non market/mixed use housing in the original plans somewhere in the late 90's or 2000. However, since that time, the PAL development at 581 Cardero and also Seaside apartments at 1288 Cordova Street have both been built since this plan and both are mixed use and have non market housing. To build a 12 story building sitting practically sideways, will block an incredible amount of view for many buildings that sit behind it. The Coal Harbour community centre was constructed in a way as not to block the view of the buildings behind it. I am totally against the highrise but not the school. Please DO NOT approve an increase in height if the school is approved.

Screen Name Redacted

1/06/2021 06:31 PM

we will be taking away limited park space, I'm sure there are other city own properties that can be for the same type of development

Screen Name Redacted

1/06/2021 06:32 PM

This is absolutely ridiculous! Please stop this from happening! This is an incredibly lovely community and this will development project will do nothing but harm and disturb the good residents of this neighborhood who worked so hard to be there. People who contribute so much to society and pay so much taxes can't even afford to live there.

Screen Name Redacted

1/06/2021 06:41 PM

This blocks the nature view of 588-Broughton St, and make the neighborhood busy and crowded, and we wanted to have a peaceful surrounding.

Screen Name Redacted

We are absolutely opposed to the proposal for this development. Please stop

1/06/2021 07:15 PM

our beautiful waterfront from being ruined by this development. This development will only harm and disturb the good residents of this community.

Screen Name Redacted

1/06/2021 08:33 PM

Downtown is becoming too crowded! Too many buildings. Why are we building on any empty space we find ?????!!destroying other people's views of the water. I am strongly against this project and I think it's totally unnecessary and will be an ugly addition to the city projects like this get approved all the time and nobody is doing anything about it. All that matters is money! Instead of creating more green space, we just add to the concrete jungle with no regards for others

Screen Name Redacted

1/06/2021 09:30 PM

LOVE IT! Can't wait to see it.

Screen Name Redacted

1/06/2021 09:46 PM

I was very disappointed to see the map of this new development. So much more traffic in an already busy area. I can't understand who would want any of this in our neighbourhood. And social housing, that's terrible. This is the very last thing that we need here. We just had the homeless here in our community centre and all we saw was lots of garbage and drug use. Certainly not what children need to live beside. So many children and no room for them to play. What an impossible situation. And the seawall is already so busy with walking traffic, this will become impossible. Please rethink this entire project as it won't work here at all.

Screen Name Redacted

1/06/2021 10:31 PM

I Don't feel this is a viable project or safe for the community , public and the developments inhabitants . I do not see any studies published or publicly available concerning environmental and safety studies, traffic traffic and impact , safety / infrastructure capacity and environmental studies concerning all different facets of this type of development , traffic flows will significantly affected (as is this area could not take another 50 cars let alone a school and an 11 story building and its inhabitants . I do not see any independent data concerning the above or from the city. I have many concerns I want data and studies provide to me from the city and an independent assessment . I would like to bring my concerns to all departments , the city and MLA's concerned in this project and information provided to me to oppose this project until the above is addressed properly . I would like to discuss our communities legal rights to stop this project at this time till all aspects of our concerns are addressed. At this time I oppose this project. Please provide information concerning the above , and all names of officials involved at this time who have significant authority in this project and their contact information. Please provide these to me immediately. Thank you for your time , look forward to hearing from you. Margaret Klima

Screen Name Redacted

1/06/2021 10:38 PM

This spot is a gem of Coal Harbour. I would not object if it is a low rise extension of the community center (the same height as the current community center for a small primary school). However, the current plan destroys the skyline and density of this area.

Screen Name Redacted

This plan is against Vancouver's Green City initiative by increasing the traffic

1/07/2021 08:27 AM

in the area. Please provide the environmental study done for this project. Secondly, the apartments all around are too cramped for families with kids. I live with my mother in a 2 bedroom 950 sq ft in Broughton Tower and find the space cramped. I cannot imagine how families with children live here downtown, they need space. what quality of LIFE is the the City promoting by Encouraging families to live in cramped places? I do not have kids, but as a tax payer I want some benefit of living in the city. Clean air, open space, some view. Please re-consider this project.

Screen Name Redacted

1/07/2021 09:15 AM

Does the city really need more UGLY buildings to block the waterfront?? If this is planned at least get the architects to plan a Visually PLEASING building that will ADD to the area. The Mountain+ Water Views will ruined forever, at least replace them with a visually appealing building. This plan is Not. The Community Center is PATHETIC and has limited services. Improving the existing community center would help.

Screen Name Redacted

1/07/2021 09:50 AM

I personally would not feel comfortable sending my elementary school-aged children to school in a mixed use building, with apartment owners/tenants moving around or in immediate proximity to the school property, and living upstairs from the school. Is there an outdoor space that is dedicated to only the school kids? Schools should have a dedicated property with dedicated outdoor space to keep the kids safe and keep it possible to account for them in a safe manner. I would want to hear how the school would be able to keep the school kids separate from the general public in a set-up such as this.

Screen Name Redacted

1/07/2021 10:03 AM

Hope to see the new school built in the near future!

Screen Name Redacted

1/07/2021 01:43 PM

As a nearby resident and having grown up in the West End I strongly support this project. The design of the building fits nicely into the surrounding community and is aesthetically pleasing. More crucial than the design, however, is the importance of this building to the community. Anyone who has spent anytime in this neighbourhood is well aware of the large number of children who call Coal Harbour home. Wander by the small playground on top of the community centre during the daylight hours and you'll encounter lots of kids and their families throughout the day but it's thronged in the post-work hours. This community needs and deserves a local school and I can't think of a better location than associated with a community centre. Affordable housing is equally critical. The proposal allows for a range of housing designed for families. That's what neighbourhoods need - families with children and families need the amenities that support them to raise their children such as schools, parks and childcare. Social housing doesn't threaten this community - despite what you will hear from my neighbours. If we want teachers, healthcare workers and police to serve our communities we also need to consider their needs for housing they can afford within a reasonable distance of where they work. Similarly, we need to help our frontline workers whom we have celebrated as heroes during the pandemic. They, too, need to live close to where they work and not be 'banished' to

distant suburbs where housing is less expensive to face long commutes to low-paying jobs. Social housing is a compassionate and appropriate response to the sky-high real estate costs in Vancouver. Diversity is what makes Vancouver such a vibrant city and our housing should reflect the value we place on diversity. Please ignore the doomsayer elitists who will use scaremonger rhetoric about the perils of social housing. They are uninformed and isolated from reality. Adding 60 units of social housing to Coal Harbour will enhance our community and this project is a great use of city-owned land.

Screen Name Redacted

1/07/2021 01:54 PM

I think we need a school, however we do not need social housing here in Coal Harbour.

Screen Name Redacted

1/07/2021 01:59 PM

Fully in support of realizing this long-overdue project. More elementary schools are needed in the downtown and surrounding area.

Screen Name Redacted

1/07/2021 02:04 PM

Strongly oppose this project as it distroy the value in the area!

Screen Name Redacted

1/07/2021 04:13 PM

Initial thoughts are that the school and daycare spaces are too small. Pre-pandemic, there seemed to be a competition for space and programs, esp pre-K level. Is there room to expand in the future? Will there be ample modern flexi-rooms (not a gymnasium) that can be used for school gatherings/events such as art creation/exhibition space with movable wall panels, social areas for families to enjoy snacks, share meals, and later can also be rented out for public events (e.g. Children's film, theatre or art festival venue).

Screen Name Redacted

1/07/2021 04:37 PM

We strongly oppose this plan! I think this will increase the traffic and pollution in our neighbourhood.

Screen Name Redacted

1/07/2021 05:15 PM

I live in Coal Harbour and have a son currently at Roberts Annex in kindergarten. This school is desperately needed in our community AS SOON AS POSSIBLE. There is a lot of excitement amongst the kindergarten families as we are all hopeful that our children can attend the new school together as they enter Grade 4. Many young families leave our community when their kids are young - this beautiful new school will help ensure that they stay. Thank you.

Screen Name Redacted

1/07/2021 05:09 PM

Dear Ms. Chris Miller; I am writing you in opposition to the proposed development at 480 Broughton Street, Vancouver for an 11 story, mixed-use building, containing 60 social housing units, a 340 student elementary school and a 65 space childcare centre without updated studies to support its need. I am an owner-resident at 588 Broughton Street for the past 10 years and would like to point out some of my concerns regarding this development proposed on the site of an existing community center with a day care, a small "all purpose" green space and toddler playground supported by underground and above ground parking. • The updated and amended 1990 Coal Harbour

Official Development Plan as of 2003 is outdated as it is over 18 years old. Is there an updated study(s) related to the Housing Income Limit or HILs rate units housing for core-need households? Is the requirement still relevant for fifty percent of the affordable units to be suitable for families with children. When was the last census conducted to support this need in the area? Are the assumptions still relevant for 2021 and beyond of the demographics in the Coal Harbour area? Is the intent to relocate more families into an already high density area, where recent high rise developments within two blocks (Cardero & Georgia - completed) and four blocks (Alberni & Cardero – in progress) away have occurred in the last year? ie. 1990 Coal Harbour Official Development Plan (updated in November 2002). The zoning bylaw CD-1 (365) for 301 Jervis Street approved by Council on November 26, 1996 (amended December 9, 2003), provided for the development of a co-located community centre (Phase 1) and school, childcare centre and non-market housing project on the Property (Phase 2).” As you are aware, there exists two social housing developments in the two blocks on either side of the proposed development at 480 Broughton Street. • Is there an updated Socioeconomic study on the needs of the “Coal Harbour” population for a school and daycare? Are there enough individuals, families and to justify the added units and school? Are families with children not moving out of the downtown “core” area, as highlighted by the COVID pandemic? In the Coal Harbour area, the cost of basic amenities and services are high. I am curious why the city would intentionally bring people and families, who require economic assistance. ie. “This housing is designed to be primarily for families with children and social housing is typically provided to people who cannot afford an equivalent unit in the market without paying too much of their income on rent.” Where is this comparable market that is referred to? What will this do to the already busy community center to support the added families. If this development must proceed, my suggestion for this development could be at the north side of Denman & Georgia Streets, where there is a large parking lot and green space that could accommodate a school and large playground. • Is there an updated Traffic pattern study for the proposed site as I am keenly aware (over the past ten years) of the already high traffic volume heading to the Lions Gate and Stanley Park Area? This proposed development would add to an already congested area serviced by only “two car lane” street on Hasting Street and Broughton Street. Currently with the COVID restrictions, the traffic is less than “normal/post May 2020” and will rise greatly with this development. This will add to our carbon emissions, which Vancouver has touted to be a “Green Leader”. • Is there an updated Environmental Impact study for review? Coal harbour is already a high density location. • In light of the COVID pandemic and its impact to individuals and families, there should be a more detailed “Urban” study of the requirements of people/businesses requiring people to work downtown or remotely. We need to understand if the social housing should be developed in other locations of Vancouver. Such as the large vacant land south of BC Place/Pacific Avenue by the old Plaza of Nations site. • Urban planning for Vancouver must continue to consider the reason for

Vancouver's beauty, which is the views of the north shore mountains and Burrard inlet. This proposed development would certainly take away from people's access to it. If this is of little concern, then has the City of Vancouver considered the Crab Park location as a site to accommodate this proposed development. It certainly has the footprint to accommodate a school, playground, social housing, additional parking and handle the traffic requirements. It would certainly meet the needs of this proposal, assuming all the studies support its need. • Why and where social housing is developed needs to be clearly understood, especially in Vancouver where existing developments already integrate social housing as in Coal Harbour. We need to have a "balance" and be careful to understand if it is urban and/or social expedience before we just carry on with an 18 year old plan before updated future needs are understood. Ms. Miller, I know you and others have many considerations for such a proposal and decisions are not made easily. However, I strongly believe updated due diligence is required before millions of tax dollars are spent on a development that may not be needed at this time. We have come out of 2020 and going into an uncertain future, which has changed the needs of many individuals, families and businesses; especially as it relates to the demand for schools and social housing in Coal Harbour. I am a proud owner and resident of Vancouver, Coal harbour. I am also cognizant of the evolving needs of society, but I cannot support a proposal without updated facts and understanding the changing societal demands. I agree we must plan for the future supported by relevant information. I would appreciate additional information available and will attend the hearing to get further feedback. Thank for your consideration of my comments and for the opportunity to submit my concerns. Respectfully yours, Norman Chow 588 Broughton Street 604-785-9781

Screen Name Redacted

1/07/2021 06:05 PM

I strongly believe Coal Harbour is not a suitable location for Social Housing projects.

Screen Name Redacted

1/07/2021 06:09 PM

We are very concerned about the resulting traffic problem and hard access to the local amenities due to the number of students and additional residents, and the negative impact on the property value. The 11th floor building will surely block the view into the harbor and north shore mountains. Did the city planning analyze those and other impacts resulting from it that can be shared with us, the local residents? There can be many other ways to meet the city's goals and priorities.

Screen Name Redacted

1/07/2021 06:37 PM

I do not want to have social housing taking my view and property value. (rhetorical questions) We are already experiencing property value loss, why adding social housing to this area?? Why bringing social housing to a school and this environment?? How are you guaranteeing there will not be negative mental and behavioral issues that there will not increase in the chance of bad incidents for our children?

Screen Name Redacted

1/07/2021 06:53 PM

Nice school and children centre. I agree o to build it. Thanks.

Screen Name Redacted

1/07/2021 11:16 PM

we don't want to increase traffic and carbon emissions

Screen Name Redacted

1/07/2021 10:43 PM

Infill along a stable and finalized waterfront is not where funds should be invested. This open view corridor should remain open. A private developer would not be able to build tis so why should the City? Why different sets of rules?

Screen Name Redacted

1/07/2021 11:16 PM

I do not want to increase traffic and carbon emissions

Screen Name Redacted

1/07/2021 10:51 PM

I do not want agree at all with this project

Screen Name Redacted

1/07/2021 11:05 PM

We disagree the development plan which will caused to more density, and more local traffic. The high density development plan should be ceased, because it can risk to our local residents' health which include our children, specially the COVID-19 Pandemic. We suggest, the development fund should be used to help local families to stay safe, supporting our doctors, nurses and our hospitals. It makes no sense to build a school while many other schools been lockdown over a year, will continue lockdown in the future.....
Sonia Zhang and family

Screen Name Redacted

1/07/2021 11:20 PM

Hello Chris and Lex: I am opposed to the proposal for 480 Broughton Street, as it is currently shown. I own an apartment in the Flatiron, 1277 Melville Street. As someone who was active in the planning and development of both the Bayshore and Marathon properties, I had some familiarity with what was proposed for the 480 Broughton site. However, prior to purchasing our home, I reviewed the Coal Harbour plans specifically with regard to potential future view impacts from completion of the school/community centre on the Flatiron. I accepted the view loss as would occur from a building built according to the Coal Harbour Master Plan. The applicant is now requesting a height increase of 8.86 metres (29 feet or almost three storeys). I can see that this does not represent the "actual" height increase, because the top of the building is not level, however, there are some locations where this full height increase does occur. Overall, there is an increase of 4 metres (13 feet = one overheight storey), I understand that part of the rationale for the buildable area and height increase is because the proposal is for social housing — however, this was always the case and that alone cannot be seen as a reasonable rationale. I note that Levels 1-3 are overheight, due to their use as the school. However, Level 4, as childcare, is also overheight and I question whether this is necessary. Levels 10 and Amenity are also overheight, and this can definitely be questioned. Reducing these three floor heights would help reduce the overall height of the building a bit. Removing a floor would get the design back in line with the original zoning plan. Making the building mass "lower and fatter" would also reduce the height and have a smaller impact on views from neighbouring buildings. I also note that the building design "steps" out toward the water. If the design was changed to step back

from the water, this would reduce the view impact on nearby buildings slightly. Given the effect of the proposed height increase on the neighbouring buildings, it would be the least the applicant could do to not “lean” the building out further than required into the view. I understand the design rationale refers to a “ship-like form . . . metaphorically docked at shore”. For reference, this kind of concept was abandoned in Coal Harbour after the first two John Perkins designed buildings (Avila and Bauhinia), and there is no real reason to resurrect it now, except to locate more square footage in the proposed building closer to the water. In closing, I would like to see the applicant make more of an effort to reduce the view impact to be closer to what was in the original Coal Harbour Master Plan. Many Coal Harbour residents relied on that plan when they purchased in the area, and it is not equitable to arbitrarily change that now. Sincerely, Norm Couttie

Screen Name Redacted

1/07/2021 11:39 PM

While the school and new/renewed green space can greatly add value to the neighborhood, increasing green space and strengthen family-oriented community, the additional 11 stories can be entirely damaging to the ecosystem. First of all, the free space right besides common city centre is a calm and one of the only wide space still available to residents for relaxing from busy environment. Second, the new development brings unnecessary landscape to an iconic part of coal harbour that its beauty is just because of lack of high-rise buildings. We strongly object and against building such a building, instead we believe the focus must be on schooling increasing green space. City must seek other locations and places to social housing with less density instead of increasing the density of an already highly densed neighbourhood such as coal harbour. Moreover, the new construction completely blocks the natural view of several buildings including ours, thus makes a significant negative impact to the landscape of the section between Jervis and Broughton. We support the School development and increasing/improvement of green space and community centre facilities but not the Social Housing addition

Screen Name Redacted

1/08/2021 12:09 AM

The school is the best part of this plan.

Screen Name Redacted

1/08/2021 12:50 AM

It would be great having a school and a childcare centre in the neighborhood. However, building a social housing project in coal harbor doesn't seem to be the most reasonable idea. This is arguably the most expensive land in Canada. The city could sell these 60 properties at the market price and use the money to build 600-1200 units of the same size in a less luxurious neighborhood. This could actually make a real difference in improving the housing situation in the city.

Screen Name Redacted

1/08/2021 02:14 AM

The front view of our building will be completely blocked as a result of the separate amendment to the zoning by-law, RZ-2020-00063, is proposed to increase the height by 8.86 m, the residential floor area by 1,303 m², and the number of permitted social housing units.

Screen Name Redacted

The city of Vancouver has perpetual budget shortfalls and property taxes are

1/08/2021 03:22 AM

raised on a regular basis on properties purchased by hardworking residents who have saved to pay the market price. In recent years the property prices for our properties have significantly devalued due to the additional city and provincial empty homes taxes. So how is it okay for the city to spend millions of tax payer dollars on housing on land worth millions of dollars for citizens who will not pay any property tax? Is this not punitive on citizens who contribute vastly to the taxes that the city perpetually needs? The view from our apartment will be permanently obstructed by this proposed development and our property resale value will go down significantly. Honest tax paying residents will suffer financial hardship if this proposed development goes up at the heights proposed and amended.

Screen Name Redacted

I do not believe we need any more density in the neighborhood.

1/08/2021 08:02 AM

Screen Name Redacted

The neighborhood does not need more strain on resources.

1/08/2021 08:15 AM

Screen Name Redacted

We lived at 588 broughton prior to hastings st being there and were told by our agent that maximum height would be 8 floors, then we bought our present apt 1103 -499 broughton st and again were told that 8 floors would be max. Height so we settled on floor 11. We are very disappointed that they now want to raise height by almost 30 ft. This area is one of the last open view areas to the waterfront,so it would better if it remained totally open

1/08/2021 10:46 AM

Screen Name Redacted

I am happy to see a new school finally going into Coal Harbour and a desperately needed daycare centre. However, I am stunned by the lack of green space for 340 elementary school students. The only space appears to be the small playground above the Community Centre which is hardly big enough for 340 children. I hope that enrollment will be limited to children living within Coal Harbour so as to minimize any traffic impacts. I am also happy to see that the building is being kept somewhat shorter in height. There is precious little sunlight in downtown Vancouver anymore. Also, there does not appear to be any balconies for the housing residents, which is something that is really necessary in our increasingly over-crowded city. Even a small outdoor space for a little garden, somewhere private to sit and get fresh air, is very important to people's well-being in a big city. I see there is some sort of common space garden on top but who is it for? What sort of housing are you planning? It says 60 units of social housing, which is great, but who is it for? I would hope families and seniors as this is the kind of social housing really needed in Coal Harbour. It would be useful to know this information to properly assess the impact on the neighbourhood. If you are putting a school and a daycare in the same building, it should be geared to people who will mix well in the building as a whole and who will not bring drug use and crime to a place with so many children. I know that the school in Crosstown has faced many problems in this regard. So let's be smart about what happens around this school and keep the environment appropriate for children.

1/08/2021 11:04 AM

Screen Name Redacted

1/08/2021 11:55 AM

I am very disappointed by this development and in complete opposition. This is prime water front property that could be sold to a developer and bring in huge tax dollars. The developer could be obligated to take the funds allocated for this development and build a much larger number of units on less expensive land. This does not help the people that need housing as extensively as it could and is based on old studies that no longer apply. Based on the upkeep and care to existing subsidized housing in the area I am deeply concerned that the integrity of the area will not be maintained and the impact this will have on the value of housing in the neighborhood.

Screen Name Redacted

1/08/2021 12:57 PM

We understand that shortage of affordable housing is a real issue in Vancouver. However, we do not support the proposed development at 480 Broughton Street for the following reasons: 60 housing units built at higher than typical cost are not going to make even the tiniest of dents in the amount of housing that is needed in Vancouver. What they will do, however, in combination with the school/daycare is - increase traffic, travel bottlenecks, pollution and all of the other associated problems that are already very significant in Coal Harbour. All of these factors bode poorly for property values and for local businesses in the area. Reduced property values may not matter to the city, except the city is also trying to increase revenues significantly through property taxes and other means. If property values and business activity drop so must tax revenues. Thus, it seems to us that by putting these units in one of the most expensive areas of Vancouver, the city will only impede its revenue objectives. The overall end result is likely to be no real change to the housing concerns - even after this tremendous expenditure, but it will almost certainly accomplish a decrease in property and business tax revenues. Thus this proposal has the potential to be entirely contradictory to the city's objectives of easing housing issues and trying to increase its revenue streams. In other words - it will be a lose/lose for the city and also for the current residents of Coal Harbour.

Screen Name Redacted

1/08/2021 01:19 PM

Negative impact of this development: 1- Loss of panoramic water & mountain views 2- Increase traffic & create congestion which will result to increase of carbon emission due to cars idling 3- Students will skip classes due to proximity to active marina 4- Students are in danger due to proximity to water 5- Many have access to work from home, many will consider moving to suburbs for cheaper housing

Screen Name Redacted

1/08/2021 01:20 PM

As an owner and neighbor in the market building right next to this proposed structure, I am very concerned about increased density and traffic congestion during school morning & afternoon periods. The school component was always the plan, it's the added social housing units to a very expensive land area, waterfront living social housing. Unbelievable. I think I'll be leaving Vancouver soon. I'm done.

Screen Name Redacted

1/08/2021 01:35 PM

The elementary school should support many more students. I think social housing should not be on one of the most expensive plots of land in Canada. Especially 2 and 3 bedroom social housing with one of the best views in Canada. I work very hard to barely afford a 550 sqft condo nearby with my

wife. I think the money brought in to making this market housing could be used to make at least double the amount of social housing instead nearby. Or even 3-6 times as many social housing units outside the downtown core. I also am concerned about not increasing the number of parking spots sufficiently for a development of this nature in this location. I think the number of childcare spaces should also be increased. I'm all for social housing but think this location is not the right place to build the 60 units. I'm very supportive of increasing the student capacity for the elementary school. I also think this development is lacking with regards to community enhancements. This will also be negative development with regards to the people who use the sea wall since the views will be blocked, less sunshine on the sea wall and possible shadowing on the sealife just north.

Screen Name Redacted

1/08/2021 02:23 PM

There is a possibility of traffic jams.

Screen Name Redacted

1/08/2021 02:35 PM

Dear Sir or Madame, I bought my apartment about 12 years ago. The main reasons that chose this apartment and is of very high value for me is its beautiful surrounding and quiet neighbourhood and more impotently the view of the bay and the mountains. The proposed project at 480 Broughton St is proposing to build an 11 story building consisting of a school, day care and social housing . An addition of social housing building in our waterfront is not necessary as there are several other social housing buildings in this area alone. Also the opening of a school in this area will bring about much traffic and noise during construction, and also afterward in what is one of Vancouver downtown's very few remaining quieter neighbourhoods. And more importantly the development of this site will take away the view of not only this building but also other buildings in this neighbourhood and as a result will diminish the value of each of our apartments. I am strongly opposing the development of this project. Kind regards, Mitra Davarpanah

Screen Name Redacted

1/08/2021 04:25 PM

New project will send 1000 people daily and their cars into street not capable of handling. This project will result in the loss of the panoramic water and mountain views in the downtown core. The water and mountains belong to all of us! Should never be taken! The project will also result in a huge increase in traffic on Broughton, Hastings and Cordova streets. Which is going to put the students and passengers into a very dangerous situation. We totally disagree with it!!

Screen Name Redacted

1/08/2021 07:16 PM

On behalf of my family, I am absolutely against this application; this is absolutely illogical social planning and irrational urban planning in the middle of Coal Harbour! This neighborhood is known for its calmness, cleanness, and friendly community. This project would jeopardize community safety, increase the noise, interrupt the view of many residents, devalue the value of properties in the neighbourhood dramatically, and increase the traffic and pollution; it would also the public integrity and safety by having a social housing units and residents with much lower income living in the middle of hundred and thousands of residents with different lifestyles. I would like the

Screen Name Redacted

1/08/2021 07:41 PM

City of Vancouver to re-evaluate its plans for this development and provide the program in a different location in the city.

The building as designed is beautiful and was clearly designed so as to not fully block the views of those living in floors 1-11 of 588 Broughton. It will not impact our view as we don't live on one of the affected floors but we are opposed to its construction for the following reasons: 1. There has not been enough time to properly assess the impact of Covid-19 on occupancy levels in the downtown core versus forecasts of population growth (which may also be affected by Covid-19 - many people are choosing to live in suburbs now rather than downtown as evidenced by falling sales prices and slow sales numbers of condos) so new buildings should not be built until this assessment has been made. - because of the success of remote work for the last 10 months, many companies, including the one I work for, will never return to full-time occupancy of existing downtown office space - accordingly, many companies will be looking to down-size their office footprint in the coming years - the excess office space that will become available can be and should be re-purposed for other necessary uses such as social housing, schools and day cares spaces - i.e. exactly the shortages this building is proposed to address. - fully using the existing office space elsewhere in the downtown core will support associated downtown businesses such as restaurants and shops 2. The new building will result in additional traffic in the area. We believe the area is already at capacity for traffic; any more would begin to detract from the attractiveness of the area. - increased traffic may result in increased idling which does not align with Vancouver's green city goals 3. There is intrinsic value for all city users, both residents and visitors, in downtown space being a combination of densely packed towers and open space. A new building further encroaches on a harmonious mix of building density and open space. We suggest that the city delay a decision on this building for 18 months until more is known about the impact of Covid-19 on office occupancy and population trends in the City of Vancouver.

Screen Name Redacted

1/08/2021 10:14 PM

by removing the community center from coal harbor area, you will be depriving all of us living in this area from a learning and social center We strongly object to this construction

Screen Name Redacted

1/08/2021 10:38 PM

Dear sir or madam, The main reason I bought my apartment was the view of the the bay and the mountains during my retirement years. My most enjoyment during rainy days is to sit by the window and enjoy the view. The development of this proposed site will damage my view and it will also change the nature of this calm neighbourhood. Please consider our wishes and help us keep this waterfront for everyone. Thank you, Mitra Davarpanah

Screen Name Redacted

1/08/2021 10:57 PM

Dear sir or madam, I am writing to state my concerns, regarding the the proposed project at 480 Broughton St, Vancouver, BC. I strongly oppose the development of this site. The development of this site will be the loss of my view completely. This beautiful view has been one of the main reasons I chose this apartment and this location. An opening of a school will bring about thousand cars each day. All the residence of this neighbourhood, we

enjoy the peace and quiet that exists here. The waterfront is dear to us and we wish to keep it for everyone. Please help us save our waterfront.
Sincerely, Nahid Sanaie

Screen Name Redacted

1/09/2021 12:15 AM

Dear sir or madam, As one of the residences of this beautiful neighbourhood, I am asking you to please help us save our waterfront. The proposed project at 480 Broughton St, affects us all. This is one spot in the city of Vancouver that has kept its paranoiac view. The beautiful view and peaceful nature of this neighbourhood brings me much calmness to practice and compose and teach music. I cannot imagine the drastic change and the impact it will have if this project is permitted. The waterfront belongs to us all. Many people come here simply to enjoy their walk by the seawall. Please help us preserve our waterfront and its serene nature. Kind regards, Delaram Khayyam

Screen Name Redacted

1/09/2021 01:15 AM

I think it looks beautiful and the views towards the harbour and mountains will be stunning. I wonder who can qualify to live there. I would love that option. I think having more children in the area would be nice. It is a safe neighbourhood and it would be great to see it come to fruition.

Screen Name Redacted

1/09/2021 02:10 AM

New project will block the only waterfront view!! That is not fair for us who landloads spent money for the view! New project is unacceptable!!

Screen Name Redacted

1/09/2021 09:04 AM

I don't think we need more buildings and more people and pollution we don't even need at the moment a school right there

Screen Name Redacted

1/09/2021 11:21 AM

The school will block our park view and increase my property taxes due to school tax. There will be more noise and traffic jams for residents. Also, emissions from the sea planes will be harmful to young, developing students' health.

Screen Name Redacted

1/09/2021 12:14 PM

On behalf of my family, I am absolutely against this application; this is absolutely illogical and irrational urban planning in the middle of Coal Harbor! This neighborhood is known for its calmness, cleanness, and friendly community. This project would jeopardize community safety, increase the noise, interrupt the view of many residents, devalue the value of properties in the neighborhood dramatically, and increase the traffic and pollution; it would also change the appearance of Coal Harbor entirely. Visitors from Canada and abroad expect to see something else not social housing at Coal Harbor. We would like the City of Vancouver to re-evaluate its plans for this development and provide the program in a different location in the city and maintain Coal Harbor beautifully as is.

Screen Name Redacted

1/09/2021 12:55 PM

I do not agree with the housing aspect of this building. I agree a school is needed but the same hight as the community centre only.

Screen Name Redacted

1/09/2021 01:05 PM

A SCHOOL AND LOW INCOME HOUSING DISASTER... I do not agree with this application for housing it is not acceptable to put CHILDREN IN HARMS WAY. UNACCEPTABLE there is so much land in East Vancouver, and English Bay areas across Georgia street. low income housing will bring lots

Screen Name Redacted 1/09/2021 01:09 PM	of social issues it's outrageous. you failed in your plan you need a rethink No to children and housing mixed. Yes to the school no to housing. It's unacceptable to mix. You put children in danger. It's unthinkable that this is not a bad idea. Stop the housing. Take care of children.
Screen Name Redacted 1/09/2021 02:57 PM	THE TRAFFIC IS EXTREMELY CONGESTED ON WEST GEORGIA AND PENDER ST> NO MORE NEW BUILDING<THIS AREA FREQUENTED BY TOURISTS ALL YEAR AROUND> THIS PROJECT MAY DAMAGE THE ADJACENT ENVIRONMENT AND TOURISM IN COAL HARBOUR
Screen Name Redacted 1/09/2021 05:54 PM	I see this impacting the value of my property in a negative way as well as increases traffic that will have a negative impact on the increased noise.
Screen Name Redacted 1/10/2021 07:31 AM	There is great concern about the increase in traffic on Hastings Broughton and Cordova streets as a result of the school and daycare proposed on this site. We already face significant congestion due to bridge traffic in the afternoons. This resulting increase in traffic will impede residents from neighbouring buildings' ability to access their parkades. The carbon monoxide and other fumes from idling cars will also have a significant impact on residents of lower floors in the neighborhood. Is there truly a need for additional school and daycare spaces in the downtown core? This project should not go forward.
Screen Name Redacted 1/10/2021 08:55 AM	This development, and in particular, the school/daycare, will greatly increase traffic to an already congested area. Has an impact study been done to determine how current residents and traffic will be affected? The time line for discussion and decision making seems very rushed, especially in light of covid
Screen Name Redacted 1/10/2021 09:14 AM	Coal harbour sea wall is a main sightseeing place for lots of people, national and international. This project will permanently change the dynamic of this neighbourhood by taking the last two panoramic water and mountain views in the downtown core, causing increase in traffic and carbon emissions. This project is considered an irresponsible behaviour of the City of Vancouver when the city claims all the time the shortage of housing supplies. For the same amount of money, It would be economically wiser to build a higher storey building with more units outside of the downtown core. By doing so, the City of Vancouver can help more people in need for housing (possibly double the 60 social housing units), reduce traffic and carbon emissions in downtown core, and keep the dynamic of the neighbourhood attracting more tourists. It is absolutely possible for the City to work with business savvy specialists to come up with a plan with better social and economical considerations in the long-run, and at the same time fulfill the requirement of the official development plan, while cooperating with developers, making a new plan for this site, and using the same amount of money to build much more units outside of downtown core. Please do see the issue from a long-term perspective!!! Thank you in advance. Residents in Coal Harbour
Screen Name Redacted	This development was first conceived decades ago, and in the mean time

1/10/2021 10:14 AM

view corridors have been allowed to establish. For dozens of buildings built in this time, their most signature view of Coal Harbour/NS mountains will be eliminated with this proposal. The famous sea walk already struggles with diminished sunlight, and this development will further cast its shadow on this sun starved North side boardwalk. Also, having over 400 children coming and going each school day will further exacerbate the already choked traffic arteries from the North Shore.

Screen Name Redacted

1/10/2021 11:42 AM

This building unnecessary since the Vancouver School Board is actively seeking to reduce costs and eliminate schools due to declining enrollment (<https://globalnews.ca/news/2773597/vancouver-schools-closure-list-expected-to-be-announced-today/>). There are virtually no kids of elementary school age in the area anyway. After having to deal with nearly daily incidents of vandalism, vagrancy, violence, litter, panhandling, noise, and drug use on my property over the summer when homeless were temporarily housed at Coal Harbour Community Center, I am completely opposed to creating permanent social housing at the same location, especially considering there is virtually no police presence in the West End of Vancouver and the city is unwilling or unable to enforce bylaws in the area. Lastly, the proposed construction will negatively and significantly affecting my property value as it will completely obstruct the view from my unit.

Screen Name Redacted

1/10/2021 12:01 PM

Looks beautiful! Great downtown location to decrease car use and hopefully increase residents in a rather empty neighborhood. So glad to see that you're including low-cost housing, mixed neighborhoods are best for healthy society. Please keep the housing truly low cost!

Screen Name Redacted

1/10/2021 12:50 PM

The school proposal is fine. The residential tower is not. This area already has too many tall buildings that block light and clutter the corridor. Keep this building down to 3 stories. In a time of budget and restraint, it appears that City Hall is hell bent to rush through the approval process for building an extremely expensive social housing complex on the pretense that we need a school in the neighborhood. Who pays if there are cost overruns??

Screen Name Redacted

1/10/2021 01:05 PM

I would like to see a commitment to "No new motor vehicle traffic" built into this project's rezoning, as it is not clear that such a priority was included in the current plan and design. The visual representations of the new school and building are beautiful, and they show no motor vehicles in any representation. Why are there additional parking spaces being built into the site? I would like to see all parking spaces removed from what is ultimately built. Net zero parking is needed to make this building truly sustainable. There is ample paid parking across the street at 499 Broughton St. for those who must access it. If the project is to be rezoned to meet 21st century needs, then current thinking and best practice on sustainable urban transportation needs to be integral to that rezoning, and that should include NO MORE CARS coming to pollute the city's waterfront. This needs to be explicitly stated, and incorporated into the actual rezoning specifications. I am also concerned about the lack of explicit traffic calming measures that need to be added to the street design and regulations on Broughton Street

and West Hastings Street between Jervis and Broughton to prevent people from driving their children to and from the school. This school needs to be "car free" from the day it opens, and the "walking school bus" concept needs to be built into the school's organization and operation to prevent a daily cavalcade of cars when school starts and ends. Removing car traffic from this area is even more important because West Hastings Street has been identified as a route for an eventual streetcar line between Stanley Park, Coal Harbour, Gastown, Chinatown and Science World. If West Hastings Street is filled with cars at school opening and closing, this will constrain the capacity of the downtown streetcar some day. It is far better to prevent traffic than to try and remove it later. Finally, I would like to see the non-market housing built above the school dedicated to meet the needs of Vancouver School Board's staff. I know several VSB employees who cannot afford to live in this city. This is bad for everyone, but especially for the students who deserve to have teachers and staff that don't have long and stressful commutes to work in their schools. If some of the teachers in the school live in the adjacent apartments, they will not need parking spaces to commute by car to their work! Thank you for considering my input.

Screen Name Redacted

1/10/2021 02:10 PM

1) Coal Harbour community already has very little access to services from the community centre because of the limited facilities and current population levels in the area. For one example, it is extremely difficult to book court time for the growing sport of Pickleball, which is a sport that people of every age can play as long as they have access to a court. How is the city going to ensure better access to services (paid for by our taxes) with this additional population being housed here? 2) Current property owners. Many people like ourselves who have purchased our homes close to the water have invested everything they have ever worked for to live here. They have done so believing that the investment in their home would be safe given there was no buildable space that would decrease their property value. I would also like to note, we pay significant property taxes annually yet have minimal access to community services as it is. What is the cities "plan" to improve the access to the community centre to the current and future residents/owners in Coal HARBOUR? Why would the city build a low income housing building in a location that would compromise the investment of all of these families when there are many other locations close by that would not have had this affect on everyone's investment? I don't believe this a fair and reasonable decision by the city. 3) What is the parking availability going to be after the school and social housing units are built? People who wish to use the sea wall, the park, and the community Centre need a place to park. There is already a large amount of congestion in this area because of this. We also have the added burden of trying to drive to our homes when the city frequently rents the street and community center parking lot for movie filming. From what I understand this additional rent revenue befits the city in general, not the Coal Harbour community directly. How will the city ensure reasonable vehicle access for all who live here?

Screen Name Redacted

This project will make this area extremely busy for living. It won't be good

1/10/2021 03:15 PM

enough to invest money any more. This will change completely the feature and ambiance of this area, which has always been famous for it's beauty and and calmness.

Screen Name Redacted

1/10/2021 02:27 PM

My overall position on the proposed development at 480 Broughton St is mixed. I support the use of the land for a low- level elementary school. While I do favour some limited social housing in the City of Vancouver, I do not support the use of the scarce view property at 480 Broughton St, which is directly on the waterfront, for social housing. I do not support the proposed amendment to the zoning bylaw RZ-2020-0063, which would increase the height of the building, the number of social housing units from 40 to 60 or the increase in the residential floor area. Constructing a high 11-storey structure at 480 Broughton St will cut off the view of the waterfront for condominiums and commercial buildings to the South and West of the building, probably causing a loss of property values. The land at 480 Broughton St offers one of the last panoramic views of the inner harbour and North shore mountains for all the residents and community of Coal Harbour. This beautiful view should be preserved for all citizens of Vancouver. I have a question: For the proposed elementary school and child care facility, on what street or where will children be dropped off by school buses and parents? There could be considerable traffic congestion, if this occurs on Broughton St.

Screen Name Redacted

1/10/2021 02:33 PM

I am not in favour of the social housing, build the school only. all the parking for the community center will be lost if social housing is built. With the increase in the vacant home tax, there are many condos for rent at reasonable prices.

Screen Name Redacted

1/10/2021 02:38 PM

I live in Coal Harbour and I think this is a very important and beneficial project for our community. I support it 100%.

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1/10/2021 02:40 PM

As stated in the Rental Market Report Vancouver CMA 2020, long term rental unit supply in this neighbourhood increased by 47.5% in 2019 due to the taxes levied on unoccupied units. This neighbourhood is not where additional social housing is needed. Empty units held by owners are subject to expensive penalties if they are not able to be occupied. Rents are set based on cost of mortgages so obviously will be expensive. Owners in neighbouring buildings will be forced to compete with the lower rents offered in this building with it's premium waterfront condos. Our unit in the Classico will have the view obstructed and will decrease in value. Trends have changed considerably since the Vancouver housing plan was written and since Covid has allowed more employees to work from home. Trend is to move out of the downtown area to townhouses and single family homes. I understand the school is necessary but not the housing. Stick to the original plan. At the least, do not approve the ammended plan to add an additional floor additional height and additional housing units!

Screen Name Redacted

1/10/2021 04:15 PM

I don't feel we need anymore social housing in the area since there is a co op housing couple blocks from there & there is low cost rental building call Seaside few blocks away too. With the proposed new law that whoever enter

downtown have to pay toll fee, not sure if add low cost housing here is necessary. With this the new proposed toll fee to enter downtown, and people start working from home, more people will move out of downtown to suburb & rural areas for cheaper housing, so we may not have kids in the area to justify the building of school there . Also the location is not good for elementary school as not enough space for activities like no playground, if they are going to use the coal harbour park, it will turn into a school field, it will not be fair to the existing resident and there are a lot of dogs enjoying the coal harbour park there. Also now when people relaxing at the park, people can enjoy the water and Mountain View but if there is an 11 storey building there, the view will be gone. Traffic and parking will be affected too. Now there is already lack of parking in the area. I don't feel we need anymore social housing in the area .

Screen Name Redacted

1/10/2021 04:13 PM

We have no need nor objection to the proposed elementary school and child care facility however, construction of social housing in the centre of Coal Harbour expensive locality is an unacceptable proposition as it will not blend within this prime neighborhood and will negatively impact the class of the vicinity. Normally social housings should be built in a lot more economically locations in town and not in middle of high end down town in Vancouver.

Screen Name Redacted

1/10/2021 04:19 PM

Dear Sir/Madam, This is certainly an exciting project with potential positive impacts for the residents in the coal harbor area. More specifically, the childcare and elementary school part of the project is indeed needed in this area. However, regarding the residential part, the population density in this part of downtown is very high, and adding another residential place worsens the case. Moreover, the school can create a traffic jam, and adding a residential place right above it will totally lock down this area during the rush hours. Aside from all of the mentioned reasons, the proposed residential building will block the view of many of the buildings in this area, which depreciates their value and create visual distraction and discomfort. By relying on the mentioned points, we support the idea of building the elementary school but strongly oppose the building of the residential part. We believe the residential part can be built somewhere else. For example, there are other parking lots (e.g., 451-499 Denman St Parking) in this neighborhood that can potentially be of greater interest in terms of long-term value and causing less trouble for the neighbors.

Screen Name Redacted

1/10/2021 04:29 PM

Use the community centre as the child care facility. Build the school at the foot of Denman. Stanley Park is a tremendous learning resource and students can cross beneath the underpass to get across Georgia safely.

Screen Name Redacted

1/10/2021 05:51 PM

I think an additional elementary school is much needed in the area. While I understand the need for social housing, and the benefits to the residents if that space is provided in the neighbourhood, I implore the City council to provide approval for it contingent on the operational plan ensuring that crime and safety in the neighborhood aren't negatively impacted. This is not only for the safety of the residents in surrounding areas, but also for those who use the community centre and eventually the children who will attend the

Screen Name Redacted

1/10/2021 06:08 PM

school. Thank you for your time and consideration

We absolutely do not need anymore social housing here, especially right at the waterfront, there are already co op housing on west Hastings and the low cost rental ' seaside building couple blocks away. Traffic & parking will be adversely affected. There are no cheap grocery store close by, so the residents at social housing have to drive or take transit to get their daily needs, which increase traffic and carbon emission. As the upcoming toll fee to enter downtown, lots of people are considering move to out of downtown, and with more people work from home, more people will move to suburbs, so I really doubted we will have enough enrollment to justify a school in this location. Also the spot is too small for an elementary school. No soccer field, or playground of any sort for kids to take break. They make take up the current Coal Harbour park which affect the current resident there. People invest so much money in the area to get a nice view both at the park or through their windows, and now being robbed by this project . I strongly against this project!

Screen Name Redacted

1/10/2021 07:15 PM

We do not need anymore social housing in this neighbourhood, we already have co op housing & low cost rental housing (Seaside) within a few blocks. The cost of living in downtown is getting higher & higher .. no cheap grocery stores or any affordable stores close by for people who live in social housing plus they are proposing toll fee to enter downtown each time . More people are considering moving to suburbs so we do not need an elementary school here. We have other schools in downtown or Yaletown & it's cheaper to provide school bus to bring them there instead of building a school here . This location is not big enough for a healthy elementary school, no appropriate size of playground, where can those kids take their break ? Too close to marina and water for the kids . Having a building like this will increase traffic around the neighbourhood and also crowded our coal harbour park

Screen Name Redacted

1/10/2021 06:25 PM

Not in favor of doing the infrastructure

Screen Name Redacted

1/10/2021 07:42 PM

This development is not acceptable.

Screen Name Redacted

1/10/2021 08:24 PM

I am 100% opposed to the development of this site in any form other than as a green space or extension to the neighbouring park. 1. We do not need more commercial space downtown - the world has changed extensively since the original city plan was created in 1992, 2013, 2015 and 2017, without any public consultation. There is ample space already in the downtown core to be used for the proposed uses outlined in the development - even more so after the occurrence of COVID, which saw many of these commercial areas being emptied out/available for lease. There are also numerous towers going up around coal harbour (W Georgia for example has 4+ tower developments in progress) that could satisfy this need. 2. The area surrounding the site is

already one of the most dense areas of downtown - with concrete towers in every direction, and minimal park space. The proposed development only favours the money hungry developers who don't care about the neighbouring residents and city council and doesn't stay in touch to the "Green City" initiative Vancouver is always preaching. 3. It will result in the loss of one of the most important and last water and mountain views in the downtown core. The site is unique and as such should be transformed into a bigger park and green space, and not a rising concrete tower - any green space should not be higher elevation than what is already currently existing in that space. 4. There will be a massive increase in traffic and congestion, more than 1000+ people per day, and potentially 100+ vehicles as a result will crowd into this space - this once again goes against the "Green City initiative" - much more pollution, noise, and potential liabilities in this area will be created - more traffic and pollution in an area meant for the neighbourhood's families and children is a dangerous combination. 5. The massive increase in traffic, pollution, and noise will destroy the seawall green area, make the air dirtier, and ruin the peace in one of Vancouver's last known quieter neighbourhoods. 6. "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 existing city zoning policies, guidelines, and ODP in place before the COVID-19 pandemic don't currently address the changes that are applicable to the new urban environment. Outdated policies remain the basis for this development project application. It affects far more residents negatively than the few it benefits positively. The drawbacks and risks far outweigh any positive potential use. It is an irreversible negative impact that would effect the city for the rest of its existence and destroy the sentimental and fundamental values of the neighbourhood. The public has no say in the ODP and zoning guidelines which leaves no opportunity for meaningful consultation with the current residents of the neighbourhood. Many recent developments in the downtown core have already attracted criticism for this exact reason! 7. The city owns the proposed development site, and the city is the developer - the city makes the policies and the ODP that result in the decisions on rezoning and development, and the city decides on the rezoning and development applications. THE CITY IS THE APPLICANT, AND THE REVIEWER. How is this a fair unbiased reflection of the neighbourhoods needs? It's not. It is a clear unfair advantage. I urge the city to WITHDRAW or DENY this application and save one of the last neighbourhoods and sites that truly defines Vancouver's values and "Green City" initiative. Turn this into a bigger park and green space, remove the EasyPark parking lot and turn it into a beautiful garden/park/picnic area - NOT MORE CONCRETE. Definitely not an 11 story tower. I am AGAINST any 'modifications' proposed to this plan as well - including trying to increase this tower by another ~10meters and adding more units in it! No one in this neighbourhood wants or needs that. At the very least we urge the board to re-send the application to the city to decide on a different use for the space other than another 11-story tower - NO Tower and YES to a green space that no more than 2-story elevation. I

am an owner and have lived in neighbourhoods like Gastown as well for many years, one of Vancouver's oldest and beautiful heritage neighbourhoods - the addition of social housing has destroyed those neighbourhoods and has brought no positive benefit at all to anyone. Why create this type of housing in some of Vancouver's most highly taxed and priced areas? Residents aren't paying premiums for the city to destroy the neighbourhoods they cherish, love and live in respectfully. Create social housing where appropriate. Not where hard working tax-payers have worked their whole lives to live, and then offer brand new waterfront units for pennies on the dollar. What economic sense does that make to anyone? It doesn't.

Screen Name Redacted

1/10/2021 08:42 PM

- increased traffic in an area already overly congested - added pollution of idling cars/buses at drop off and pick up - increased noise pollution - safety issues with young children in area - size and height of proposed building - taking away the last open area view of Coal Harbour - there is no need for social housing and a school in this area - students would be either bused in or driven, as there is not the population of school aged children in the surrounding area to fill a school - having social housing and a school does not fit into the surrounding area - people pay millions of dollars to live in this area and value will now decline if this project goes ahead as planned - it's obvious this plan was thought of prior to Covid, as those with families are working from home and leaving the area for the suburbs.

Screen Name Redacted

1/10/2021 08:55 PM

I have some concerns regarding the proposed development: - this is a heavily used pedestrian area. The intersection of Hastings and Broughton is a 4 way stop. A school and daycare in this area will increase the foot traffic and the vehicle traffic to this area. I feel the increase vehicle traffic is dangerous to the level of bikes and pedestrians that already use this area daily. - I disagree with the increased traffic congestion that will be created along Hastings, Broughton, and Jervis with daycare and school pick ups and drop offs. - the area is already busy during peak times of the day with pender and georgia being congested with the bridge traffic, adding more traffic to the area is not what I would like for my neighbourhood and where I walk daily. - I disagree with having social housing in this location. I don't feel it fits with an elementary school and a daycare. I also don't feel social housing should be prime real estate. - There are few spots in the city were waterfront areas are not clogged with buildings, we are lucky to have that with the rec centre location. Please leave it as it is.

Screen Name Redacted

1/10/2021 11:56 PM

Its not a proper application and plan and makes this area so busy.

Screen Name Redacted

1/11/2021 09:46 AM

I absolutely support this development. The city is in desperate need of childcare, schools, and housing for it's residents. I have lived in the city for 25+ years and this is a much needed project!

Screen Name Redacted

1/11/2021 10:13 AM

I am an owner of a condo at Flatiron (#2402-1277 Melville Street). When we purchased the property in 2012 we were aware of the school project and obtained information from the city on the proposed development plan. We

bought the condo on the understanding that the height of this development will be limited to 8 floors. To our surprize the height of the structure has gone up by 3 more floors attaining a height of some 38 m. The height of the structure concerns us most as this will block part of the view we have of the Coal Harbour Marina. I would urge the City to revert back to the original height for the building.

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1/11/2021 10:25 AM

I'm opposed to this project as it will bring a lot of traffic to an ALREADY jammed streets, more cars, people, carbon emissions that this will generate, not to mentioned to creat a big building and getting the last water front view covered up!

Screen Name Redacted

1/11/2021 10:45 AM

Absolutely happy to have a school in our area , we bought a property and then found out that there is no school in Coal Harbour. Have to walk 1,5 km to West End to extremely crowded school. The area desperately needs a school, it is a top priority.

Screen Name Redacted

1/11/2021 10:45 AM

The proposed development will significantly increase the traffic in Broughton and West Hastings Street and result in the loss of one of the last two panoramic water and mountain views in the downtown core.

Screen Name Redacted

1/11/2021 11:41 AM

To whom it may concern, My name is Captain Ed Harvey. I am a "live aboard" resident of Coal Harbour Marina and operate Brand XXX Fishing Charters from the marina. In addition I provide Yacht Management and Captain services in the marina. I regularly take clients out from the marina on fishing trips in and around Burrard Inlet, the Georgia Straight and beyond. My clients access the marina to my boat by using Broughton Street to either be dropped off or to park in the public parking underneath the Denia and Cascina buildings. The proposed 11 story school day care and low income housing project will put approximately 1000 additional people each day into the Broughton and Hastings intersection. Currently in the morning and afternoon (rush hours) there is a major traffic jam Monday to Friday on all roads in the surrounding area from Georgia, North to the water, and Thurlow to Cardero St. The cul-de-sac on Broughton and this intersection simply can't handle the increase in car traffic that will occur with parents dropping off and picking up their children. It will result in gridlock in this area. My clients won't be able to get to the marina and will also not be able to find parking when needed as the small amount of public parking in the Cascina and Denia parking garage will be overwhelmed with parents, vendors and others taking up the spaces when visiting the school. This would increase the exhaust emissions to a ridiculous level. Any environmental studies regarding the increase is outdated and should be re done. I thought that the city of Vancouver was concerned about environmental issues. I also have concerns about what construction will do to marine life in the marina waters. These creatures are very sensitive and vulnerable to the type of excavation work that will occur. This project seems ill suited for this location also because it will result in a loss of water and mountain view for the public. This won't impact me because I live on the water but it will affect the general public. The placement of an 11 story institution on one of the last non obstructed water

and mountain views seems ill advised. Large institutions seem better suited for other locations including the existing one at the Lord Roberts Annex. I encourage you to deny the application or at least have a traffic survey conducted before you proceed with further action. Captain Ed Harvey E27 – 1525 Coal Harbour Quay Vancouver, BC, V6G 3E7

Screen Name Redacted

1/11/2021 11:43 AM

This development site is located on what is probably the most valuable piece of property in Canada. Many of us saved for our entire lives to afford residing in Coal Harbour. Why do we need to provide accommodations for those unfortunate enough to require social housing in such a prestigious location? The failure of such projects (Woodward's building for example) is abundantly obvious when one looks at Hastings. The downtown east side area is a dangerous slum...another murder just took place there earlier this month. Many of us drive through Hastings on our way to work...with vehicle windows closed and doors locked, dodging garbage, drug addicts and vagrants. Police cars, ambulances, flashing red lights and sirens add to the traffic jam mayhem. Is that what our city planners want Coal Harbour to look like? The notion that an elementary and school and childcare center would be incorporated in a social housing development in this development is insane.

Screen Name Redacted

1/11/2021 12:06 PM

The proposed development at 480 Broughton does not result in the highest and best use of the site and, as presented, is a missed opportunity for the City of Vancouver. The development of further social housing, an elementary school, and a childcare centre within the iconic Coal Harbour neighbourhood is valuable, however, these improvements do not sufficiently unlock the potential value of this rare waterfront lot and would be much better located in a more spacious area allowing room for children's activities. The daily onslaught of 300+ children heading to and from school and spending the day in the area will simply overwhelm what is a peaceful and lovely area for locals and visitors alike. This is one of the most attractive sites in the country and, accordingly, should be developed to provide for the greatest neighbourhood and economic benefits possible. Further, S3(c) of the current zoning disallows the development of schools. As intended, the site should improve the desirability of this highly sought after neighbourhood through the development of cultural and recreational uses. Developments of this nature will provide the greatest economic benefit to the City and the surrounding neighbourhood and will continue to drive tourism within the City's unique and beautiful waterfront, while also drawing residents of downtown to this peaceful part of Vancouver.

Screen Name Redacted

1/11/2021 12:14 PM

I do not believe this is the right location for these facilities. Vancouver should take this rare opportunity to add to the great waterfront access that has been developed in this area and expand on what the city offers. Vancouver should strive to be unusual and this part of town offers a unique opportunity to do so. There are many locations nearby that are not waterfront and would be absolutely enhanced by the community services described.

Screen Name Redacted

1/11/2021 02:01 PM

Our neighborhood is in great need of the school and more affordable housing

Screen Name Redacted

1/11/2021 04:16 PM

We live in the neighbourhood and in contravention of development rules, we never received any notification of this development, other than the on-site sign. I object to the height and the density of the development being increased above the current development permit. I approve of the purpose and design of the development; especially the school; although, the city may be achieve more social housing elsewhere rather than putting it on the most expensive real estate in the city. Take 2 or 3 floors off the top of the building and I would approve of the development.

Screen Name Redacted

1/11/2021 05:00 PM

Mr. Mayor: I write to protest City Council's misguided decision to cram an eleven-story social housing tower on top of a school and into a view corridor in the midst of Vancouver's most expensive real estate. I speak of the proposal to build the eleven-story tower in a school zone beside Coal Harbour Community Centre. While affordable housing is a worthy objective and a school in our neighbourhood on which the tower is to be strangely perched will be a benefit, erecting such an oversized tower to obliterate or damage hundreds of existing home owners' views and create more smog, noise and traffic peril, all to give social housing occupants the best water and mountain views amongst the priciest real estate in the city is a bizarre misdirection. I am a condo owner, a senior who invested her life savings to live the rest of my life in dignity in my small home in my chosen neighbourhood. My condo is not one of the multi-million-dollar residences directly on the water. For no reason I can grasp, the new tower will be so located, giving its supposedly social housing units the same views as those multi-million-dollar residences. My neighbours on Jervis, Broughton, West Hastings, West Pender -- we are in the frightening position of losing our views and clean air and quiet and safe walks because Council wishes to give social housing occupants -- people whom no one wishes to deny aid -- the best views in the city. Yes, the space has long been zoned for a school. That was what homeowners here expected and were happy with, to expand our community's family feeling. Then came "project scope creep." We read in the posted zoning proposal that: "a separate amendment to the zoning by-law is proposed to increase the height, the floor area, and the social housing units". The view corridor is just one issue. Our city aspires to be a Green Leader. This project will crown us the Green Laughing Stock, along with the too many other departures recently from the healthy air, vision-corridor dream of only a few years ago. Imagine the fumes, the noise, the traffic turmoil during construction of a school and a tower? Imagine children and seniors, all of us, breathing pollution, fighting the noise and negotiating new traffic peril? I should point out the neighbourhood already experiences some of the city's worst pollution. Witness traffic-jammed West Georgia, West Pender and West Hastings in morning and evening rush hours and on weekends. Blocks and blocks of cars and trucks and buses so often stalled and idling, poisons rising up the walls of the existing towers. As a senior with a health issue, I do not want my neighbourhood further contaminated. Over this last year, the virus has taught us how fragile we are, how fragile our environment is, how fragile our economy is. Yes, it is right to build schools for neighbourhoods.

Yes, it right to provide for people who are disadvantaged. But this is the wrong solution. It is the chaos solution. Chaos over sensible policy. It is unfair. It is unhealthy. Council should be reducing our pollution, not increasing it. I respectfully ask you and Council to reconsider placing a tower on this site for which it is so clearly unsuited. Sincerely, Ana M Nacif de Sarmiento

Screen Name Redacted

1/11/2021 08:08 PM

I am opposed to the proposed increase in height of the development by 8.86m. We do not need more density in this area! If the reason to increase the height is to have more social housing units it seems to me that based on the information provided in the presentation boards the number of units with the current zoning will still be more than the 40 units contemplated in the original development plan. It should also be noted that there is already two large social housing developments to the east and west of this proposed development. I also understand that the proposed height increase is to add one additional floor for an amenity center and rooftop deck why are these not incorporated within the current zoning. The other area of concern is the addition of more vehicular traffic in the area as a result of this proposed development which doesn't seem to be addressed in any of the information provided. The proposed development is located on short street with a cul de sac which will create traffic gridlock on both Jervis and Broughton St. Lastly, as far as Coal Harbour Park being designated as the playground for the school as it stands today it is already a well used park especially on nice days. As it is a relatively small park the addition of potentially a couple hundred students will negatively impact my enjoyment of the park and I am sure all the residents in the area who frequent the park.

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1/11/2021 09:59 PM

This spot is one of the most beautiful places in Coal Harbour that connects the nature (mountain and water) to downtown Vancouver. Having Such spots is what makes Vancouver different from similar world cities. Therefore I found the application totally disturbing for the city and the residents of Coal Harbour.

Screen Name Redacted

1/12/2021 12:44 AM

The project will result in huge increase in traffic and increase in carbon emissions at this area. The project will put the students at risk because students walk away from school. The proximity to an active marina and water are dangerous to those students. This project will result in the loss of one of the last two panoramic water and mountain view in the downtown core. The water and mountain belong to all of us and loss of this view for all citizens will be final and never returned.

Screen Name Redacted

1/12/2021 10:53 AM

I completely oppose this application. As a resident of 588 Broughton, I would like to voice the following concerns: The site is unique, and should be kept as a green area without any more concrete buildings. The project will result in huge increase of traffic and congestion, to what currently is a pristine, quiet and traffic-free area. This project demonstrates a lack of vision by the City for the future of Vancouver. This area should be kept as a green space along the water front, without more additional buildings being built in this green space.

Screen Name Redacted

A childcare center is a good idea considering a lot young families around. A

1/12/2021 11:14 AM

school may not be a good idea because a limited space around. Social housing is a bad idea. If I were a lucky one to be selected living in a million dollar apartment paid by the government, I would never try to make living by myself. Will it have positive impact to the society? It is better to enhance the current community center, with a bigger child care center, and pre-school age child program, and some after-school child care program.

Screen Name Redacted

1/12/2021 12:13 PM

I feel that the original density and height restriction of the plan should be maintained, and not changed as per this proposed re-zoning.

Screen Name Redacted

1/12/2021 04:30 PM

We support the necessary construction of the school and understand that the project must be complete before work begins at Nelson Park. However, we have many concerns about the proposed zoning change and the addition of the housing. Will parking for residents be free? If it is not free, how much will it cost per year and how do you expect the working families to come up with that extra money? Why will there not be dedicated parking in the building? The community centre still serves the community and with all the spots reserved for residents (who are forced to pay for the privilege or not), how will community parking work for all the people taking advantage of the community centre? How many dedicated parking spots? How many school and community centre employees will need to park? There is very, very limited permit parking in the neighbourhood. If residents are forced to pay to park, they will have to spend a great deal of time each day trying to find a place to leave their car. This does not help working families or the neighbourhood. Traffic on Pender is already untenable. It is a major thoroughfare and bumper-to-bumper from 7:30am - 10am and again from 3:30pm to 7:00pm. We have difficulty exiting our parking garage already. In addition, there is already increased traffic on Pender because of the new building on the far west corner of Pender and Georgia. We also anticipate more congestion with the new buildings on Alberni near Broughton. Pender is already a major thoroughfare for emergency vehicles: ambulance, police, and fire. We hear sirens many times every single day. Drivers do NOT pull to the side to let the emergency vehicles pass because there is nowhere for them to go. There is simply not room. Additional density on Pender and Broughton is truly untenable. Reports of the cost of construction of the apartments make clear that this will be the most expensive social housing in Vancouver, the Province, indeed, in the country. The need for affordable housing is great. With the money earmarked for this very expensive project, more units could be built elsewhere. We understand that there will have to be some sort of "bridge financing" for the project. This makes no sense. If the project is supposedly funded, why do we need to borrow money? How much are we borrowing? At what cost? For how long? What are the guarantees that the city can pay it back? Will our property taxes go up to pay the bill? Will we be paying for a diminished quality of life in a neighbourhood where every square inch is already comprised of tall buildings. It seems this project is being rushed through because of the need for the school. We support the building of the school but do NOT support the additional housing. We respectfully

oppose amending the zoning to accommodate this terribly expensive, misguided rental housing project.

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1/12/2021 07:33 PM

We are the residents of this neighborhood . This project will result in the loss of water and mountain views in the downtown core, and also this project will increase huge traffic on Broughton, Hastings, and Cordova.

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1/12/2021 07:38 PM

Myself and my husband are strongly opposed to this project. Social Housing - in this location and price point - are you f'ing kidding me? This is one of the most desirable waterfront locations in all the globe. There doesn't need to be any government subsidizing of residences in this neighbourhood. The existing community centre is a beautiful, aesthetic piece of architecture, and a small community centre is the ideal service to have in a small neighbourhood such as this. The building does not warrant a tear-down or addition. What is luxury? Luxury can be defined several ways, but true luxury that all can agree on is freedom, space, and beauty. Vancouver's population density is already some of the highest in North America, and the cost of living is in an unsustainable relationship with wages. Downtown is for true urban dweller, upwardly mobile professionals, not families who have different needs and priorities. Yes, the city needs lower housing costs and reduced cost of living, but the answer is not to continue to pack in thousands more people into an already population-dense area. There is a limit to what a city can absorb and support, financially, mental stress and health-wise; not to mention the aesthetic cost to the skyline. I have waited my entire life, born and bred in B.C., moving abroad for a time and then returning, wondering if I would ever make it to this neighbourhood and community. In the year we have been here, we have already had to live through the erection of three additional high-rise towers. The endless construction, garbage trucks daily, unending car traffic of Georgia St., etc, have made this hands-down the noisiest home we have each ever lived in. And now you want to destroy what little semblance of quiet there is, by adding yet more thousands to the already-dense area. You cannot keep cannibalizing the land, attempting to allot more and more people onto it. When you carve into the most beautiful, desirable, natural landscapes a place has to offer, you lower the quality of life for everyone on it. This is democratization run amok. High population density negates the benefits of the very thing that theoretically is not supposed to change - location. What you are proposing is not progress. It's a misguided band-aid solution that only hides the deeper and more important social values that are being slowly dismantled and eroded in the name of progress. This is ill-conceived at best, madness at worst. I am angry, disappointed, and disgusted with the rationale behind what was once a charming city.

Screen Name Redacted

1/12/2021 07:58 PM

As an owner of 499 Broughton street, I am against building a new project in front of balcony, due to its noise and reduction of my property value. Also, because of new proposed project I will not have a beautiful/ocean view.

Screen Name Redacted

1/12/2021 08:00 PM

I am against of building a new project, since I will loose an ocean view.

Screen Name Redacted

1/12/2021 08:13 PM

I strongly oppose this development.

Screen Name Redacted

1/12/2021 10:35 PM

I have been living in the neighbourhood for more than 17 years. Having a school would cause more traffic to the area and would change the area forever. It would have more negative effects as the only part of coal harbour view would be gone forever. Also It would not be safe to even consider to have school and social housing in same building. Who would guarantee the safety of the kids ?

Screen Name Redacted

1/13/2021 02:04 AM

I oppose the application for the proposed development as the addition of residential suites would have a significant impact on the existing immediate environment. The height or density of the proposed building of 11 floors would not be in keeping with the general building heights or density of the community center grounds in the immediate environment. Adding more shade and a loss of sunlight to the playground and green space adjacent to the top the Coal Harbour community center is not a benefit and will ruin the last light view corridor in this city block. The nearby Evergreen building was also preserved from redevelopment and would have also increased shade in this same city block, as well 1499 West Pender which was also reduced for similar reasons. The proposed development will create traffic implications that will affect the traffic flow in this quiet cul-de-sac. Already lanes below West Georgia, West Pender and West Hastings have increased traffic filtering to a narrow point on to West Georgia and this bottle neck occurs right on intersecting Broughton St. This cul-de-sac is a safe place for bicyclists and pedestrians to enter the seawall and more traffic will impact safety. Housing is not a requirement in Coal Harbour and certainly not social housing in the most expensive lot. This lot has great potential to serve as an amenity to everyone just like the adjacent Coal Harbour community center, and any development should support this. This Coal Harbour neighbourhood has had no "cultural" plan and needs more amenities. A school with community amenities such as a community hall, art gallery, music practice rooms, seminar halls, and multi-purpose activity spaces is the best alternative to support the adjacent community center which when compared to the other communities like Yaletown, Athletes village and Denman street, Coal Harbour is under served. The Yaletown Roundhouse is a nice model for community services and the city has an opportunity to match that here maybe using historical Coal Harbour as a focus point for pedestrian tourism. This application is a slap in the face to residents who actually live and work in the area demonstrating a complete disconnect with the local community and demonstrating opportunism. Also as the city is well aware water damage is a major issue in Condos in general and we are seeing multiple floors flooding each year driving up insurance costs and as a long serving strata council member I can say it mostly occurs with rental units. This is a real risk to a school on lower floors, you only have to look at Vancouver insurance premiums to confirm this fact. An amenity space or just a school reduces this risk to insurance premiums and the city. Sincerely Irfaan Hafeez 1328 West

Pender

Screen Name Redacted

1/13/2021 03:22 AM

This project will result in huge increase in traffic in our area. The idling cars causing increased carbon emissions at a time when city claims to want to be a green leader. Further, any environmental studies regarding the increased in carbon emissions is needed to be updated to coincide with the city's environmental goals.

Screen Name Redacted

1/13/2021 03:40 AM

The increasing of population and traffic in our area will put the student at risk. Further, the proximity to an active marina and water are dangerous to those students when they walk away from school.

Screen Name Redacted

1/13/2021 11:12 AM

I'm wondering how the application affects the immediate surroundings

Screen Name Redacted

1/13/2021 11:13 AM

As someone who would be sending their child to the school, I feel very uncomfortable about the lack of fencing. Perhaps this is something that is just left out of the rendering for aesthetic purposes. It's unsafe for there to be no fence in such a busy area, both regarding traffic, individuals with mental health or SUD issues, and predators.

Screen Name Redacted

1/13/2021 11:40 AM

I am concerned that the school does not have a separate play area and that it is not fenced and am therefore wondering about safety for students and staff. Do any of the classrooms have outdoor spaces near them that could be used for play and are enclosed/safe? I am a teacher and have had many students over the years who tend to run away when upset or overwhelmed so am particularly concerned for their safety as there are main roads and water nearby.

Screen Name Redacted

1/13/2021 11:54 AM

I would like to express my concern for the above development proposal, and the lack of the opportunity of any meaningful consultation with the residents immediately affected by such a development. I realize that this was planned since 1992 and subsequently revised in 2013, 2015 and 2017, but a lot has changed, and the proposed plan fails to take the major changes we saw since then into consideration, particularly with Vancouver's vision for reduced carbon emission and the current toll of COVID-19 on the already-struggling residents. I would further like to add the following points: - With so many densely-situated sky scrapers, we should be creating more green space, instead of more bricks and mortar - the waterfront and the marina are highly dangerous places for students, not to mention toddlers in daycare - the proposed development site simply does not have the capacity to accommodate such a horrendous increase in traffic Lastly, affordable/social housing is not a facility that should be built in the same complex as a daycare and an elementary school, for any sound political, environmental, safety or economic reasons. The above view is shared by many, if not the majority, of residents living beside the site in question, and I most strongly ask you to reconsider the impact that this development will have on them, on prospective students, and on the safety and the enviable skyline of Coal Harbour.

Screen Name Redacted

1/13/2021 12:49 PM

We've lived right next door to the Community Centre for many years and have noticed quite an increase in traffic lately. To add to the already congested roads in that area is ludicrous! Not only will the proposed project inhibit the view but the huge increase of carbon emissions brought on by the hundreds of cars of parents dropping off and picking up their children while idling is certainly anything but "green." For these reasons we are completely opposed to to this project.

Screen Name Redacted

1/13/2021 01:06 PM

This project will result in a huge increase in traffic on Broughton,Hastings ,and Cordova streets resulting in carbon emissions at a time when the city claims to want to be a green leader. This project will result in the loss of one of the last two panoramic water and mountain views in the downtown core. The water and mountains belong to all of us and the loss of this view for all citizens will be final and never retained. This project will put the students at risk because students walk away from schools. the proximity to an active marina and water are dangerous to those students. The enrollment data in a Post Pandemic world for a new school is outdated when many families with children are relocating to suburbs and rural areas for cheaper housing and yards because parents can work from home as workplaces have changed forever. Any environmental studies regarding the increase in carbon emissions is also outdated and new ones are needed to coincide with the city's environmental goals.

Screen Name Redacted

1/13/2021 02:07 PM

Can't wait for this project to start and be completed! Long overdue and coal harbour parents desperately need an elementary school!

Screen Name Redacted

1/13/2021 06:52 PM

We do not need more social housing in this area, we have two social housing building close by. As for schools, there is not enough enrollment around downtown schools now & with pandemic & price increase in apartment, more people with kids are moving to suburbs. We should build a tennis court or basketball court in this location so more residents in the neighborhood can benefit instead of being rob of the water view and coal harbour park. If they build a school and social housing there, it's not fair to the existing resident . I strongly against this development.

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1/13/2021 07:05 PM

There are many buildings and many green areas removed; this construction will be yet another which saturates the downtown area with more buildings, more more traffic. Plus, it will modify the relaxing atmosphere of the Coal Harbor area.

Screen Name Redacted

1/13/2021 07:48 PM

It will negatively affect immediate surroundings taking away the city center's little park and the sense of nature. If the city has a goal to facilitate 60 social housing units, a 340-student elementary school and a 65-space childcare centre City Council must better look into undeveloped area of Gastown, Japantown or Downtown East Side. Also there plenty of opportunities of demolishing old and unrepresentable, styleless buildings in other parts of the downtown core. Anyway, why last bit of Coal Harbour is even considered or such a project???

Screen Name Redacted

1/14/2021 07:11 AM

This application in my opinion is not good for this neighborhood. As it will add a lot of traffic to the existing one in the worst time of the day as the schools get closed. Also having a school and shelter housing in the same building is not the best idea in general

Screen Name Redacted

1/14/2021 09:07 AM

The immediate surrounding streets do not have the vehicular capacity of sufficiently allowing safe and well planned and efficient ease of access to a new development of this size while maintaining the same level of service for the existing land users and owners. The development per its use does not need to be waterfront where the highly priced real estate which generates majority of the tax for the city to function and fund its programs, should. This property will block the views of the existing properties in the south side of Hastings street. A post pandemic world may not support a full school development and this decision should at least be delayed and additionally the proximity to an active arena and water are danger to young kids.

Screen Name Redacted

1/14/2021 10:05 AM

Firstly, I am not opposed to a school being constructed in the location, nor am I opposed to the type of housing contemplated. But I believe the height of the building should be significantly reduced and that the building should be set back from the sidewalk of Broughton Street for the following reasons: 1) This building would be very abnormally close to 499 Broughton St. because the relevant block of Broughton is exceptionally narrow. It is so narrow that public parking on both sides of the street is not even allowed or possible. Therefore, the city should not allow such a high building to be built so close to the building across such an abnormally narrow street. Building this to such a high height will mean two high rises are extremely close to each other. I do not believe there are many examples in COV (if any) of two high rise buildings across the street from one another where they are so close to each other. Harms of this include: residents of both buildings can have too much visibility into the units of neighbours across the street. The amount of view and even natural light will be substantially blocked, for residents of the buildings, pedestrians on the waterfront walking path and surrounding streets. 2) If COV does not normally allow for zoning of high rise buildings across such a narrow street being so close to one another, then it should not allow it here unless the building is both set back from the sidewalk of Broughton street AND reduced in height. 3) Building such a high building right next to the public park will result in a pronounced reduction of natural sunlight for those of us who enjoy the park, as well as those of us who enjoy the waterfront walking path 4) The project would harm one of the last panoramic views of the water and mountain in the downtown core. This could not be remediated. People in the neighborhood and should not be deprived of this. 5) The additional traffic would especially impact such an abnormally narrow street as the relevant block of Broughton is. Even the adjacent West Hastings Street is quite narrow itself. The incremental traffic would be very impactful to residents, especially those who rely on that block of Broughton Street, but also to those who rely on West Hastings.

Screen Name Redacted

1/14/2021 10:52 AM

I support this project. It's a good example of inclusive planning and of course also includes a school. The site planning and building form are both very

good. The video presentation is excellent in assisting understanding the project. However the design has one major deficiency - it appears from the video that there are no balconies. This is a major flaw. This project is targeted at families. Balconies will be an aspiration by potential residents and are frankly important - BC Housing units sizes are compact and the ability to access a balconies is an important feature of livability as families are encouraged to move into an apartment form. There is obviously shared open space in a number of locations in this project and the park is adjacent but this is not a substitute for small, immediately accessible private open space/ access to air. Children will not be able to access the shared spaces without a parent. We hope Covid will soon be defeated but this disease highlighted the value of balconies and small private open space for people in apartments. I am aware that the deletion of balconies has probably been done to facilitate sustainability objectives and often because property managers do not like balconies and "policing" their maintenance. We should however not sacrifice basic livability for these reasons. If you ask the tenants they will probably concur. Balconies are still important for the private sector - as can be seen in the surrounding buildings and this should be reflected in this design. Lastly - in this prominent location where adjacent buildings have balconies this building "will stick out" without them. I support this project but would request that balconies be included for this project

Screen Name Redacted

1/14/2021 11:05 AM

Coal Harbour does not need any more low income housing, we agree with the daycare and school but oppose the low income housing, there already 3 complexes that have low income housing in within 2 blocks of each other.

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1/14/2021 04:21 PM

The proposed height is too tall and there are too many units. it is also too close to the Broughton Street sidewalk. The project will also result in a huge increase in traffic on Broughton, Hastings, and Cordova Streets resulting in cars idling causing increased carbon emissions at a time when the city claims to want to be a "green" leader. The project will put the students at risk because students walk away from schools. The proximity to an active marina and water are dangerous to those students. The enrollment data in a post pandemic world for a new school is outdated when many families with children are relocating to the suburbs and rural areas for cheaper housing and yards because the parents can work from home as workplaces have changed. Any environmental studies regarding the increase in carbon emissions is also outdated and new ones are needed to coincide with the city's environmental goals.

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1/14/2021 04:23 PM

I strongly object to this application. Not only it takes away the panoramic water and mountain view, I doubt whether there is indeed a need for a school in this area, and whether this is a good location for a school as the Seawall is a high traffic area, especially in the summer. There are not many children living in a downtown condo, and a lot of them are going to private schools. Also, there are already at least 2 social housing projects in the vicinity. Shouldn't another social housing project be located in a different area?

Screen Name Redacted

We do not want to see a school in our quite neighborhood

1/14/2021 07:12 PM

Screen Name Redacted

We don't want school in our quiet aera.

1/14/2021 08:01 PM

Screen Name Redacted

We don't want school in our aera

1/14/2021 08:12 PM

Screen Name Redacted

Yes to the elementary school/No to the social housing

1/14/2021 08:12 PM

Screen Name Redacted

Adding 6 Extra storeys will make cause of lot of traffic and noises. This neighborhood is very calm and peaceful despite of being in the centre of the downtown and we don't want to ruin it.

1/14/2021 08:13 PM

Screen Name Redacted

I am against such a development because it will affect the traffic in the neighbourhood.

1/14/2021 08:50 PM

Screen Name Redacted

“The City of Vancouver is committed to making sure that neighbours are informed about proposed developments in their neighbourhood, and that they have opportunities to provide input.” According to this statement on the City of Vancouver website, the residents in an area affected by a development application are led to believe that their input matters when a rezoning and development application is put before the Development Permit Board. In fact, it doesn't matter at all, because: 1. the Board can decide such applications ONLY based on the policies, guidelines and bulletins already approved by the City and NOT based on public input; 2. the policies, guidelines and bulletins were decided years ago by the City, without any public input, and they do not take into account the unprecedented circumstances of the current pandemic; 3. the City did not seek input from the public before the City submitted the development application through the Henriquez Partners Architects; and 4. the City is the owner and the developer of the property and, at the same time, the City, through the Board, decides its own development application. It is abundantly clear that public input at this stage will not affect the decision of the Board in any way. It is too late for public input. Public input would have mattered if it had been sought and considered before the City advanced the application and at the time when the policies and guidelines were adopted. And public input should matter, specifically because this is a project funded by the City and on City property. In addition, given its location adjacent to the Sea Wall, the area of the proposed development has the potential to benefit thousands of residents in the area and Vancouver residents in general, not just a few. Why are the few beneficiaries of the project more important than thousands of residents that live in the area? The timing of this application, around the winter holidays and during the COVID 19 pandemic, when many residents are not even in Vancouver to voice their opposition and concerns, is questionable as well. If the City really wants to consider, in good faith, the public input on the development of this area, the

1/14/2021 09:15 PM

application should be withdrawn before the Board hearing and the residents should be engaged in active and meaningful consultations. For the reasons outlined above, I urge the Board to delay the decision on the application until meaningful public consultations take place.

Screen Name Redacted

1/14/2021 09:15 PM

This application negatively impacts the immediate surroundings of Coal Harbour Park, , Community center, and this 480 Broughton St lot which always makes a clean, open, Onshore channel to the Coal Harbour community mainly comprises mostly high-rises buildings and a current increasing residential density already at 15,000 plus (sq km). The Onshore wind is vital for the buildings do not have any in unit air circulation system near Jervis and Broughton area(with COVID19 pandemic and other airborne disease circulating within the building is deadly- that is why we need continues air flow) Please do not put a big building at 480 Broughton St - this is the last piece open area on Coal Harbourk shore line, please keep it open to the citizens as it is for many years to come. To the Problems / Priorities City try to address: 1. Education - Elementary school requirement, I do understand downtown need Elementary school, and Lord Roberts Annex site at Nelson Park will to taken out because BC Hydro wants to dig deep to put huge electrical project for the under ground site. My questions are: 1.1. Health/Wellness: for Elementary school student? Aged 5-17 years of age accounted for 6 per cent of VCH's COVID-19 cases since the beginning of the COVID pandemic and this Vancouver Coastal Health data is from current Vancouver Elementary school set up which mostly in a low rise or single story set up? Have the City consider health impact of airborne disease in multiple stories set up with High density, childcare+ Residential usage ? share many common access / parking/ and touch points? 1.2. Site selection and Timing: My understanding that Lord Roberts Annex site need to go as BC Hydro need the under ground lot? Was there any consideration to allow BC Hydro construction while Lord Roberts Annex is still operating? Please do not say No, Vancouver had other under-ground constructions, eg. Skytrain line under the Granville Bay building, and Canada line while Cambie st. still running. My point is as citizen, I felt someone just plugged Lord Roberts Annex out, and plugged back on 480 Broughton St. on a map broad without really lived and felt the Coal Harbour Community. Then re-plug something back on Lord Roberts Annex as Park or more mix-usage site? a Great Professional Civil Servant with long term visions or a Sim City fan(I just put my honest word in my mind)? 1.3 Safety and Traffic Pattern: Possible 480 Broughton St. is on the north side of major downtown East-West traffic artery Georgia st. and Robson St. where majority of the Downtown population is on the south side of Georgia st. (Please refer to this UBC Vancouver Density map-)
<https://ibis.geog.ubc.ca/courses/geob479/classof08/vandensity/maps/0a-poprha.pdf> The application site for the Elementary school+ childcare site is at the lowest density part of the downtown which means the Educational demand is the lowest, where on the south side are very high: Is this right optimal location for Elementary school+ Childcare? Is this right optimal location for Elementary school students who have to cross Georgia st. and

Robson St. everyday ? (regardless they are with parents or at grad. 7 can go to school themselves.) ----- I start to see flower cross, if you lived in the near you will know how fast cars are going on West Georgia st, have you hear super Ferraris racing down Georgia st.? if you live here you will know..... West Georgia st, Stanley park, Sea to Sky is apart of the black Market race track.... (Please come over to our community more.....) 2. Design/ Zoning change Why residential at this location, this height and this cost? I disagree the change of mix usage to add 6 levels of Residentials at this location add significant density ant height the original plan. The adjacent site 1478 W HASTINGS ST is only zoned for CD-1 (400) total 7 floor with only 6 above the ground. I do not think the City as an governing entity along with Development Permit Board should have internal favor for its own project. COST and Budget? Give the City of Vancouver increase our property tax for 12% over last 2 year in order to balance City of Vancouver's budget, and with COVID recession in full progress: -----
----- Priorities as Cost efficient City: -----
----- ***Is this the right time start this \$81-million project???

Really?? and Seriously ??*** i know you got the \$\$\$ from various parties.....and more..... *An average construction cost of \$608,000 per social housing unit. *The average cost of a three-bedroom social housing unit will be \$1.44 million- Seriously? and this is the budgeted cost, What percentage of City projects delivered on Time and On Budget Please? (as working professional live and work in Vancouver, I can not avoid to pay this price to live in Coal Harbour but I am paying you all the City staff to have your paycheck showing on time and every time during this-COVID recession)_ May be I will be better off to by in the social housing unit. Priorities as Timing - Why not rethink and reframe this project POST COVID? The world has changed for ever since 2020, people are moving out of Downtown Core? Why build more when your true demand analysis may very different and education needs are different?

***** I like the City to re-plan this building giving COVID facts, as it will be impacting us for 2021 and onward in location, timing, density, height, and cost of the project. Like to Ask the related team in City of Vancouver rethink, and reframe given the current context of COVID and Post COVID changes. of density, social distance, and human interaction points with Children, or seniors that in need with schools and Social Housing together. (Children, family and senior are impacted very differently) At last urge City of Vancouver please do not defer Health Care is not your legal jurisdiction, your community planning and zoning is the ultimate reflection of wellness of all your citizens in the area, specially the most needed ones.

***** I oppose this application----- The above is-my honest feelings after dinner for this application that felt very pushy, excessively and unpleasantly at this time. At last: May be there are Vancouver fall 2022 election - I and many of my neighbors certainly not in favor of this plan as it is and the timing now.

Screen Name Redacted

1/14/2021 09:58 PM

1. The proposed building will almost completely cover the view of the residents residing below the 12th floor of both of the Harbourside Towers (555 Jervis Street and 588 Broughton Street) -- one of the most poignant factors of the high property values will be obliterated 2. Coal Harbour is already very densely built upon with high risers -- there is an urgent need for green areas/parks and heritage sights, where people can breathe fresh air and enjoy the beauties of the green landscape of the Vancouver skyline; an heritage to pass on to children and great-grandchildren to be proud of having been born in the beautiful area of Coal Harbour 3. Coal Harbour is one of the most expensive areas to live in Vancouver, and it by far is not a place for social/subsidized housing 4. The proximity of the marina/waterfront is unsuitable for prospective school children and toddlers in daycare, and with the proposed expansion of the marina, this factor is highly dangerous 5. The re-zoning application has been approved in the 1990's -- the current proposal does not take into account ANY changes that have happened since then; Coal Harbour used to be a shipyard and an industrial area with railway access, but today, it has grown into an upscale residential, touristic and economically valuable hub of the City of Vancouver, unparalleled for its views and economic value. 6. Coal Harbour does not have any retail outlets/convenience stores suitable for residents requiring subsidized/below market housing 7. The Coal Harbour neighbourhood in question has been the safest neighbourhood in the whole of Vancouver, where one could easily allow a child to walk freely without any danger of meeting a "hard to house" person in the vicinity - once the development plan goes through, this will no longer be the case (consider East Hastings street as an example) 8. Social/subsidized/affordable housing is mainly situated on East Hastings Street, where shelters, benevolent associations and supervised injection sites are within close proximity 9. Families residing in Coal Harbour are paying an enormous amount of taxes and strata fees primarily for their safety, an unparalleled view of the inlet and the mountains, and accessibility to one of the most prestigious neighbourhoods in Vancouver 10. There are so many more appropriate sites, both socially and economically viable for the realization of this development plan elsewhere in Vancouver, especially for the comfort of the residents and their access to the services that they most require and are most appropriate for the given demographics 11. The current infrastructure simply does not allow for such an increase in traffic from the future school, daycare and social housing 12. Daycare and elementary school children will not have access to an appropriate amount of green space and open air play area, which will be further diminished due to the construction and development of the building

Screen Name Redacted

1/14/2021 10:33 PM

Dear Vancouver Development Permit Board: As a long-time resident of Vancouver, I am writing to fervently object to the 480 Broughton St (DP-2020-00849 / RZ-2020-00063) development and zoning amendment application, including the proposed amendment of increasing the height by 8.86m. The perspectives I share below come from my love for Vancouver as a citizen and resident who has called Vancouver home for three decades, as well as from a place of deep concern about the impact on the local

environment and community from the rapid development we have seen in downtown Vancouver over the last two decades. The Coal Harbour community is a special place for very diverse groups of locals and visitors. Every day, we see locals and visitors alike from nearby and from afar walking around and enjoying our neighbourhood, especially the community centre and park. It is a unique place amidst an area that seems already like a concrete jungle. As a resident of 555 Jervis, I also often see many people take wedding and family photos right in our building's courtyard, with the panoramic harbour and mountain view in the background. This iconic view has even been on Canadian postcards and enjoyed by everyone who lives here and certainly anyone who visits here. It is also one of the last areas in the downtown core that feels "untouched" and reflect the earthly nature and spirit of Vancouver. The proposed building of a 11 story school, day care and social housing project will completely and permanently erase this enjoyment for local residents and visitors alike. Our city should not keep prioritizing and supporting endless urbanization without consideration for the community and environment. The project will contribute to increased traffic in this downtown area, increasing carbon emissions – which seem contradictory to Vancouver's goal of being a leader for environment protection and preservation. I understand the intentions of the original zoning plan from 1996 (later updated in 2003). But we must not forget that at that time, Coal Harbour was a very different place. Most of the high-rise buildings in this community now had not been planned or built yet. It was an under-developed neighbourhood, and given the circumstance at the time, it absolutely made sense to construct a building at the zoning site. But in the 25 years since the plan was initially put together, the coal harbour community has seen the constant erection of residential buildings, one after another and year after year. One of the results is the loss of much of the harbour view and openness. Are we willing to lose one of the last untouched and unobstructed areas by building the proposed 11 story building? As a 75 year old local resident, I can also say that the small view I have of this harbour front from my apartment is one of very few enjoyments I have left in my life. I know my neighbours feel the same. More than the view, the quiet neighbourhood, community centre and park offer a peaceful place for the elderly to exercise and for children to enjoy the playground. Being able to enjoy the view and also the quiet neighbourhood is such a joy for myself and my neighbours. The proposed housing building will greatly increase traffic around here, destroying much of that joy while simultaneously damaging the local environment. According to the 2016 census, there is approximately 14.8% of households that have children. With that in mind, perhaps there is a need for a school and a childcare center. I am open to that, if the community needs it. However, any school structure we build should be like the Coal Harbour Community Center, where the community needs are met without filling the ground and sky in the area with another tall building. Thank you for taking into consideration my concerns. I truly hope our city retains its values in preservation and refrain from taking away the last of the unblemished in this neighbourhood. Yours sincerely, HK

Screen Name Redacted

1/14/2021 11:15 PM

Dear Vancouver Development Permit Board: As a long-time resident of Vancouver, I am writing to fervently object to the 480 Broughton St (DP-2020-00849 / RZ-2020-00063) development and zoning amendment application, including the proposed amendment of increasing the height by 8.86m. The perspectives I share below come from my love for Vancouver as a citizen and resident who has called Vancouver home for three decades, as well as from a place of deep concern about the impact on the local environment and community from the rapid development we have seen in downtown Vancouver over the last two decades. The Coal Harbour community is a special place for very diverse groups of locals and visitors. Every day, we see locals and visitors alike from nearby and from afar walking around and enjoying our neighbourhood, especially the community centre and park. It is a unique place amidst an area that seems already like a concrete jungle. As a resident of 555 Jervis, I also often see many people take wedding and family photos right in our building's courtyard, with the panoramic harbour and mountain view in the background. This iconic view has even been on Canadian postcards and enjoyed by everyone who lives here and certainly anyone who visits here. It is also one of the last areas in the downtown core that feels "untouched" and reflect the earthly nature and spirit of Vancouver. The proposed building of a 11 story school, day care and social housing project will completely and permanently erase this enjoyment for local residents and visitors alike. Our city should not keep prioritizing and supporting endless urbanization without consideration for the community and environment. The project will contribute to increased traffic in this downtown area, increasing carbon emissions – which seem contradictory to Vancouver's goal of being a leader for environment protection and preservation. I understand the intentions of the original zoning plan from 1996 (later updated in 2003). But we must not forget that at that time, Coal Harbour was a very different place. Most of the high-rise buildings in this community now had not been planned or built yet. It was an under-developed neighbourhood, and given the circumstance at the time, it absolutely made sense to construct a building at the zoning site. But in the 25 years since the plan was initially put together, the coal harbour community has seen the constant erection of residential buildings, one after another and year after year. One of the results is the loss of much of the harbour view and openness. Are we willing to lose one of the last untouched and unobstructed areas by building the proposed 11 story building? As a 75 year old local resident, I can also say that the small view I have of this harbour front from my apartment is one of very few enjoyments I have left in my life. I know my neighbours feel the same. More than the view, the quiet neighbourhood, community centre and park offer a peaceful place for the elderly to exercise and for children to enjoy the playground. Being able to enjoy the view and also the quiet neighbourhood is such a joy for myself and my neighbours. The proposed housing building will greatly increase traffic around here, destroying much of that joy while simultaneously damaging the local environment. According to the 2016 census, there is approximately 14.8% of households that have children. With that in mind, perhaps there is a need for

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Screen Name Redacted

1/14/2021 11:15 PM

Dear Vancouver Development Permit Board, I am a long term resident of Vancouver, and I am writing to oppose the building of the 11 story building next to the Coal Harbour community centre and park. Our neighbourhood already has too many buildings, feeling quite claustrophobic. One of the best parts about this part of the community is that it allows people to breath. It has an openness that allows people to reconnect with the community and nature. This is not just for old timer residents like myself but also visitors. With the number of buildings that have been constructed in this neighbourhood in the last 10-20 years, the proposed building site is one of the last around here to retain the original feel of Vancouver. Please do not remove this for local residents, future residents and visitors! If our city is looking to develop to accommodate community needs, there are many other very underdeveloped places in downtown Vancouver that should be considered first, for example the West End community. Do not sacrifice the gem that is this site. Regards, CY

Screen Name Redacted

1/15/2021 10:16 AM

This area is not capable of accomodating a school from a traffic point of view. West Hastings and Pender both get heavily backed up during rush hour. Adding a school would be a traffic nightmare for the locals. On social housing, it is absolutely ridiculous to spend this much money per unit of subsidized housing (with the cost of land included). We understand that the city owns the land but the city also has the option of selling the land and using the proceeds elsewhere (cheaper neighbourhoods) to build more social housing units. There are many families in this neighbourhood who have worked their whole life to live in coal harbour and they still can't afford waterfront views. Dedicating condo units (in the best part of coal harbour) on the waterfront to social housing (with the best views in the city) with the use of taxpayers money (instead of developing these units in cheaper neighbourhoods) is the most irresponsible thing the city could do. The city also needs to look at the demographics that are currently occupying the social housing units that are presently built in this neighbourhood. You will quickly realize that most families (with children) have left the downtown core as a result of the pandemic and won't be returning due to flexible work policies that most businesses have adopted (even for post-pandemic). Either sit on the land (and let it appreciate in value) while the community benefits from the view and the community centre rooftop or sell the land to be properly developed.

Screen Name Redacted

1/15/2021 09:45 AM

Can't wait for the school to open for my toddler!

Screen Name Redacted

1/15/2021 12:11 PM

Excited to see the open house and CDP. The building design looks fantastic and I am thrilled to see such a large number of daycare spaces will be available. I would hope that there will be a plan in place to give priority enrolment to families actually living in the neighbourhood, not those commuting to offices nearby from elsewhere in the city. Also, please consider replacing the existing playground structure with one that is suitable for children above ages 3.

Screen Name Redacted

1/15/2021 12:33 PM

I have sent my comments in a Word document to Chris Miller. It is too much to put here.

Screen Name Redacted

1/15/2021 02:52 PM

The traffic on Georgia, Pender and the surrounding streets are already unbearable. There are currently a number of large high-rises that are in construction stage within blocks that will also significantly impact how busy the area will be. There is simply not enough infrastructure to support any more population. Additionally, having a school means more car traffic (child drop-off pick-up). Considering the congestion on Georgia/Pender/Hastings already during the rush hour, permitting this project will essentially turn the neighbourhood into an area as busy as Time Square!

Screen Name Redacted

1/15/2021 03:15 PM

This area is already too congested. The Lions Gate bridge cannot support the traffic in and out of downtown core and often there are accidents which means the traffic in the area is regularly backed up to Granville and further. And we already are expecting this to get worse because there are quite a number of new buildings that will likely complete in the next few months. The noise and air pollution caused by the traffic is interfering with the health of the current residents. There is no urgent need for another school in the area as there is an elementary school within 10 blocks.

Screen Name Redacted

1/15/2021 03:25 PM

Given COVID and lack of in person information sessions, there hasn't been enough time or opportunity for residents to learn about the project and there are many questions / concerns, some of which listed below. The process seems to be rushed and without enough consultation. As such we would request the City not to approve the plan until such time that residents have had enough time to learn about the project voice their concerns, some of which include: - The mix of residents in the social housing and the affect on the fabric of the neighbourhood - The profile of residents in the social housing and it close proximity to the proposed school can be of great concern - Allocating prime waterfront location for social housing is not the best use of tax payers' money and that money can go much further if such housing is provided in a different, more affordable area - Most homes in adjacent buildings are north facing with already limited light. Adding another mid rise building will adversely affect light and liveability in these buildings. - Proximity to a social housing with unknown profile of residents can adversely affect property values in the neighbourhood. Many of the residents in the area are retired and their home equity is their life long saving, which can be jeopardized by this project

Screen Name Redacted

Hello, I'm concerned you are not providing enough parking for the residents

1/15/2021 04:25 PM

and a safe school drop off area that will not deplete the parking used by my guests on hasting st. Or that the city will increase the price of the street parking because it's now a busy area. I also think 11 stories is too many for the " front row". I've been in this neighbourhood since harbpurside park was built and watched all the buildings go up including the community centre and know that this parking lot was always intended for development. However, as I said I think it's too high. (6 stories is enough density) and not enough parking. Thank you for listening

Screen Name Redacted

1/15/2021 04:25 PM

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Screen Name Redacted

1/15/2021 04:26 PM

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Screen Name Redacted

1/15/2021 05:53 PM

There are several negative changes this development will bring: - greatly increased traffic, congestion and pollution, in a region that cannot support it. The traffic along Georgia St. is vastly backed up every day as it is, so adding a building that demands frequent trips from parents picking up and dropping off their kids for school and daycare will exacerbate the problem. The introduction of pollution in one of the cleanest parts of town is a huge step backwards in Vancouver's goals. - The residents of Coal Harbour, as well as people who enjoy the parks and seawall, do so because of the views and peacefulness. The proposed school will destroy views for many residents, and the noise from the school playground, as well as frequent traffic, will ruin the peace and calm of the neighbourhood. - It feels like a rather inappropriate location for a school - next to a marina and surrounded by luxury condo buildings. The ONLY condition that I believe this should be permitted is if little to no cars are allowed to use the school or childcare. i.e. you have to walk/cycle/use transit to send your children to the school, or work there yourself. This would encourage local lifestyles, and most importantly eliminate congestion and pollution. It would be very wrong to have parents drive their children in from other neighbourhoods. This would also reduce the need of local parents to drive their children to school outside of Downtown.

Screen Name Redacted

1/15/2021 06:19 PM

I oppose the construction of the facilities and social housing on this site. Not only is the development a breach of trust with surrounding buildings in respect of views and open air spaces of low rise nature and the diminution of parking at the community center, but for the city to decide social housing units are appropriately costed (current estimates) of \$1.4M per 3 bedroom unit is outrageous. To provide social housing units on this location where even the most wealthy of tax paying citizens and residents cannot afford to purchase is a perversion of the power of the elected officials. Does City Hall propose to purchase penthouse units for all the social housing clients, leaving tax paying working citizens to occupy vastly inferior units?

Screen Name Redacted

1/15/2021 08:14 PM

I am absolutely against this development; my family has worked hard for many years to afford a place in this neighborhood for its quality of living and its friendly, quiet, and peaceful environment. The city of Vancouver must explore other areas of the city for this kind of development.

Screen Name Redacted

1/15/2021 08:36 PM

Given COVID and lack of in person information sessions, there hasn't been enough time or opportunity for residents to learn about the project and there are many questions / concerns, some of which are listed below. The process seems to be rushed and without enough consultation. As such we would request the City not to approve the plan until such time that residents have had enough time to learn about the project voice their concerns, some of which include: - The mix of residents in the social housing and the effect on the fabric of the neighbourhood - The profile of residents in the social housing and its close proximity to the proposed school can be of great concern - Allocating prime waterfront location for social housing is not the best use of tax payers' money and that money can go much further if such housing is provided in a different, more affordable area - Most homes in adjacent buildings are north facing with already limited light. Adding another mid rise building will adversely affect light and liveability in these buildings. - Proximity to a social housing with an unknown profile of residents can adversely affect property values in the neighbourhood. Many of the residents in the area are retired and their home equity is their life long saving, which can be jeopardized by this project

Screen Name Redacted

1/15/2021 10:26 PM

Please keep the sanity of the place by leaving the park as is. The area cannot take additional development, population and pollution. Help maintain the serenity of the place.

Screen Name Redacted

1/15/2021 11:15 PM

Stop this craziness in the name of development. We like the neighborhood peaceful as it is now.

Screen Name Redacted

1/15/2021 10:33 PM

I reviewed the developers' package and I am afraid it does not give me confidence that my building will not be affected. They have shaded the towers in where the views will be impeded. My building (further away from the water) is not shaded but has a direct view over the park and present community centre. Yet the impact on my 27 story building seems to have been ignored! Please tell me how the project will affect my Coal Harbour view. Right now, you cannot even tell me. This project needs to be sent back to the drawing board for serious revisions. I agree that a school should be built but there must be a solution that does not mean blocking the water views of so many towers here with an 11 story block on the water's edge. Thousands of people live here (it's a very high density location) and do not wish our quality of life damaged by slap dash planning which is what is happening here. In addition, why are they taking out green space for this? They should be using the parking lots next door for the school not the grassy fields. We have so little greenspace already Downtown.

Screen Name Redacted

Our primary concern is the huge increase in traffic and carbon emissions. The

1/15/2021 11:56 PM

access to the community center are the three streets; West Hastings, Broughton and Jervis. Combining the residents of social housing, students, day care centers, residents of Denia and Cascina (both highrises beside the development) and the surrounding highrises, the streets would not be able to handle the traffic resulting in cars idling causing increase in carbon emissions. In addition, during peak hours motorists heading to the North Shore drive through West Hastings to Denman then West Georgia.

Screen Name Redacted

1/16/2021 10:34 AM

The area does not need a school or a 10-storey housing complex. Residents in the area are largely retirees and school is primarily taught online now. This will create lots of congestion in the area - it's already super congested with folks trying to make a detour onto the Lions Gate Bridge during morning and evening rush. Carbon emissions in the area are on the rise..so is noise pollution with all the honking!! There's an active marina nearby that would be super dangerous for kids to wander off school property unattended. This area is not designed to handle so much more traffic in the area!!

Screen Name Redacted

1/16/2021 06:53 PM

January 15th, 2021 To the Vancouver Development Permit Board: I am writing to inform you of my strong objection to the development and zoning application for DP-2020-00849 / RZ-2020-00063 (elementary school, social housing and a childcare centre in the Coal Harbour community). Over the last few years there has been an increase in the amount of overflow bridge traffic through to Pender street. Should your proposed project go through this will create more congestion resulting in increased pollution; carbon emissions, noise and overall human traffic. Commerce is brought to this area through the movie industry as they often include our building towers (Harbourside Park) in their filming – a school would be an obstruction. I have seen an increase in my property taxes over the years and continue to work hard to reside in this area with the intention of retiring here some day. Should the above proposal be passed the overall value of my property will likely depreciate in value. Coal Harbour is a world class destination known for its' mountain views and close ocean proximity. The majority of residents are retired with no dependents making it a peaceful and quiet atmosphere. The proposed plan would be a disruption to this milieu. Alternatively, depressed areas in the city could benefit from this project instead of depreciating the Coal Harbour community. Thank you for your time and consideration. Regards, Mr. Jean Francois Carrier 403-555 Jervis Vancouver, BC V6E 4N1 Email: jeff_carrier@hotmail.com Cell: (604)-679-2205

Screen Name Redacted

1/16/2021 07:55 PM

This project will result in Huge increase in traffic on Broughton, Hastings and Cordova streets resulting air pollution , noise pollution and loss of this view for all citizens will be final and never returned. The Water and mountains belong to all of us. This is not good place for students. The proximity to an active marina and water are dangerous to those students. Any environmental studies regarding the increase in carbon emissions is also outdated and new ones are needed to coincide with the city's environmental goals.

Screen Name Redacted

1/16/2021 09:17 PM

It will cause more traffic to a place which already has a lot of it. It will cause pollution and discomfort in a very family oriented community.

Screen Name Redacted

1/17/2021 02:49 PM

This is a very high-density area and best use is not for social housing. There needs to be a study done on the impact of traffic with a school, child-care and social housing. To add all this together is a recipe for disaster. My recommendation would be to use the space for what it was intended for. Either a community center which can be used by the local residents which may include a school and daycare center or simply a residential condominium complex which will generate the much needed revenue this city needs. It's easy to look at this space during a pandemic and think it is viable however when things normalize, this is the hub of where tourism visits and attention needs to be paid to how this will impact local residents, children and tourism.

Screen Name Redacted

1/17/2021 07:14 PM

Dear Sir/Madam, I purchased my condo unit in the area in 2001 and support the need for schooling, daycare and affordable housing in the area. However, I object to ANY thought of expansion mainly due to the already-congested public spaces, in particular Coal Harbour Park and the seawall walkway, as well as the traffic in mornings and evenings. Even without expansion, there needs to be traffic mitigation, eg elimination of parking on West Hastings, better through-traffic control, wider sidewalks, etc. On a different topic, and speaking as a taxpayer, I object to the planned incremental investment in the rooftop amenity area. The eventual building occupants will be living there due to income restrictions, thus there needs to be fiscally-responsible consideration of what most taxpayers would consider unnecessary luxuries. I would suggest that partitioning of the multipurpose room in the school, if not use of existing spaces in the Community Centre would be fine for any meetings, receptions etc.

Screen Name Redacted

1/17/2021 08:03 PM

I've lived in the neighbourhood for two decades and I regret and am very disappointed to say that the recent increase in looters and loiters have brought about increased property crimes (which significantly increased my strata's operating expenses in an effort to boost our building security and also hurt my home's property value) and personal assaults (I was recently threatened to be stabbed at 6pm when I didn't pay up when a homeless person asked me for money). This neighbourhood already has several low income / social housing with terrific waterfront views of the harbour, supplemented by our tax dollars. I would argue that most of the working tax payers who own in this area cannot even afford to live in such prime, waterfront locations. Providing housing alone is inadequate to support the very individuals we are all hoping to help : they need rehabilitation, addiction services (in my opinion, they need a firm friendly hand to get off addiction, not simply switch out with heroin injections which doesn't fully solve their challenge), vocational help—> these housing units and all the necessary rehab services (ie facilities) need to be in one area for it to be successful—> please find a more suitable area that can accommodate all their needs in a more peaceful setting, not in an already congested downtown. Furthermore, it is sad to see the folks who used the community center as shelter in the early part of the pandemic having to roam the streets at sun up until sun down with all their belongings on their backs until they can return to the shelter in the

evening - the use of coal harbour community Center didn't serve them in the ways they ought to be helped optimally. They need to be in a location with all the services centralized to help them throughout their journey. I am in support of the original plan to build an elementary school as young children here currently need to commute to a school. But I do not see justification to build another social housing development in a neighbourhood that already has several in place (it's time another neighbour share the load), which puts tax paying residents at risk financially and personally.

Screen Name Redacted

1/17/2021 08:30 PM

This area is already quite crowded. There are always traffic jams during rush hours. Adding another high rise will bring more people who need to daily commute in and out this area. Also, it is very important for people living in the nearby area to have space for community building. Although it didn't directly take the space of the current community center, it definitely reduces the amount of public area surrounding the community center. Last but not least, this location is very close to water/sea and may not be a good location for schools because it could be unsafe for students.

Screen Name Redacted

1/18/2021 04:30 AM

Opposed - increased traffic congestion and density in an area which already has high traffic and density. This is a quiet residential area with many seniors which may not be compatible for additional mixed use.

Screen Name Redacted

1/19/2021 04:58 PM

Good morning Ms. Miller/Planning Committee, After receiving your latest comment, driving by Oppenheimer Park on Dunlevy & Jackson streets, some additional and relevant comments came to my mind: This is city owned property, located downtown with a history of unlawful occupation and unavailability for public use, therefore no disruption to "green space availability", would be an ideal location to build this social housing, if needed. This could also help gentrify the area and introduce change to an area which has had no development to improve the area for all residents existing and new. Let's pursue our "social and green" agenda based on facts and which truly meet the future needs of the people in metro Vancouver, rather than just the City of Vancouver Please preserve our remaining water front locations in existing residential locations. This is social housing that is designed to be primarily for families with children who cannot afford an equivalent unit in the private market without paying too much of their income on rent. This is not housing for residents that require additional supports from the non-profit housing operator as is typically provided in a supportive housing building which includes 24/7 staffing. Thank you for your consideration of my comments. Respectfully yours, Norman Chow Owner-resident of Coal Harbour

Screen Name Redacted

1/19/2021 08:58 PM

I find the building high for the location and the angle of the high rise portion seems to wall in the waterfront more than a structure parallel to Broughton St. would. The seawall from the Convention Center to the entrance to Stanley Park is lovely as , for the most part, one can enjoy views out to the harbor and into the city. I have no issues with the school or the social housing but I don't think the design is consistent with the area as it now exists.

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Why does the school not include: - fencing around the public grass area (so

1/20/2021 10:59 AM

balls and kids can easily go into the street) - the playground is very small (estimated to have 300 ish students at the school), - field equipment ie. soccer nets, basket ball hoops or other non-playground options (so when the play ground is full what do kids do?) - there is no separation for bike parking/drop off, leaving kids on bikes to weave around cars in the roundabout and making for a bad traffic situation.

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When is the school likely to be started or completed?

1/20/2021 01:10 PM

Screen Name Redacted

fencing around the public grass area (so balls and kids can easily go into the street) - the playground is very small (estimated to have 300 ish students at the school), - field equipment ie. soccer nets, basket ball hoops or other non-playground options (so when the play ground is full what do kids do?) - there is no separation for bike parking/drop off, leaving kids on bikes to weave around cars in the roundabout and making for a bad traffic situation.

1/20/2021 08:50 PM

Screen Name Redacted

We don't want increased traffic and carbon emission. Please save our waterfront!

1/23/2021 01:48 PM

Screen Name Redacted

It's so dangerous for children who walk away from school to an active marina and water.

1/23/2021 02:15 PM

Screen Name Redacted

Oppose strongly !

1/23/2021 03:58 PM

Screen Name Redacted

This looks like a fantastic development. The highlights for us are the and we are the addition of 60 social housing units to the site as well as the elementary school.

1/25/2021 12:51 PM

Screen Name Redacted

Please only provide permits to a smaller school and daycare with no residential building due to the neighborhood dynamics: mixed residential, tourist attractions and entertainment.

1/25/2021 04:37 PM

Screen Name Redacted

The building is quite tall which will block the view of many surrounding neighbourhoods.

1/26/2021 01:01 PM

Screen Name Redacted

Coal Harbour is a core tourist destination. Social housing will hurt tourism and damage the surrounding community. This project is not welcome.

1/28/2021 04:37 PM

Screen Name Redacted

The project seems very expensive considering its benefit to the city and the local community. Surely there's a way to build more high quality social housing units for less money? The tower also appear to be much closer to its neighbors than the existing distances between nearby buildings.

1/30/2021 02:16 PM

Screen Name Redacted

It blocks my view It increase traffic It it increase carbon emissions

2/02/2021 05:43 PM

Screen Name Redacted

2/09/2021 01:05 PM

City should sell this piece of land get the proceeds and build school and social housing in denser areas with no views. I understand there is a need for school and social housing but not in a prime waterfront areas right at the water; it could be built in denser areas with no views. We STRONGLY OBJECT to the subject proposed development in 480 Broughton. In addition, the views blocked as a result of proposed development to those units already paying property taxes to the city is adding disadvantages not advantages to the tax payers who are funding the city. City should be here for the people, not the other way round. If this city administration cannot add benefit to the city's tax payers, please at least do not bring more disadvantages to the city's tax payers. Public consultation should be done even before considering accepting the permit application in the first place. If city thinks it's okay, why not building social housing in city hall's land as well or perhaps using city hall as social housing since we are working from home these days. Since the pandemic there has not been any measures as we are aware from the city to assist city's tax payers to go through this extreme time; all we hear from city is how much more the city can get from tax payers. City's office is here for the city people not the other way round. Perhaps if our Mayor was a property tax payer, he would understand how we feel in our shoes! Please let Mayor Kennedy Stewart know he is loosing our votes with his approach to date! Have not seen a mayor that is only hiding instead of coming out and get in touch with his city that he is supposed to address! Current social housings in the areas already bring enough problems to the neighborhood. Seeing more homeless camping in city's parks these days, we do not need more social housings especially in the prime of the prime land in prime neighborhoods! We do not want to see the city's public neighborhoods flooded with homeless camps by building social housings that attract more people at those calibre to the coal harbour neighborhoods! Yours sincerely, Group of owners/residents from West Pender Place, Harbourside Park, Cascina, Denia, Palladio, Callisto, Carina, Escala, Avila, Bauhinia, Harbour Green 1, Harbour Green 2, Harbour Green 3, Shaw Tower, Fairmont Pacific Rim, Ritz, Melville, Pointe Claire, Flatiron, Sapphire, Orca Place, Dockside, The Pointe, Classico, Vantage (Marriott pinnacle residential), Qube, Cadero and Cielo

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2/17/2021 06:39 PM

How will this impact the view for 555 Jervis?

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2/21/2021 01:04 PM

The revised 11-storey application blocks my view. I am fine with the previous proposed 7-storey plan.

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3/02/2021 03:51 PM

This is a bad idea. The area will be too crowded and crammed. There's been too much traffic in rush hours already (pre-covid). It's just a terrible fit for the area.

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3/02/2021 05:46 PM

Public service do not need to be in such a prime location of a prestigious residential areas. This will substantially affect the values of the strata units behind and hence after spending on the projects, city will get less property tax revenue as property value of neighboring properties get reduced after the

Screen Name Redacted

3/02/2021 06:16 PM

views are blocked by proposed social development.

Opposes to the development- social housing and school do not match Not suitable in proposed location Bringing quality of living down, creating unnecessary traffic jam and costing to the city when we are supposed to be saving. Unfair to pioneers that have established in the area to be blocked by city's social development. No consultant done prior to application. Already got opposed before.

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3/05/2021 05:45 PM

Blocking the views of those marketable stratas will negatively affect the property values hence the property tax revenues as a result to be receiving by city. Not a time to spend money inefficiency like this . No need for school and social housings right on marina/waterfront. Such development only brings down status of the community plus there are other areas city's money can be better spent than this!

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3/05/2021 06:19 PM

This development is going to destroy the nature of the community. This was tabled before over 15 years ago and it was turned down. Please DELETE this project from city planning; it just not going to work. There has been no public consultation at all before the the development permit application was even submitted! Community is built by those tax payers and our inputs should always be seeked. So disrespectful to those who put bread on city's table!

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3/05/2021 09:23 PM

This location is should be saved for an expansion of the park and the community center. Adding more housing on this little spot ruins the openness and beauty of the area. So much of the city is very dense, but that part of the sea wall is nice and open -- and available to all (not just the rich condo owners nearby!). Putting social housing on this spot takes that open community space and assigns it to a small number of folks.

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3/07/2021 02:44 PM

This is a terrible project for the hard working people living in the neighborhood. City of Vancouver once a again proved that it has no consideration for the people who worked hard to be able to buy a place for themselves in a good neighborhood. And city of Vancouver now ruining hundreds of dreams, views, property values and hard work of other people in the neighborhood. Other good residence must lose everything so the city can build this and they will rent the units to individuals with good connections. The neighborhood must lose the parking spots, the calm and quiet nature of coal harbour and safety because of this decision. The funny part is social housing on the upper floor and kids & school in the same building. Oh god!

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3/08/2021 03:22 PM

The development will de-value our real estate value due to social housing and will block 100% of my view. Having an elementary school with social housing isn't the best idea which also bring our lots of traffic.

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3/08/2021 04:16 PM

The plan violates many of the OCP by not protecting views, neighborhood noise control, as well as traffic considerations.

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This is simply just an unnecessary deal with a private sector to waste our

3/08/2021 08:16 PM

taxes that could have been spent on something utterly important like homelessness in downtown not filling up private construction company and destroy our environment and peace in this neighbourhood. Making luxury units with ocean view for social housing doesn't make sense at all !! God knows what research was behind this rubbish project!

Screen Name Redacted

3/09/2021 12:27 PM

There's already not enough green space and hardly any parkings in Vancouver city these days. We need to preserve the precious green spaces and parkings for us to enjoy. The proposed project would create traffic and social problems as its use do not rhyme with the current flairs of the community. If Covid does not allow the open of the community centre, perhaps current community centre the way it is can be converted to school. ABSOLUTELY OPPOSED to social housing right at the waterfront by the marina blocking the views and usage of tax payers paying the city. There's already social housing tower at W Pender and Jervis, no need for another social housing within 1 block in the neighborhood.

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3/09/2021 01:47 PM

If Mayor is not OK with homeless in his doorstep https://globalnews.ca/news/7685142/homeless-tent-vancouver-mayor-apartment/?utm_source=GlobalBC&utm_medium=Facebook Why would we be OK with social housing in our doorstep either especially in a more favourable desirable location in the community.

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3/09/2021 01:55 PM

I think this would be a very positive addition to the neighbourhood. Coal Harbour lacks diversity and affordability in housing as well as space for families with children. New school space very much needed in over capacity Elsie Roy and Lord Robert's.

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3/09/2021 02:16 PM

OPPOSED Mayor not OK with homeless in his doorstep, why he thinks we are OK to have social housing in our doorstep: https://globalnews.ca/news/7685142/homeless-tent-vancouver-mayor-apartment/?utm_source=GlobalBC&utm_medium=Facebook

Screen Name Redacted

3/11/2021 10:22 AM

Already not enough parking and green space in Vancouver plus traffic problem, this proposed project will make these worse. Already social housing within a block so too dense for social housing along the waterfront and will bring down values of the properties in the overall community. Is the city going to cover the loss in property values as a result? How about the loss in property tax revenue as a result to the city? Who's covering the shortfall to the city? Traffic and social problem as a result? Who will be responsible? We are spending more time at home as a result of pandemic so more green space as view from the unit or a space to go to helps alleviate our minds a lot in this pandemic. The social characteristics the project does not match with the current character of the community. It does not make sense to have the prime of the prime core of the community to be used in the way it proposed. These spaces should be used by everyone in the community given the location that it is prime of the prime of the community core. I strongly OPPOSE to this project.

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Dear Sirs and Madams My name is Ali Haidari. My wife Homa Izadi and I are

3/11/2021 10:24 AM

residents of Coal Harbour. We like to object to the construction of a school at the parking lot of the Coal Harbour Community Center. Such a school for 340 students will create significant traffic in our neighborhood as parents drop off their children in the morning and also pick them up in the afternoon. Such traffic will also cause much pollution in our neighborhood. We would very much prefer that a library be constructed instead for the community as a whole to benefit. Thank you very much for your attention to this matter. Sincerely, Ali Haidari

Screen Name Redacted

3/11/2021 10:36 PM

Well if the mayor was putting same kind of social development property in front of his condo building in Yale tow then it showed by action how much he concurred same. However no such project proposed in the green space in front of where he lives plus the density of social housing is less in where he lives. There's already social housing in Jervis and W Hasting, 1 block away, no need to have another one so close. Not enough parking in the city plus all these road blocks that now less people on the street of Vancouver. Vancouver city stores are suffering. This project will bring down property value too. Is city compensating for our loss of access plus loss of property value out of their own pocket. Social costs way out costs social benefits in this case. STRONGLY OPPOSED

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3/14/2021 08:43 PM

I oppose this project because the single-lane West Hastings Street is not well set up for any added traffic. With residential and tourist motor traffic, it is already at capacity. If extra traffic is added from the twice-a-day school pickup/dropoff, the W Hasting Street will be significantly overloaded. It creates extra danger for students and kids in this neighbourhood, esp. as most people do not stop fully at the four-way stop-sign at W Hastings Street.

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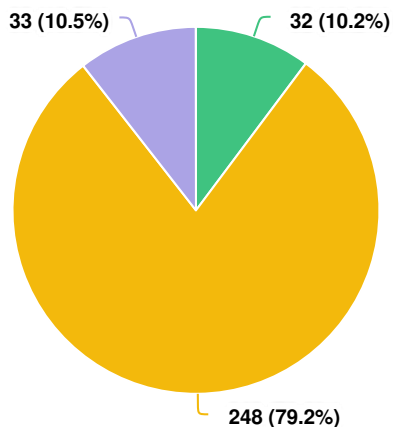
3/14/2021 08:48 PM

I do not agree with this project. The main concern is the safety of our community members and kids (as well as the future students if a school were to be built). This part of West Hastings Street has a single lane on each side and is already overloaded with traffic during peak hours (because of residents, tourists, and Stanley Park Causeway and Lions Gate Bridge overflows). Without additional traffic capacity, it creates danger as the load increases. The all-way stop sign at W Hastings and Broughton is particularly dangerous, especially on a dark rainy day in the winter. I do not think there should be such an intersection near any school.

Mandatory Question (317 response(s))

Question type: Essay Question

Q2 Your overall position about the application:



Question options

- Support
- Opposed
- Mixed

Optional question (313 response(s), 4 skipped)
Question type: Dropdown Question