

6. CD-1 Rezoning: 24 East Broadway and 2520 Ontario Street

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/27/2020	16:50	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	<p>Hello, I stand in strong opposition of this development project. The proposed building, the project, will result in a structure that (1) is completely out of character with other density approved projects to date in the Broadway corridor; (2) the structure will have a very profound shadowing effect on 2515 Ontario Street as well as the residential buildings to the immediate south despite what the theoretical estimate project; and (3) the increased traffic and impact on the heavily used Broadway bike route will undoubtedly result in increased conflict between cars, cars/bikes, cars/pedestrians, and bikes/pedestrians. Regarding (1), take a walk in our neighbourhood, the proposed structure does not fit the existing aesthetic at all. This is a heritage neighbourhood in many ways, a tower of glass and steel will simply stand out and not in a pleasing way. This commercial building belongs north of Broadway where there have been several new, similar developments. The height of this building is completely inappropriate for a neighbourhood that has mostly 4-6 story building with the odd exception. Regarding (2), a 12 story building of this scale will completely shadow 2515 Ontario St. as well as buildings to the south. This is an absolute erosion of our quality of life and lighting, not to mention the violation of personal space when people on high floors of the new building can look directly into the suites of 2515 Ontario's east facing residents. Asking us to keep our blinds closed for privacy all the time is unacceptable. The estimates of shadowing the developers prepared are theoretical, not based on the reality resident actually face. Regarding (3) please look up the number of accidents that have taken place at the intersection of Ontario and Broadway over the last 6-12 months. This is a highly trafficked area, this will not decrease with your plan or the Skytrain. In fact, it stands to get worse with the parking you have proposed and the density of commercial space you are preparing for. Making Ontario a bike only greenspace is also not reasonable as many people in the residential building of this area rely on street parking; how does this plan account for this need. This planned building is simply the wrong fit for our neighbourhood. Take a walk around the two block radius and you should come to the clear determination that this proposed building is inappropriate to the neighbourhood. The fact that it will be dominated by non-retail commercial space bolsters my opinion, this is a residential neighbourhood. An office building belongs in the area north of Broadway where there is a well established industrial/commercial presence. A structure on the proposed scale will have much less impact on all front, including the 3 I have noted. The building will be in line with what has been built in the area north of Broadway, the shadow cast will have much less impact due to the lower elevation and absence of residential building, and traffic is less.</p>	Farid Jalali	No Name No Name (ps)	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/27/2020	17:51	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	<p>I vehemently oppose this rezoning. It will ruin the character of mount pleasant and since COVID we have an abundance of commercial properties. If this project were to proceed, it should not be allowed more density/rezoning and be a max of 4 stories.</p>	Sara Moore	No Name No Name (ps)		Mount Pleasant	No web attachments.
10/27/2020	17:56	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	<p>I am eager and supportive for the growth of the Broadway corridor. As the skytrain comes into the neighborhood I hope to see future growth to the businesses on Main Street and hope the currently vacant spaces, and there are many, are soon to be occupied by wonderful new businesses to continue adding charm and growth to our lovely Mt Pleasant area. However I am greatly greatly opposed to the rezoning allowing for 12 story towering buildings on the residential side of Broadway. This is not a precedent we want to set between Main and Cambie. I am a homeowner directly effected by this rezoning request as I live on 10th Avenue right behind the proposed site. It would be casting all our homes into the shadows if high rises are allowed. This unique residential area is known for its gorgeous heritage homes and family vibe. All of our homes would instantly be devalued and the charm and safety completely lost if rezoning to these new absurd heights is allowed. The current height is plenty high enough to still allow for business growth and development in the area while allowing us residents not to be towered over. There are plenty of other areas of Mt Pleasant down the hill towards Olympic Village and East of Main where there are not homes that would be directly effected by building higher structures. 10th and Ontario are both major bike routes that have very low and slow car traffic. Bringing 12 stories of business to the neighborhood would also be a lot more traffic and a lot more danger to us residents that enjoy the quiet and safety of our streets. North of Broadway down the hill is NOT residential, and has become the tech hub in the Vancouver area. It has been great to see new businesses and restaurants and cafes and breweries develop in that area. I believe we should keep the office spaces to the north side of Broadway and respect our quaint charming heritage residential area. And in fact many office buildings in that area have had for lease signs on them for over a year, well before the Covid pandemic! How about we fill those empty spaces before we build 12 stories MORE! Also, with Covid more people are working from home and seeing no end in site to these safety precautions. Many businesses are moving towards shrinking their physical office spaces. The tech industry, which I am apart of, and which occupies a lot of Mt Pleasant, has employees working from home and the majority of us are preferring the productivity and life balance working from home has allowed us. So even in the post covid world, whenever that may be, the remote work will still exist and the need for large office spaces will be minimized with employees possibly only going into the office occasionally. I makes you wonder if this proposal goes forward would we end up just having a massive EMPTY tower destroying our neighborhood? This doesn't seem like a wise investment for the developer either. Vancouver needs more homes not more office space.</p>	Christina Drahos	Christina Drahos		Mount Pleasant	No web attachments.

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10/27/2020	18:19	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	The building is too tall. It ruins the integrity of Mount Pleasants quality of living. This will feel less like a family neighborhood and more like downtown. It will welcome more buildings of this size.	Joey Godard	Joey Godard	s.22(1)	Mount Pleasant	No web attachments.
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