

## 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street

| Date Received | Time Created | Subject  | Position | Content  | Name                | Organization | Contact Info                      | Neighbourhood   | Attachment          |
|---------------|--------------|--|----------|--|---------------------|--------------|-----------------------------------|-----------------|---------------------|
| 10/14/2020    | 17:13        | PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street | Oppose   | I have several concerns regarding this proposal. 1. It is too tall for the neighborhood. The Independent at Broadway and Kingsway is an example of another building that is not in keeping with the heritage and lower profile look of the neighborhood. This is not Yaletown. 2. With the advent of COVID and more people working from home and office space not in demand why is this structure even necessary? Will it be built after much disruption and sit empty? 3. What is the building timeline and how will this be coordinated at the same time as the tunnelling of the Skytrain. How will inconvenience/noise of both projects impact residents and movement around this area? 4. This building will block the northwest views and natural sunlight for many residents who have worked hard to pay for their homes in this area. Do you plan on compensating them with any incentives ie. access to your rooftop garden/amenities etc.? I would be ok with a building no taller than 5 stories with mixed residential/business if it is absolutely necessary to build here. With the economic situation of the country I would ask that you carefully consider whether this is something that is a NEED for the city or a quick money maker for a developer. Are tenants for the building already guaranteed? Thank you | Stephanie Whitehead |              | s.22(1) Personal and Confidential | Mount Pleasant  | No web attachments. |
| 10/15/2020    | 20:28        | PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street | Oppose   | first I like to point out the building will be an eye sore and it will not comply with the neighbourhood. The other point I make it also does not comply with the Broadway corridor where the height of the building is concern. The buildings on the Broadway Corridor are 4 and 5 stories tall. Ivor Murzello ' Senior Citizen who has lived in the area for the past 50 years.  | Ivor MURZELLO       |              |                                   | West Point Grey | No web attachments. |
| 10/20/2020    | 14:31        | PH1 - 6. CD-1 REZONING: 24                                     | Oppose   | Entered by Correspondence Clerk. Received by mail. Please refer to the attached.   | Danielle Melchior   |              |                                   | Mount Pleasant  | Appendix A          |

October 15, 2020

APPENDIX A

# CITY CLERK'S OFFICE

CITY OF VANCOUVER – CITY CLERK'S OFFICE  
453 WEST 12<sup>TH</sup> AVENUE, THIRD FLOOR  
VANCOUVER, BC V5Y1V4

RE: NOTICE OF PUBLIC HEARING – 24 EAST BROADWAY & 2520 ONTARIO STREET

I am a resident in The Elements across the street from the proposed development. I provided feedback to the Rezoning Planner in April and have attached them for your reference as there was no acknowledgement of receipt.

My concerns about the proposed development are outlined in my submission but I'd like to reinforce my primary issues:

- the building is out of character with the density approved to date on the Broadway corridor.
- Ontario may be the most used bike route in the City and there was consultation earlier this year where issues were raised about the safety of cars, bikes and pedestrians. Any increase to traffic will be detrimental to cycling and cause increased conflict with cars vs bikes. Although I don't have access to traffic incident data, I can hear the incidents, altercations and attending emergency response vehicles as I am proximate to the street.
- Shadowing effect on the building.

I plan to attend the meeting on the 27<sup>th</sup> and will register accordingly.

Thank you for considering my feedback

s.22(1) Personal and Confidential

DANIELLE MELCHIOR

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# DANIELLE MELCHIOR

s.22(1) Personal and Confidential

April 21, 2020

Thien Phan  
Rezoning Planner  
City of Vancouver

Via email: s.22(1) Personal and Confidential

**Re: Rezoning Application – 24 East Broadway & 2520 Ontario St**

**Dear**

**Thien Phan:**

Thank you for the opportunity to provide feedback on the proposed redevelopment application at 24 East Broadway/2520 Ontario St and the construction of a 12 storey office building.

I reside directly across from the proposed site and have lived in *The Elements* since I purchased my home in December 2005. I have several concerns about the proposed development:

**1. Density**

The proposed development does not comply with existing building guidelines. A couple of observations:

- 12 stories far exceeds current 4 or 5 story zoning.
- Commercial development north of Broadway is currently being built to density requirements so the economics of development accordingly must support the designated zoning. An exception penalizes developers who are following the rules.
- Excessive Parking Onsite – the proposal of 230 stalls is not consistent with comparable buildings in the downtown core. The Good Earth building, a 12 storey downtown office has approx. 20 stalls, The 50 storey Telus Gardens building has approx. 320 stalls. I am concerned by the extent of excavation and potential structural damage to adjacent buildings (including mine), as well traffic congestion.
- Construction – given the extent of excavation for parking stalls and 12 storey tower, I'm concerned about the disruption of noise, dirt, construction vehicles etc associated with such a multi-year project.

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## 2. Inconsistent Use:

- Mount Pleasant is a residential neighbourhood with heritage homes along 10<sup>th</sup> and 11<sup>th</sup> Avenue and creative re-developments that preserve the character and charm of the neighbourhood (Church on Quebec street as a prime example).
- Ontario Greenway and bike route. I attended the City of Vancouver's March 4<sup>th</sup> open house to review proposed upgrades. Feedback was provided by my-self and others on the existing congestion in the neighbourhood and challenges with on-street parking, traffic and speeding in laneways, vehicles proceeding the wrong way on one-way streets and the safety of pedestrians due to vehicular and bicycle. It seems inconsistent that an investment would be made to calm traffic along east/west corridors, encourage commuting by bicycle and enhancing outdoor space (all consistent with City of Vancouver plans) and approve an oversized office complex.
- COV Traffic engineers will have applicable statistics for vehicle and bicycle traffic along 10<sup>th</sup> avenue and Ontario – an increase in vehicle traffic to this new office tower will endanger pedestrians and cyclists alike.
- Precedents, such as those stated for the Independent at Kingsway and TELUS Gardens, are dangerous – each time the COV relaxes a restriction, the precedent is used to make the case for further erosion of community guidelines...a slippery slope of sorts. In addition to the density problem, the concept of a structural overhang, imposing a further presence on Ontario St is problematic.

And finally, I'm afraid the shadow analysis does not tell the full story on the impact of the tower on our building. I'm very concerned about the impact of light in my east facing suite. I currently face part of the existing building at 2520 Ontario and the parking lot and alley. My apartment is flooded with morning light, and this source of natural light will be completely obstructed which will have an adverse impact on my balcony garden and in-suite light.

Please do not hesitate to contact me directly should you wish to discuss this further. I would also appreciate if you provided email notification of any open house to discuss the development once the pandemic restrictions have eased. I trust you will provide ample opportunity for consultation and community feedback and the process will NOT be expedited given the uncertainty over COVID 19. I hope that you are staying well and safe.

Kind regards,

**Danielle**