



January 26, 2017

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

Re: Railtown Zoning and Development By-law Amendments for I-4 (historic industrial) district

The Strathcona Business Improvement Association (SBIA) catchment area extends from Clark Drive in the east, Gore Avenue in the west, Railway Street in the north and Venables Street in the south. The proposed I-4 zoning for the Railtown district falls within our boundaries.

The SBIA requests Council to postpone approving the proposed I-4 zoning amendment until further discussion is held with the property owners and business owners in the affected area.

We have received consistent feedback from members in the Railtown district to conclude that there is enough uncertainty of the proposal to warrant additional consultation. Some of the concerns we have heard include the compatibility with the proposed zoning of existing businesses as composition of uses fluctuate over time, potential change of uses that could trigger financially unviable building upgrade requirements and viable industrial uses in multi-storey buildings. While this lack of clarity could be resolved with a deeper understanding of the nuances of the policy, we believe it is critical that further dialogue is held to eliminate as much uncertainty to members.

The proposed I-4 zoning is a move in the right direction to support the organic and highly successful revitalization of the Railtown district. The introduction of the "Creative Products Manufacturing" use to update the Manufacturing category to reflect the small scale fabrication that is prevalent in the area is also positive.

However, we urge Council to delay the decision on this policy until our members have a broader and richer understanding of the implications through additional and collaborative dialogue with the City.

Sincerely,

s.22(1) Personal and Confidential

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