

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/26/2020	20:31	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	I strongly oppose the construction of this 12-storey building at this location: -On the public hearing notice it says this application is being considered under the 2007 "Metro Core Jobs and Economy Land Plan". However, in the 2010 Mount Pleasant Community Plan this site was NOT identified as one of the locations for extra density. The 2010 MPCP should take precedence over the earlier (and surely outdated) 2007 MCJ & ELUP as it is neighbourhood specific. -This development is primarily for commercial office space and not housing...if the Pandemic has taught us one thing is that we don't need more commercial office space (many now work from home). What we do need is more affordable housing and retail space. This is what makes Mount Pleasant the vibrant community. The space for office space like this is north of 8th Avenue (Lower Mount Pleasant) and not higher up on the hill that gives Mount Pleasant its name. -Including a public bike share station is not an amenity bonus as there is one less than a block away at 10th and Ontario. What we lose with this development is affordable commercial space for small businesses like Mighty Riders, which currently operate out of the street level retail space. It is 6 stories too tall for this site and does not provide anything that this neighbourhood currently needs or wants. -Council and planning needs to make sure that Broadway does not become the wild west for erratic ad hoc development. -Why do we have zoning and put all the work into creating neighbourhood plans like the 2010 MPCP and its 2013 IP if they just get ignored? Buying property on speculation is a gamble let's not reward that by allowing anything and everything. Caveat Emptor. Please reject this re-zoning as presented. Thank you Christine Hagemoen	Christine Hagemoen	Christine Hagemoen	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/27/2020	12:00	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	The Mount Pleasant Community Plan does not have provisions for extra height or density at this site in the Uptown area. As the plan implementation was completed in late 2013, there is a reasonable expectation that staff would follow it. Three sites were identified in the plan for extra height and density and this is not one of them. C3-A zoning provides plenty of opportunity for business uses, as can be seen in the multitude of commercial buildings on West Broadway. The 7.5 FSR density and the height are in excess of anything contemplated in the plan. As a former resident of Mount Pleasant, it's incredibly disappointing to see all of the work put into making Community Plans be scrapped after a few years. It's also disappointing that planning staff pass through renderings from the applicant that don't appear to match reality, attached is one example. There really should be standards for submitted materials from applicants. Sincerely, Stephen Bohus BLA	Stephen Bohus	Stephen Bohus		Grandview-Woodland	Appendix A
10/27/2020	14:32	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario Street	Oppose	I understand the City's priorities for increasing density, especially in proximity to transit hubs such as the new Broadway/Main transit station, however, this development at 12 stories and in excess of 230 vehicle parking capacity negatively impacts the existing Mt. Pleasant aesthetics while exacerbating traffic safety and congestion. ICBC data to April 4, 2020 indicates 1145 vehicle involved accidents between Cambie and Main St along Broadway. The Ontario St. intersection had 131, Yukon St. 141, Cambie St. 442 and Main tallied 225 crashes. The back lanes (which is also the main car access to 2520) of the 100 blocks east and west Broadway are already congested while speeding in these alleys is also an issue. Add the extremely busy north/south Ontario bike corridor traffic and safety becomes a bigger problem here. I'm in favour of a redevelopment of the Broadway West corridor, but the height and density, which sets a precedent for this corridor for similar or possibly even taller building heights. While this development does not compromise the established view cones from QE park, only a behemoth of building would be in violation, which as a criteria to determine height restrictions the view cones are weak at best. It's my hope that the City moves to reduce the height of this development in order to effectively achieve and perhaps shape the future Broadway West corridor's economic and community liveability targets.	Wayne Yee	Wayne Yee		Mount Pleasant	No web attachments.
10/27/2020	14:47	PH1 - 6. CD-1 REZONING: 24 East Broadway	Oppose	This is a terrible idea for this neighborhood. The city has been zoning all light industry/commercial out of the city and this MUST STOP.	Scott Urquhart	Mr SCOTT URQUHART		Mount Pleasant	No web attachments.
10/27/2020	15:11	PH1 - 6. CD-1 REZONING: 24 East Broadway & 2520 Ontario	Oppose	This proposed commercial building is an irresponsible use of an existing residential lot on one of Vancouver's most prominent streets. While I support an increase in density along arterial streets, such as Broadway, there must be an increase in residential housing stock to warrant the removal of existing residential buildings	Charlea Greig	Charlea Greig		Mount Pleasant	No web attachments.



**Is this a FAKE RENDERING?
or a view looking south on Ontario Street?**



8 East Broadway

Visualisation

