

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 11:10 AM
To: Valerie Arntzen
Subject: RE: RIZE

Thank you for your comments.

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Thank you.

From: Valerie Arntzen s.22(1) Personal and Confidential
Sent: Thursday, April 0
To: Correspondence Group, City Clerk's Office
Subject: RIZE

Mayor and council: Subject: CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway. We are joining the many others in opposition to the RIZE development in the mount pleasant area. Too big, not enough community involvement, too expensive, not enough low income housing and not enough connection and support to the artists which make up a big part of this community with fashion designers, artist run galleries, artists studios and retail stores selling artist made products. A different developer but the Amacon building on 7th ended up to be too expensive for any artist to afford it and their 901 Main Street building is still empty. Please reconsider what you are approving for that neighbourhood.

Valerie and Arnt Arntzen

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 3:20 PM
To: diane bozic
Subject: RE: Regarding Rize development proposal at Broadway and Kingsway

Thank you for your comments.

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Thank you.

From: diane bozic s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 3:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Regarding Rize development proposal at Broadway and Kingsway

To Mayor and Councillors,

I was born in Vancouver, raised in Mt. Pleasant and have lived here for most of my 41 years of life. My husband and I bought our first home here two years ago and are raising our two children here. We love living in Mt. Pleasant and feel fortunate to be a part of such a unique urban community.

I first learned about the Rize development proposal at Broadway and Kingsway a few months ago and was quite surprised to hear that high-rise luxury condos and a large grocery store are being considered for this site.

My main concerns are two-fold:

Firstly, I am **concerned about safety**... namely how increased traffic along the already congested Broadway, Kingsway and Main streets will affect the safety of pedestrians and cyclists. Wedged on a small space between three main arteries and a bike route, increased traffic volume will frustrate all modes of traffic in very busy area.

One block away from this site at Kingsway and Main, is the Mt. Pleasant community centre. I take my children there on a weekly basis. We utilize the library, and the play gym for 0-5 year olds that runs 6 mornings a week. My daughter goes to music class weekly. It is a fantastic amenity that is heavily used by members of the community, especially families with young children. Sometimes we drive or walk, but mainly we take the bus there.

On our way home from the community centre, we board the bus at the #9 East bound stop on Broadway in

front of this proposed development. Crossing the street at Kingsway and Broadway, in both directions to get to the bus stop currently makes me very nervous, especially when I am crossing with the kids. It is a wide intersection that takes little legs a long time to cross. Drivers are anxious at this intersection and willing to take risks just to get through it. Their frustration stems from so much stopping and starting at the lights prior to this intersection.

I worry that the addition of a high-rise and large retailer in this area, drawing in large trucks and increasing general car volume with shoppers and condo residents, would make an already treacherous intersection much more so for pedestrians. And the same could be said for the bike route on 10th avenue, where cyclists would be forced to share this route with the trucks and added vehicles making their way to loading bays and the underground parkade. The flow of traffic here is already stunted as the pathways are currently accommodating so many different forms of movement.

Secondly, I regard the high-rise as being the **antithesis of what Mt. Pleasant is about**. As one of the older neighbourhoods in this city, it has evolved to become a very distinct community. It is a street-level community where locals interact with each other daily. Our children play with each other on the sidewalks, we meet at local cafes, restaurants, the community centre and the grocery store. We run into each other at the parks, on the bike route and at various community events. Mt. Pleasant's diverse mix of residential homes, low-level apartments, condos and mainly small-scale retailers not only supply all the amenities and services residents need but make the residents of this community able to connect in the way they do. A high-rise is an alienating structure that is inherently removed from street-level community. This may not matter in other areas of the city, but it is not characteristic of Mt. Pleasant.

Many argue that creating more density will lower the astronomical housing prices in Vancouver and that this high-rise will help solve this problem. I see the opposite as having happened in Vancouver. An explosion of high-rise building has been going on in Vancouver for numerous years. Yet, housing prices have continued to rise. Clearly, building more high-rises has not made buying a home more affordable in Vancouver... the opposite is true. And according to a research paper from BTA Works from May 25, 2009 the majority of condos downtown are not owner-occupied but rented. Andrew Yan, the Researcher/Urban Planner at BTA concluded:

“If Vancouverism 1.0 is embodied by tall skinny towers and one bedroom, investor-driven condominium projects for Downtown Vancouver, then Vancouverism 2.0 needs to redress this imbalance by providing more affordable family-oriented housing units with great supporting amenities. Without this, the sustainable communities with opportunities to live, work and prosper that the City aspires to are likely unachievable.”

I agree with Bing Thom, principal of Bing Thom Architects when he said:

“Vancouver is often viewed as a global example of downtown residential development and we must work to ensure that what we are modeling for the world has substance with a commitment to affordable and suitable urban housing for families with children to stay and grow with our city.”

There is an opportunity here to create a real landmark for the community of Mt. Pleasant. I am not opposed to higher-density living (otherwise I wouldn't be living in Mt. Pleasant) but do NOT think the high-rise proposed in this development is appropriate. As such, my family and myself are **opposed to the Rize development as currently proposed**.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 1:54 PM
To: s.22(1) Personal and Confidential
Subject: FW: Rize Alliance public hearing - April 5th, 2012

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Thank you.

From: Ainaz Bozorgzadeh s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 1:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Rize Alliance public hearing - April 5th, 2012

Hello,

I Ainaz Bozorgzadeh was the speaker No. 102 and were not able to attend my speaking opportunity given to me due to an emergency and need another opportunity.. please consider my comments below in the public hearing tonight:

I am opposed to the proposed development of Rize Alliance because it is not representative of my neighbourhoods design. City should scrutinise more closely the impact of the view obstruction and proportionality of proposed development to the area it is being built in.

Regards,

Ainaz Bozorgzadeh

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 2:14 PM
To: Doreen Braverman
Subject: RE: Rezoning Proposal for Mount Pleasant

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Thank you.

From: Doreen Braverman s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 2:05 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Proposal for Mount Pleasant

A Message to Mayor and Councillors:

Arbutus Ridge Citizens Association (ARCA) requests that Council respect the proposal of the Residents Association of Mount Pleasant (RAMP) to limit the height and density according to Mount Pleasant's Community Plan.

Neighbourhoods are not opposed to redevelopment but inherently wish to maintain the basic character of our communities. The present proposal for a 19 storey building with 5.55 FSR on Kingsway is totally out of character with Mount Pleasant.

ARCA urges you to maintain the "human friendly scale of buildings surrounding the Heritage Heart" as RAMP recommends.

Doreen Braverman
 Chair of ARCA

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 2:13 PM
To: Brie Chauncey
Subject: RE: Rezoning Application - 228-246 East Broadway & 180 Kingsway

Thank you for your comments.

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Thank you.

-----Original Message

From: Brie Chauncey
Sent: Thursday, April 5, 2012
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 228-246 East Broadway & 180 Kingsway

To whom it may concern:

I oppose the the Rezoning Application for 228-246 East Broadway & 180 Kingsway.

Regards,

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 9:34 AM
To: Laura .E.
Subject: RE: The Rize

Thank you for your comments.

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Thank you.

From: Laura .E. s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 2:23 AM
To: Correspondence Group, City Clerk's Office
Subject: The Rize

Dear Mayor and Council,

I am writing to you to voice my disapproval over the proposed Rize development planned on Broadway between Main, Kingsway and 10th. I have lived in Mount Pleasant for 15 years on 11th and Main. I sell my work at Main and 10th and I share a small studio space with a few other artists at Main and 8th so yes I am a resident of Mount Pleasant. I am very vested in this community and I fear myself and the small independent businesses I work with and patronize will soon be pushed out.

Throughout the years I have seen many buildings go up and many buildings come down in Mount Pleasant. All of them for the most part fit in with the surrounding buildings. I am opposed to the excessive height of the Rize, the overall look, and the fact that there is no real tie in with the community. There is no rental housing, public amenity or a decent level permeability of the structure from the street level. Yes I know a cash contribution has been made which will be used for some form of affordable housing and some type of a public amenity but that doesn't make up for the excessive height and the fact that the building looks like fortress. Bigger is not always better.

Approving a building of this size will be like pouring an accelerant on the the gentrification of the community. Growth is good, density is needed, and gentrification has been happening in the neighborhood for years but at reasonable pace. This development is not reasonable. I really don't want to see Mount Pleasant become a soulless shopping/condo district for only those who can afford it. Mount Pleasant is rich in history, diversity and creativity and this development does not reflect this or represent the values of the majority of the residents of Mount Pleasant.

I urge you to send this proposal back to the drawing table and please do not approve the height or the current look. I moved into the neighborhood 15 years ago because of the creativity and the diversity of the residents and businesses. I really don't want to be pushed out because one tower was approved paving the way for a fire storm of expensive big box development. When all the artists leave Vancouver what will be left? I really wanted to speak this evening but unfortunately I had to work. I hope my voice will heard just as well through this letter. I urge you to listen to the people.

4/5/2012

Thank you for your time.

Laura Eveleigh

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 3:21 PM
To: Don Gardner
Subject: RE: Rize Rezoning Public Hearing

Thank you for your comments.

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Thank you.

From: Don Gardner s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 3:07 PM
To: Correspondence Group, City Clerk's Office
Subject: Rize Rezoning Public Hearing

Mayor & Council,

I am against this rezoning.

Open mind.

I talked to one of the speakers last night after she had made reference to my comments about Dubai. I explained that I was referring to Masdar the worlds greenest city and the fact they are not promoting high-rises as green or sustainable. She listened, having an open mind, and decided to look into that initiative. I trust that you will also have an "open mind" when considering that this project is not ready to proceed and not let your and the developers cognitive bias stand in the way.

- Confirmation bias: seeking only information that supports your point of view and discounting information that doesn't. Evaluators rarely seek data to disprove their contention.
- Sunk cost and escalation of commitment bias: deciding whether to exit, executives often focus on the unrecoverable money already spent and the sunk-cost fallacy, since large investments can induce the people who make them to spend more in an effort to justify the original project, no matter how bleak the outlook.

I have kept an open mind and listened closely to all the speakers make their points for and against. I have also researched both sides of the debate. That said the following major points still need to be answered.

Density

4/5/2012

Given the fact that Vancouver has grown at less than 6,000 people per year over the last 15 years and in fact dropping to around 5,000 in the last 5 years how much density is already available in the city? Why Is there an urgent rush to build this today, if it is to last a 100 years, and why can't we wait for a better solution for all?

Affordability

All the development to-date has not improved affordability. Your own staff report said they could not find any evidence that densification improves affordability. In talking to property managers it is evident that many condo buildings have rental rates of 30% with some as high as 80%. What impact does this have? It certainly increases market rentals but are the owners forcing higher prices through their investments? Your own staff report also pointed out, like other studies, that affordability is more likely driven by other factors such as income. So what is the city doing to attract more higher paying jobs?

Community

Vancouver is a community of communities that make it special and a great place to live. Each community has its own uniqueness that needs to be enhanced not destroyed. You are now looking at creating a Vietnamese community along Kingsway again adding to the charm and diversity of the city not a sameness of concrete and steel monoliths blocking views of our beautiful mountains and sunlight on our streets. Studies have concluded that people are happier in smaller cities perhaps that's why we in MP and others across the city are trying so hard to hold on to our small community in the bigger community of Vancouver.

Don Gardner

Rize Mount Pleasant re-zoning Kingsway & Broadway V1

Speaker # 220 - Marilyn Gardner , April 4th, 2012

Opening Remarks.

I am a resident of Mount Pleasant and like the majority of my friends and neighbours I am totally AGAINST this rezoning application.

Most Mount Pleasant Residents are not against the development but are against irresponsible development.

The sad part is that most of my fellow Mount Pleasant residents will not be speaking here because they view this process as a complete charade. Let's face it, Council has a reputation of approving virtually every rezoning application regardless of public feedback. The comment I hear most often is that the City always sides with the developer and the decision is already made "so why waste your time". A very sad statement and indicative of a government that does not listen. Will this time be any different?

I personally hope that I can make a difference by being here and expressing many of the concerns of my fellow Mount Pleasant Residents and that the Councillor's in attendance are actually taking notes on their Blackberry's and not just going through the motions and pretending to listen.

So why is this wrong?

One thing that was mentioned is more density, well I went by a relatively new project called The District last Sunday and the entrance was covered with Open House signs... I asked one of the many realtors that live in the building how many units were still vacant. The response I got was over 35 empty units... How many units are still

Rize Mount Pleasant re-zoning Kingsway & Broadway V1

vacant at the Olympic Village site? And so going forward you Mr. Mayor and the developer want to add another 19 story building.. How ridiculous is that? Have you really done your homework?

Another important point I would like to bring your attention to is one of the speakers from the Rize mentioned that this was a great location and pointed out on a map where you can get to in 15 minutes in either direction on transit from the corner of Kingsway & Broadway... Very impressive and very green... So my next question is : why does this monstrous tower need 320 parking spots? The developer's plan should reflect, respect and incorporate Mayor Robertson's vision (no pun intended) of being the greenest city by 2020... How will this monster tower with it's big box store and 320 parking spots , impact the lovely and safe bike route on East 10th avenue? Is your answer: By adding more cars & congestion? This project is an opportunity for you Mayor Robertson to put your GREEN plan in motion by rejecting the current developers tasteless proposal. The developer and architects should be sent back to the drawing board... Let us be truly green and eliminate all parking stalls and make this new development embrace the culture and uniqueness of the residents of Mont Pleasant.

The community plan calls this area the heart of Mount Pleasant. So will Mount Pleasant's heart to be seen as big scary monstrous tower overshadowing this wonderful community? The City planner and developer should be instructed to go back to the drawing board and CREATE and DESIGN something that is alive and thriving that would

Rize Mount Pleasant re-zoning Kingsway & Broadway V1

represent a proud focal point for the community that reflects its uniqueness, heritage and diversity.

Closing remarks

I ask that you send this rezoning application back to planning with the specific direction that they and the developer put into practice what has been suggested over the past 2 months . .

In closing, Mr. Mayor & City Counsellors please do not intentionally destroy our wonderful neighborhood without really considering the consequences to this vibrant neighborhood.

Thank You.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 3:33 PM
To: char hunter
Subject: RE: The Rise

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Thank you.

From: char hunter s.22(1) Personal and Confidential
Sent: Thursday, Ap
To: Correspondence Group, City Clerk's Office
Subject: The Rise

Please re-consider the Rise project. The proposition for this project is untruthful in its deliverance. The need for community space, lower income living and height restrictions in a residential community should be front and center when developing an area. Clearly this is a money grab and the neighborhood will not benefit in any way from this project.

Please email or call if you need any more input.

Char Hunter s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 3:34 PM
To: s.22(1) Personal and Confidential
Subject: FW: proposed RIZE development, Mount Pleasant
Attachments: GHG-Rize-April 5-2012.pdf



GHG-Rize-April
5-2012.pdf (72 ...)

-----Original Message-----

From: Bruce Macdonald s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 3:30 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond
Subject: Re: proposed RIZE development, Mount Pleasant

Dear Mayor and Council,

Please find enclosed a pdf file from the Grandview Heritage Group regarding the proposed Rize development in Mount Pleasant.

Grandview Heritage Group

April 5, 2012

Mayor Robertson and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor and Council,

Re: The Rize - CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

We, the Grandview Heritage Group, are participating in the community planning process that is now going on in the Grandview-Woodland local area. We are concerned that the Rize development could set a troubling precedent along Broadway and other main streets in our neighbourhood.

Like Grandview, Mount Pleasant is a heritage area dominated by many century-old heritage and character buildings. The Rize development's radical 215-foot tower and its 79 to 118-foot shear wall along the residential Watson Street would create a precedent that puts the existing neighbourhood character at risk. The Grandview Heritage Group supports the Residents' Association of Mount Pleasant (RAMP) petition and the Grandview Woodland Area Council (GWAC) letter that are opposed to the Rize CD-1 rezoning application. Alternatively, a desire for increased neighbourhood density can be achieved by less radical means, such as through the unused capacity in the existing zoning.

While it is true that in the Mount Pleasant Community Plan there is a reference to 3 special larger sites accommodating more height and density, the plan does not say that the Rize site should be rezoned. The additional height and density can be provided through the existing C3A zoning with its maximum 1.0 FSR and 30 feet in height that conditionally allows increases to 3.0 FSR and 70 feet in height. On page 25 of the Community Plan it says with reference to the Rize site "Support the design of an iconic (landmark) building when granting permission for higher buildings," but iconic means more than 30 feet in height—not height over the current zoning. Any extra FSR should be based on quality of design, not merely an extra large size. We support the community's position that is confirmed by RAMP's 2,575-person petition, which requests the project be redesigned to meet the existing C3A zoning and conditional guidelines.

We request that the current proposal be referred back to staff for a redesign that is consistent with the area character, and which has achieved community support.

Yours Truly,

Grandview Heritage Group

www.grandviewheritagegroup.org

Reference:

RAMP Petition

<http://www.petitionbuzz.com/petitions/preservemtleasant>

RAMP Website

<http://www.rampvancouver.com/>

GWAC letter to Council on the Rize:

http://vcn.bc.ca/gwac/articles%20and%20media/12-03-26GWAC_RizeAllianceStatement.pdf

City of Vancouver Report:

<http://vancouver.ca/ctyclerk/cclerk/20120227/documents/p5.pdf>

Mount Pleasant Community Plan

<http://vancouver.ca/commsvcs/planning/cpp/mountpleasant/pdf/MPcommunityplan.pdf>

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 1:30 PM
To: Lucas Pavan
Subject: RE: The Rize Project - Rezoning Application for Broadway/Kingway/Watson should be denied.

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Thank you.

From: Lucas Pavan s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 12:38 PM
To: Correspondence Group, City Clerk's Office
Cc: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony
Subject: The Rize Project - Rezoning Application for Broadway/Kingway/Watson should be denied.

Dear Mayor and Council,

Thank you for taking this moment to read the following letter. I do trust that you will take its contents to heart and make a decision on the rezoning of the Rize parcel bordered by Watson Street, 10th Ave, Broadway and Kingsway which is befitting of a group who have been elected as stewards of our City. I was born in Vancouver and have been a resident of Mount Pleasant for six years. Living less than two blocks from this proposed development I am naturally interested in this rezoning process, the development, my community, and how this proposed high-rise might affect me, my neighbours, my neighbourhood itself, and the lives of those that live in, work in, and visit Mount Pleasant. Throughout this process I have heard many differing opinions about the effect the project will have on housing costs, rental rates for residents and business, views and neighbourhood character and others. I do not envy the position that you as Mayor and Council are in simply because whatever decision you make will undoubtedly alienate a group; be it the developer, or the community residents who are either for or against this project. Presently, this is currently a lose lose situation. Not an enviable position. I do believe that in order to make an accurate decision on this project, one needs to look at the absolute "truths" rather than the opinions on any side of spectrum. Opinion and fallacious arguments indicate that the building is too tall or just right, that this development will increase affordability or it won't, that it will cause commercial rental rates to fall or rise, that business will boom with a surge of new shoppers to the area, that this parcel of land is a logical location for a large tower style building, that density equates

height, that development will gentrify the neighbourhood, and that given this is a future transportation hub, that it precludes any other type of design or use of the space in question.

If one looks at the “truths” contained both in the Mount Pleasant Community Plan AND in the development’s drawings itself, you will have ample “absolute” evidence which would provide reasoning to deny this application. There are many, but in the essence of time and for the purposes of this letter, let’s focus on ten.

Ten Simple Truths

Truth #1 – Section 3.3 of The Mount Pleasant Community Plan (MPCP) states that one should “seek to distinguish new development in Mount Pleasant from predominant forms of development in other parts of the City in ways that respond to the unique social, economic, and physical qualities of the neighbourhood.”

Q: How does a podium and 19-storey tower differ from other forms of building found elsewhere in the city, namely on the downtown peninsula, and in other developed ‘node’ areas throughout Vancouver?

Q: Does this development indeed respond to the unique social and economic qualities of the neighbourhood?

Truth #2 – Section 3.3 of the MPCP states that one should find a “good way for contemporary design to also fit in the neighbourhood as an appreciated contrast/complement to preserved heritage, invite and support architectural innovation that creates new legacies of which the community is PROUD.”

Q: Based on what you’ve observed, heard, and read over the last several weeks, would you consider the community “proud” of this proposal?

Q: Do you deem it to “fit” into the neighbourhood, or be architecturally innovative?

Truth #3 – Section 3.3 of the MPCP states that Watson Street should be developed as a special site, perceived as unique in history, character and use, and explore improvements for pedestrians and cyclists, especially through redevelopment.

Q: How does a parking garage for 320 vehicles and a loading bay entry for 8 large delivery trucks explore improvements for pedestrians and cyclists?

Q: How does turning the section of Watson Street Between Broadway and 10th Avenue into a service “alley” develop it as a special site unique in history, character and use?

Truth #4 – Section 3.4 of the MCPC states, as it relates to “large sites”, that “any additional height and density would be contingent on further urban design analysis, including shadowing, view impacts, “look and feel” of the area, “permeability” of the site (the ability of people to see and walk through the site) and other public benefit considerations as noted above.” It goes on to suggest that height and bulk should be distributed “in relation to the character of adjacent streets (e.g. more height along Broadway, reduced height along 10th Avenue and Prince Edward, larger scale on Kingsway vs smaller scale along Main Street.”

Q: How does a 19-storey tower with the longer hypotenuse of the triangular tower facing 10th avenue reflect the requirement for “reduced height along 10th avenue?”

Q: How does a development with a minimum façade of 12 meters surrounding the entire block facilitate the “permeability” of the site?

Truth #5 – Section 3.7 of the MCPC states to “maintain priority support for walking, cycling, and the use of public transit as the preferred modes of travel, and mitigate the impacts of traffic and parking on the livability of Mount Pleasant.

Q: How does 4 levels of parking for 320 vehicles including 8 loading bays mitigate impacts of traffic on the livability of Mount Pleasant?

Q: How does access to the parking garage and loading bay area on Watson St, (in turn accessible

only by turning right off Broadway, or directly from 10th Avenue – a heavily used bike route) maintain priority support for walking, cycling, or the use of public transit as the preferred modes of travel?

Q: What impact will traffic of passenger vehicles AND large Class B and Class C delivery vehicles have on walking and cycling, especially on 10th Avenue?

Q: How are Class C trucks to access the garage on Watson? From Broadway? By crossing 10th Ave?

Truth #6 – Section 3.11 of the MCPC states that we should “build or enhance community capacity throughout the planning and development processes, ensuring that the process seeks common ground and reflects the interests of the broad community.” Further it encourages us to “create mechanisms – both a governance structure and process mechanism – that will engage representatives of the Mount Pleasant community, design professional and the City together, as an ongoing means of identifying new local needs as well as persistent community needs, and collaboratively ensuring that design solutions and implementation strategies will meet those needs in a way that strengthens and enhances the Mt. Pleasant community, while upholding the principles and policies of the Mount Pleasant Community Plan.” < br>

Q: How is this proposal upholding the principles and policies of the Mount Pleasant Community Plan?

Q: In what way has the community been engaged in the process and how has it collaboratively contributed to the design of this building?

Q: How does this development reflect the interests of the broad community?

Truth #7 – Section 5.1 of the MCPC does **NOT** suggest pursuing additional density and height beyond that permitted under the current C-3A zoning. It **DOES** support the design of an “iconic” (landmark) building when granting permission for higher buildings.

Q: What is the definition of “Iconic” or “landmark”?

Q: Does an iconic building equate to tallest building in the vicinity ?

Q: How does the design fit current zoning restrictions given that the MCPC does not propose changing the zoning from current C-3A to any other designation?

Truth #8 – The development’s blueprint proposes parking for 320 vehicles and loading bays for 8 trucks

Q: How is it that a project on a supposed “transit corridor/hub” requires 320 vehicles spaces? Shouldn’t parking be kept to a minimum in order to encourage other modes of transport?

Truth #9 – Density and building height are not mutually dependent. That is to say, in order to achieve residential density, a high-rise tower is not the only solution.

Q: Has this proposal researched other alternatives in design to that single option proposed, or has a tower been the only option on the drawing board from the beginning (with decreases in height in an attempt to make the design more palatable)?

Truth #10 – City Planner recommendations are not absolute truths. If this were the case, then Vancouver would currently have a 1960’s era highway cutting through its historic centre.

Q: Does council have the courage and “vision” to suggest that there are other alternatives to a standard podium and tower development for Mount Pleasant, befitting of its historic stature as Vancouver’s oldest neighbourhood?

Q: Are there other designs that offer an innovative approach to redevelopment?

Residents of Mount Pleasant want to continue to be proud of where they live. Developments should not pit one against the other, new against long-time resident.

While it is my opinion, as a nearby resident (and evidently that of many others) that the tower is too tall, overly intrusive, and not in keeping with the nature of Mount Pleasant, or the MPCP itself, the ‘truths’ confirm this. We have an opportunity to set a new standard, a collaborative approach to design and redevelopment where the result is WIN WIN for all parties.

Currently the Rize proposal **FAILS** to meet the requirements of the Mount Pleasant Community Plan, and it

is council's obligation therefore, to deny the rezoning application as submitted.

Respectfully and with thanks,

Lucas Pavan

Mount Pleasant Resident

City of Vancouver
City Clerk's Office
453 W 12th Avenue
Vancouver, BC V5Y 1V4

April 5, 2012

RE: Rezoning Proposal for 180 Kingsway and 228-246 E Broadway

Dear City Clerk's Office

Please accept these two (2) letters and a petition with seventeen (17) signatures opposing the rezoning proposal for 180 Kingsway & 228-246 E Broadway. Please pass them on to the Mayor & Council and the City Manager before the April 5, 2012 Public Hearing which has been reconvened again from the original February 27, 2012 Public Hearing.

The email addresses and addresses on the letters and petition are to be held in strict confidence; they are not for third party use. This also includes not passing this information on to a political party.

Thank you
Kindest regards

A handwritten signature in cursive script, appearing to read "Grace", written in black ink.

Grace MacKenzie
RAMP- Residents Association Mount Pleasant

Mayor and Council
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

RE: REZONING APPLICATION 180 Kingsway / 228 - 246 East Broadway

Mayor Robertson and City Council

With respect I must express my strong opposition to Rize Alliance's Rezoning Application for a proposed development at 180 Kingsway / 228 – 246 East Broadway.

REASONS:

1. The proposed development does not conform to the new Mount Pleasant Community Plan.
2. The proposed development is out of proportion and will destroy the heritage look and feel of Broadway and Main. This site is surrounded by mainly one and two storey buildings.
3. The proposed development would not provide affordable housing or retail space.
4. The development will put pressure on low and middle income residents and businesses in the neighbourhood, as it will have ripple effects for property taxes and rents in the area.

The new development should conform to current zoning and guidelines:

1. The City's Zoning By-Law.
2. The City's Central Broadway C-3A Urban Design Guidelines.

The iconic heritage Lee Building should remain the significant reference point in this neighbourhood. It should not be overshadowed or obstructed by any new developments. The site should retain the scale and character of Main Street. The tallest tower of the new project should be no higher than 70 feet. The floor space ratio (FSR) should be no more than 3.00, and this should be earned as it was in the new Number 1 Kingsway Community Centre.

SIGNATURE

Marcia Druce

DATE

March 19/12

PLEASE PRINT CLEARLY

NAME

Marcia Druce

ADDRESS

EMAIL and,

s.22(1) Personal and Confidential

Mayor and Council
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

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SIGNATURE _____

Stephen Wilcock

DATE _____

March 19, 2012

PLEASE PRINT CLEARLY

NAME _____

Stephen Wilcock

ADDRESS _____

s.22(1) Personal and Confidential

EMAIL and/or PH _____

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 10:00 AM
To: s.22(1) Personal and Confidential
Subject: FW: Rezoning Public Hearing -
Attachments: RA Memo PH April 4_2012 PART 2.pdf

Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed with the exception of your name.

If you wish to submit further comments to Council during the Public Hearing - including graphics and videos, the comments must be submitted no later than 15 minutes after the close of the speakers list. The comments must not exceed 1500 words.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Gret Sutherland s.22(1) Personal and Confidential
Sent: Wednesday, April 04, 2012 10:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Public Hearing -

To Mayor and Council

The diligent attention paid by Council members to all speakers in this protracted public hearing impresses. Please find appended three recommendations for consideration.

Thank you for your patience,

'Gret

--

Margaret ('Gret) Sutherland
GRET'S Projects Inc
s.22(1) Personal and Confidential



MEMO to Mayor and Council

April 4, 2012

SUBJECT: 228 -246 East Broadway and 180 Kingsway CD-1 REZONING

248 speakers at rezoning public hearing which should be a slam dunk approval based on text of OCP? Several long time residents, who volunteered hours to develop the Mt. P. Vision and OCP, are very disappointed?

Conclude – flawed process has left many disenfranchised

No one at fault – natural evolution requires “a threat” – remarkable confluence of right conditions in Mount Pleasant.

SEEN 18 yrs ago with Joyce-Vanness Area Plan + Collingwood Village
Brokered effort produced extraordinary community group – focus on interests rather than issues... Community chose to accept major density in return for identifiable gain in new Neighbourhood House (CNH), Community Police Office, Elementary school, park, etc.
Visit CNHouse to see immensely successful programs and diverse community
Focus on moving forward....

Recommendations

1. Community Building Process - city may facilitate but not lead – hire experienced community developers (e.g. ‘YES’, Nathan E., Paula C, Jennifer GG, etcetera) - invite speakers (RAMP, BIA, churches, VPD, City, Mt P Neighbourhood House, Developers, residents) - all must have skin in the game - contribute time + \$
 - a. Warning - becomes harder for City as regulator when various communities become independent/self-organized... however overall gain is more vibrant city
2. CD Area Planning Study for Uptown Centre – three major mall sites – will give focus and test out tenets of OCP – to be used creatively with item 1
3. Amenities Strategic Plan (10 years) – Builds trust with communities and provide guidance for Staff and Developers...
 - a. Foster creative policies (egg operating endowment as per CNH) – allows more independence for amenities from city as grant giver (currently not encouraged by Sr. Staff)
 - b. Find new ways for using public art funding (other than another spring sculpture on the beachfront) ... like an operating endowment for artist production studio?

Thank you - appreciate your consideration

Margaret (‘Gret) Sutherland
Speaker 165

Hildebrandt, Tina

From: Leona Rothney s.22(1) Personal and Confidential
Sent: Thursday, April 05, 2012 5:11 PM
To: Correspondence Group, City Clerk's Office
Subject: RIZE rezoning application

I hope you do the right thing and turn down the re-zoning application. You have heard numerous people speak up against this and I am sure you know by now how many residents of Mt. Pleasant are against re-zoning. This tall glass and cement tower does not fit in with the heritage look and feel of Mt. Pleasant.

I am a member of the Mt. Pleasant Implementation Committee and I am against the re-zoning application in it's current form.

L. Rothney

4/5/2012

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 05, 2012 5:07 PM
To: West End Neighbours
Subject: RE: West End Neighbours opposes Rize Alliance rezoning at Kingsway and Broadway (public hearing continues April 6)

Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed with the exception of your name.

If you wish to submit further comments to Council during the Public Hearing - including graphics and videos, the comments must be submitted no later than 15 minutes after the close of the speakers list. The comments must not exceed 1500 words.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: westendplanning@gmail.com [mailto:westendplanning@gmail.com] **On Behalf Of** West End Neighbours
Sent: Thursday, April 05, 2012 5:03 PM
To: Correspondence Group, City Clerk's Office
Subject: West End Neighbours opposes Rize Alliance rezoning at Kingsway and Broadway (public hearing continues April 6)

April 6, 2012

To : Mayor and Council!

Re: West End Neighbours opposes Rize Alliance rezoning at Kingsway and Broadway (public hearing continues April 6)

West End Neighbours supports the position of the many residents in Mount Pleasant opposed to the Rize Alliance rezoning proposal for a 19-storey tower at Kingsway and Broadway. Many points against this rezoning have been raised in the first five nights of the Public Hearing, but we emphasise the following reasons for our opposition:

1. The proposal does not fit with the Community Plan for Mount Pleasant developed after broad community consultation and recently approved. The Rize Alliance proposal includes a tower 215 feet in height and an overall floor space ratio of 5.55. This is significantly out of scale for the neighbourhood and the site, and is at a scale not supported by the community in the consultation process. In addition, the proposed 118-foot-high building along Broadway would have significant negative impacts on the livability of surrounding buildings and the pedestrian character of the fronting streets. The tower & podium model is not an appropriate fit for this low and midrise residential neighbourhood.

2. City Council needs to demonstrate that the City's community planning processes have integrity, especially because planning processes are about to begin in the West End, as well as in Grandview and

Marpole, requiring a considerable investment of tax money, staff time, and volunteer time from the public. A Council approval of the current Rize Alliance proposal would raise serious questions about the integrity of planning processes, and lead citizens and community groups to question the value and meaningfulness of the new consultation processes.

Please reject the Rize Alliance proposal and instruct the applicant to go back to the drawing board until they can come up with a proposal more consistent with the intent of the Mount Pleasant Community plan, one more acceptable to the surrounding community and one within the density limit allowed by the current C3A zoning. We hope you will do this to respect the trust in City Hall given by citizens across all of Vancouver.

Sincerely,

Manny Pereira
President, West End Neighbours