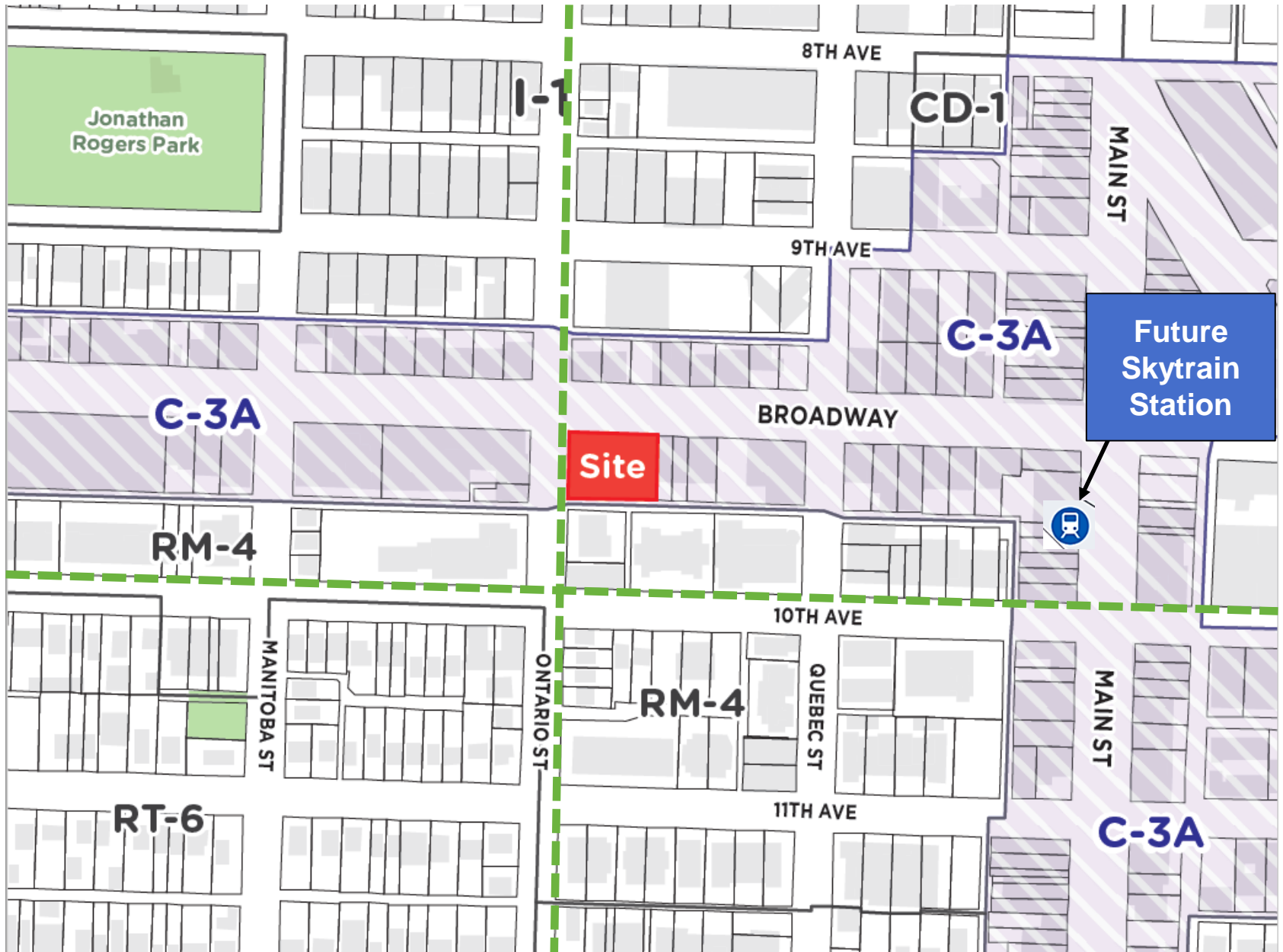


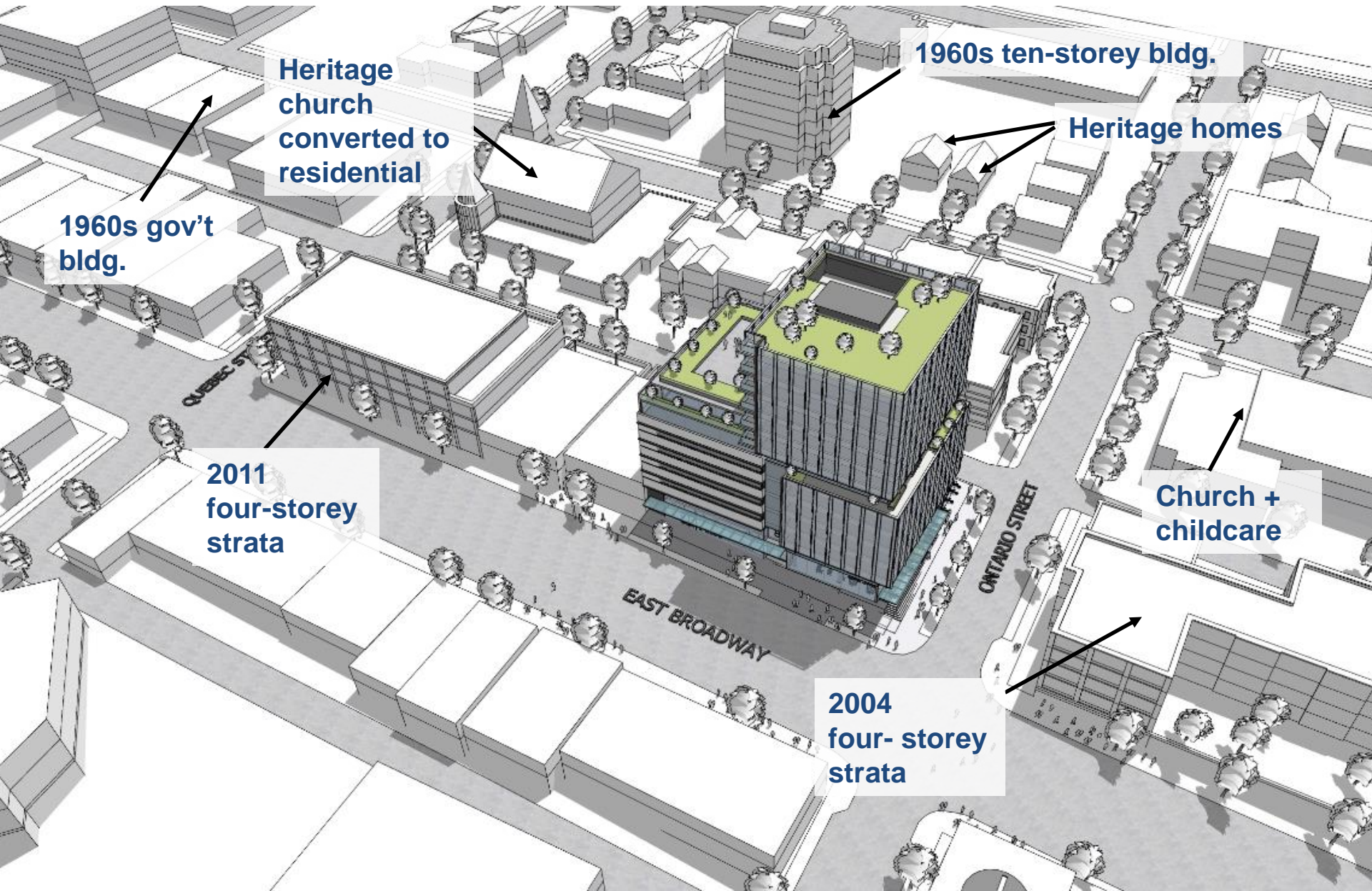


**CD-1 Rezoning:  
24 East Broadway and 2520 Ontario Street  
Public Hearing – October 27, 2020**

# Surrounding Context



# Surrounding Context



1960s gov't bldg.

Heritage church converted to residential

1960s ten-storey bldg.

Heritage homes

2011 four-storey strata

Church + childcare

2004 four-storey strata

# Existing Buildings



**24 East Broadway:**  
1906 building with  
six residential units

**2520 Ontario Street:**  
Commercial building  
built in 1959



# Policy Context

## Metro Core Jobs & Economy Plan

- 6 million sq. ft. shortfall

## Broadway Plan and Interim Rezoning Policy

- Job space and a robust economy



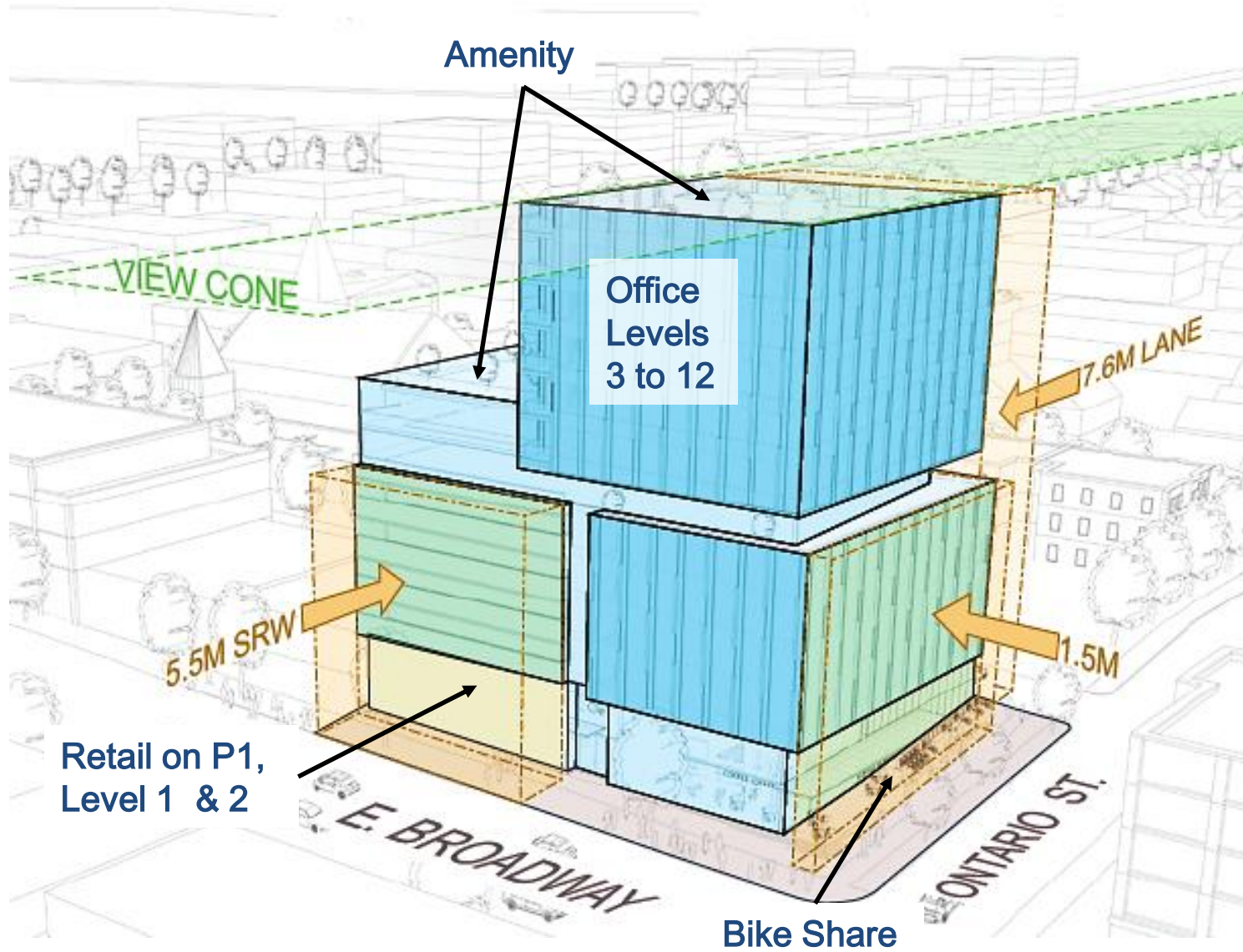
# Proposal



- 12-storey commercial office
- 148 ft. + podium
- 125,039 sq. ft. (20,000 sq. ft. retail + 105,000 sq. ft. office)
- 7 levels parking
- Public bike share
- 7.75 FSR

# Height and Uses

- Under Queen Elizabeth View Cone
- Office and retail



# Form of Development

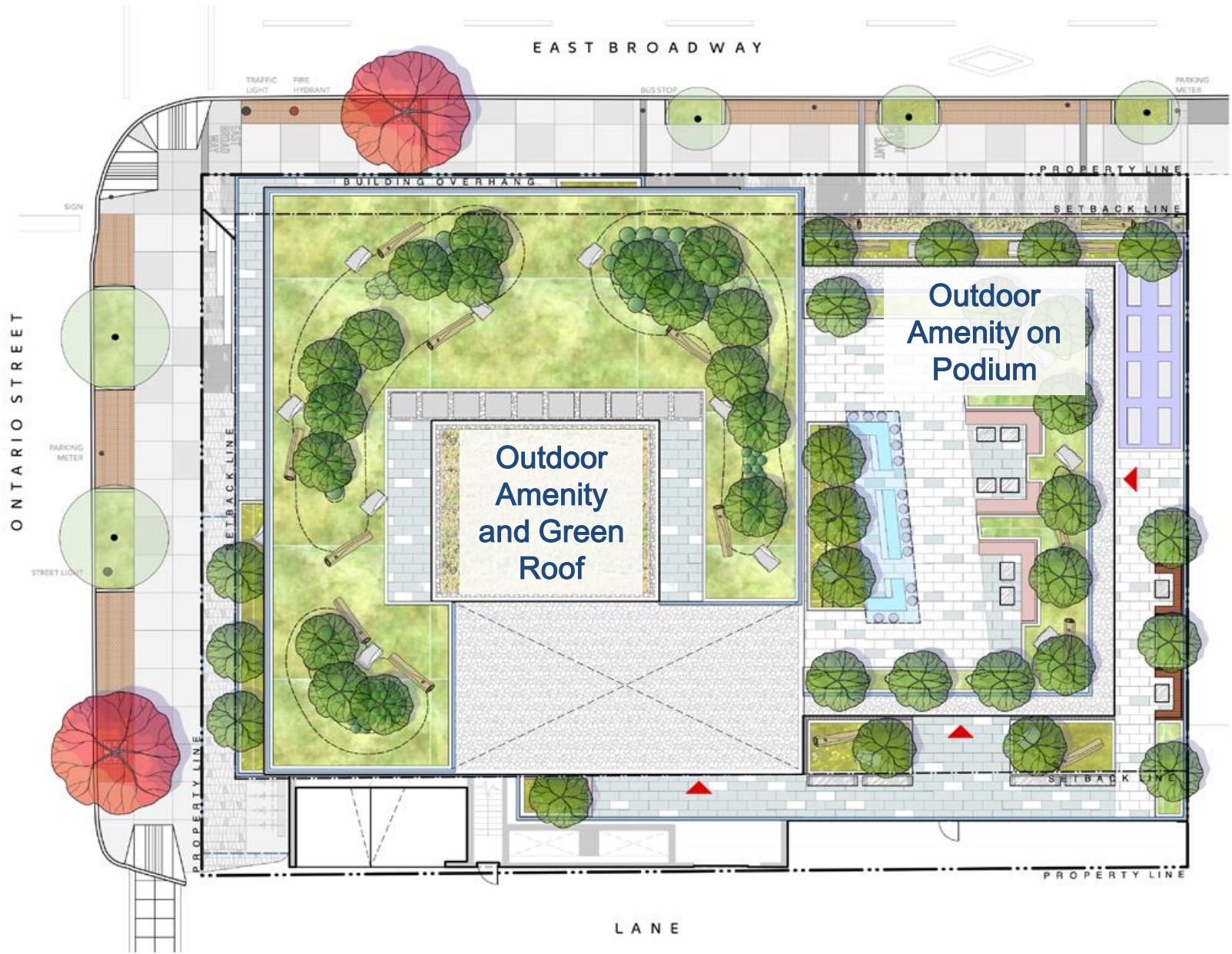
---



Ontario Street



# Site Plan



# Public Realm and Transportation



Public  
Bike  
Share

Ontario Street/Greenway

# Rental Housing and Existing Tenants

## Tenant Relocation and Protection Policy



# Virtual Open House – Shape Your City

Virtual  
3-D Model



[SEND YOUR COMMENTS](#)

[ASK A QUESTION](#)

The virtual open house has concluded. Please use the "Send your comments" tab or contact the Planner directly for any further feedback. Thank you for participating.

Search

Q

With a proposed 250 vehicle parking capacity for this development, the traffic congestion is unavoidable and seems beyond the capacity of the Ontario roadway. Other than reducing the size of the building from proposed 147 ft height to reduce its parking capacity, can you cite examples of traffic calming measures that have been implemented elsewhere in the City that have proven to be effective for similar sized developments? Anecdotally, Broadway/Ontario seems to have a high incidence of serious motor vehicle collisions as it is; and some cyclists tend to carry unsafe amounts of speed on the northbound/downhill portion of 2500 block Ontario. I fail to see how moving the SHAW bike share station from its existing location on 10th Ave. to the proposed site can possibly do



## Applicable plans and policies

[Metro Core Jobs and Economy Land Use Plan](#)

[Mount Pleasant Community Plan](#)

[Green Building Policy](#)

## About rezoning

[Learn about zoning](#)

[List of all rezoning applications](#)

[Rezoning applications and procedures](#)

[Apply for rezoning](#)

## Contact applicant

**Tom Bunting**

Project Lead  
Formosis Architecture

Phone 604-558-3327

Email [tbunting@formosis.ca](mailto:tbunting@formosis.ca)

## Contact us

**Thien Phan**

Rezoning Planner  
City of Vancouver

Phone 604-829-9225

Email [thien.phan@vancouver.ca](mailto:thien.phan@vancouver.ca)

# Public Consultation – Feedback Summary

---

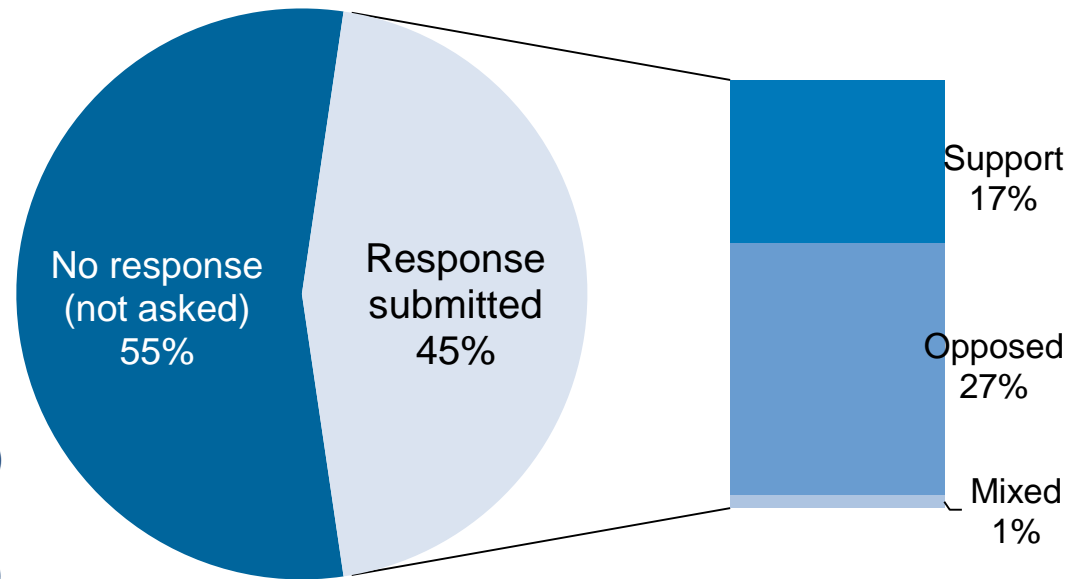
## Virtual Open House

- June 15 to July 5, 2020
- 3,208 notices

## Public Response

- 285 unique visitors
- 87 submissions  
(8 questions + 79 comments)
- 191 participants  
(143 informed + 36 engaged)

## Overall Position



# Public Consultation Comments

---

## Support for:

1. Job space
2. Height and massing
3. Architectural design

## Concerns for:

1. Height, density, massing
2. Neighbourhood character
3. Parking and cycling safety
4. Need for office

# Public Benefits

---

	Amount
<b>Community Amenity Contribution – Commercial Linkage Target (Fixed Rate)</b>	\$635,298
<b>Development Cost Levies (DCLs)</b>	\$2,472,347
<b>Public Art</b>	\$239,142
<b>Total Value</b>	<b>\$3,468,832</b>

# Economic Recovery

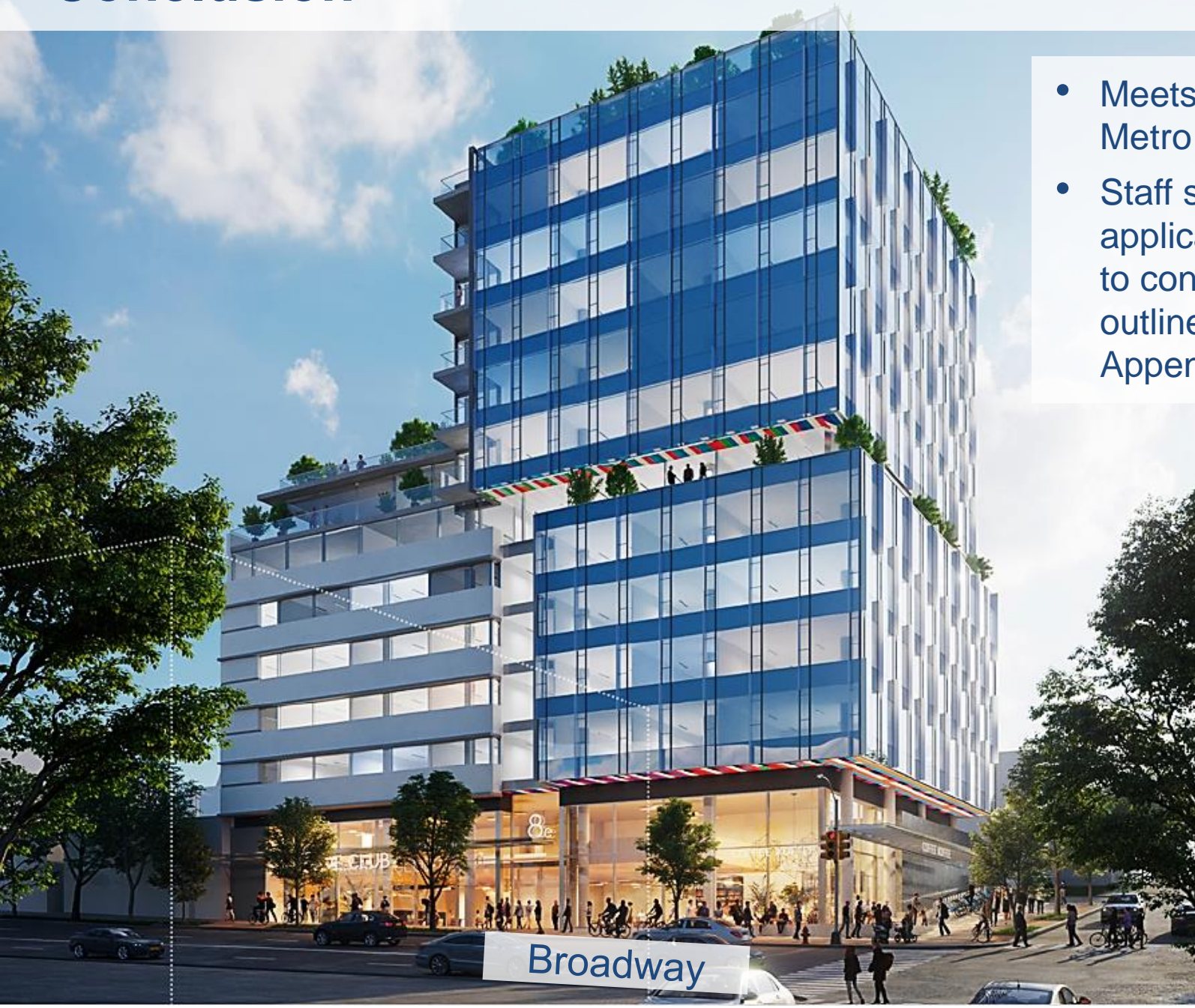


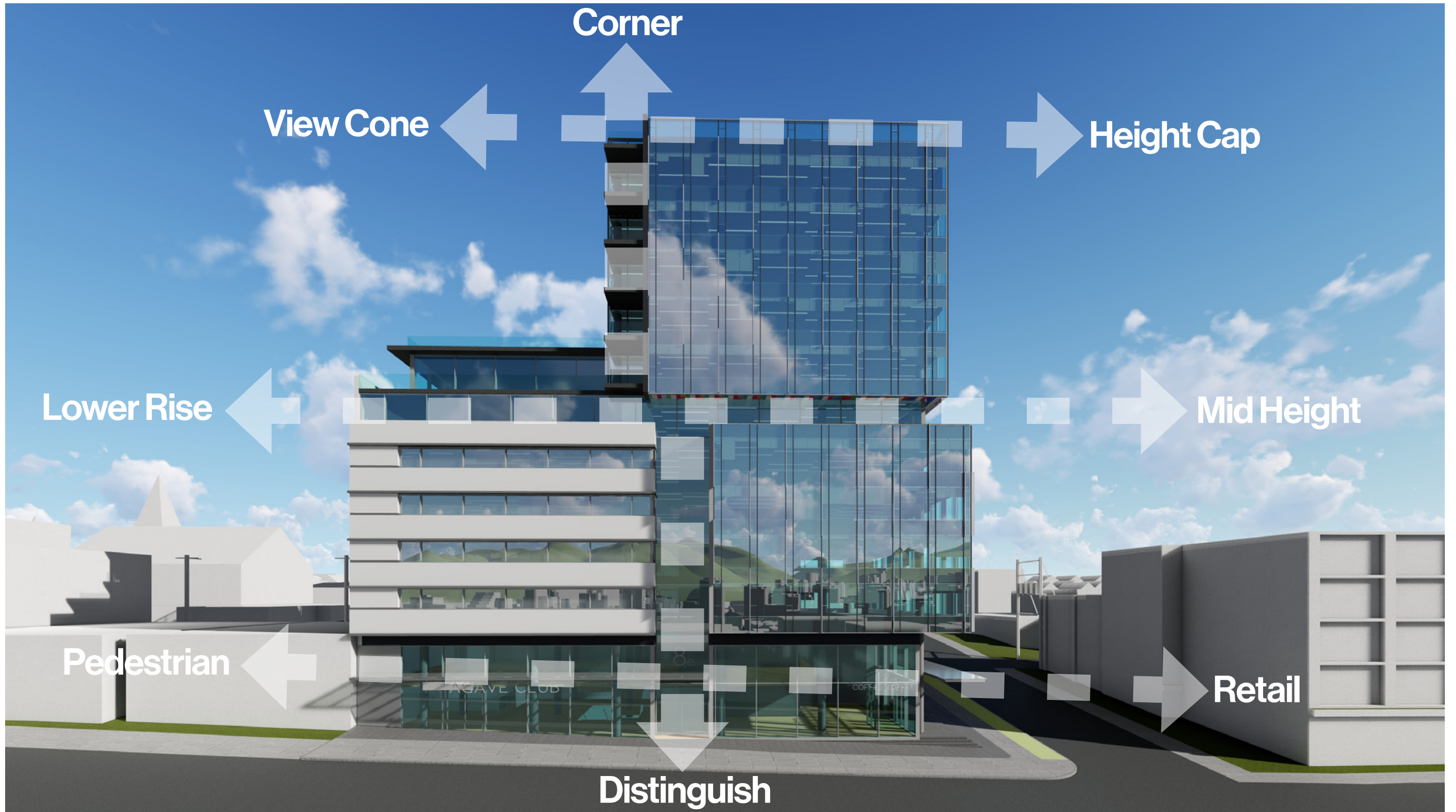
**If approved, the project would generate approximately 520 off-site and on-site construction jobs and employment space for 450 jobs.**



# Conclusion

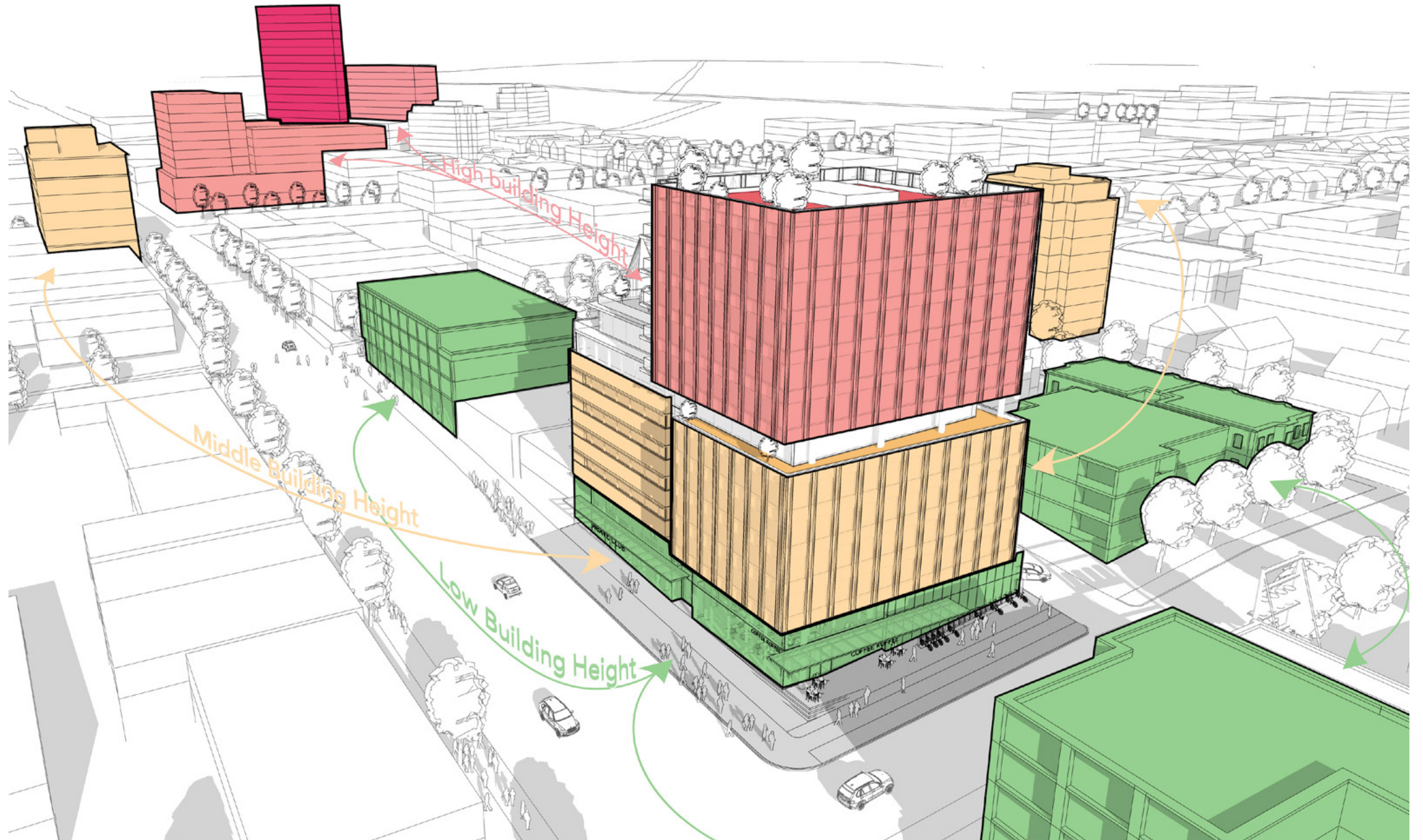
- Meets intent of the Metro Core Plan
- Staff support application subject to conditions outlined in Appendix B







^looking south from East Broadway

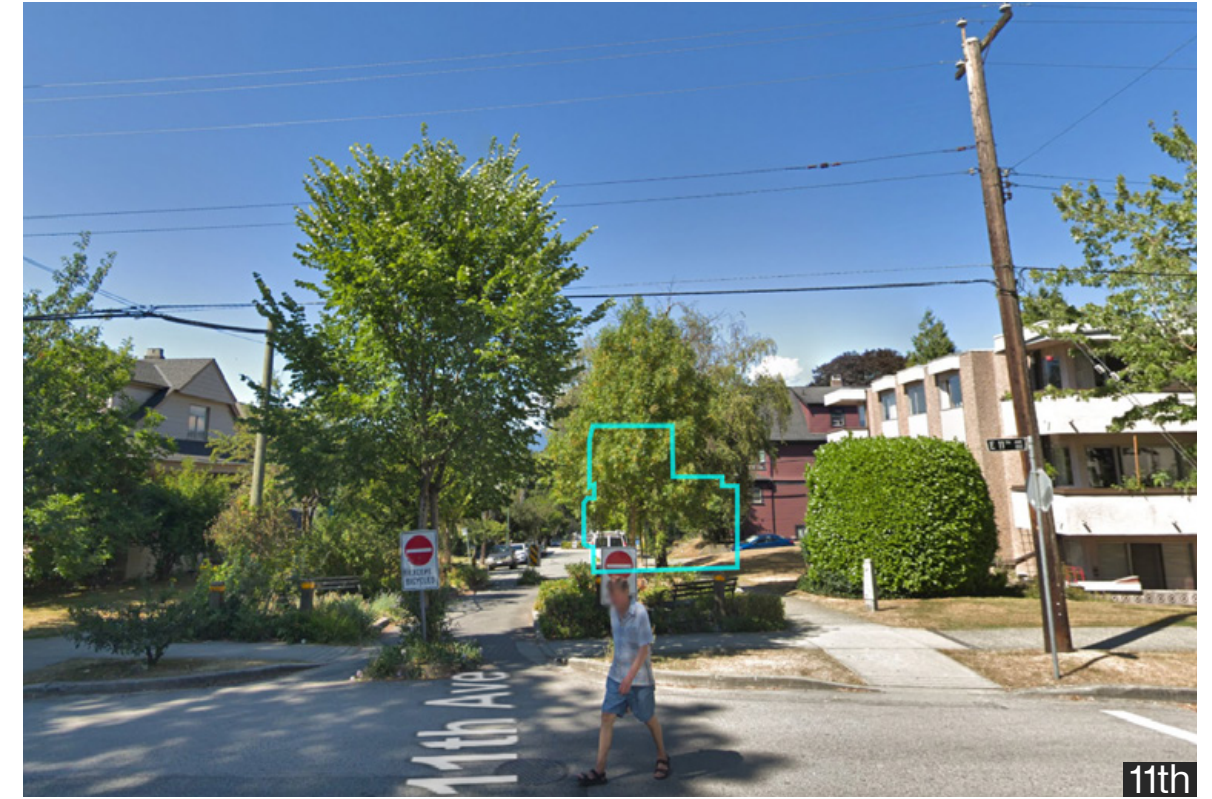
# Building Height



-  high building height
-  middle building height
-  low building height

# Public Views

## Ontario Street



## 10th Avenue

