

**Hildebrandt, Tina**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 27, 2012 4:42 PM  
**To:** Stuart Alcock  
**Subject:** FW: Additional remarks on Rize Development Application  
**Importance:** High

Thank you for your comments.

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Thank you.

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**From:** Stuart Alcock s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 27, 2012 8:17 AM  
**To:** Public Hearing  
**Subject:** Additional remarks on Rize Development Application

Dear Mayor and Council:

I would like to offer three brief additional comments as follows:

1. Earlier in the hearing, Councillor Meggs asked a participant about the acceptability of the height of the Lee Building when it was built. This raises two background issues: (a) Did the City have zoning and development by-laws similar to today's in place in 1912?; and (b) If so, were they being relaxed in that era because the intersection was being seen as potentially Vancouver's downtown, reflected in the change of street names to Main and Broadway? The City Archives might be able to offer information.
2. The tightly constrained site undercurrent review is about half the size of a "normal" city block. This means that significantly increasing density results in design that is either a "fortress" or a tower, or some combination of the two – which is what Rize is proposing. What other design options were explored by the City and Rize, including exploring options at lower density? This is not discussed in the Staff Report so only questioning by Council might discover the answer.
3. I observed that we are poorly served by the Staff Report. Having worked in a variety of large and small bureaucracies, I am aware that reports drafted by "front-line" staff can be edited, altered and even censored as they get screened through the bureaucracy to reflect supervisory, management and corporate concerns and pre-occupations. There is no information in the report to provide staff and the public with insight into the concerns raised by staff in their conversations with the developer. Again, only Council's questions can uncover this.

Thank you.

Stuart Alcock

**Hildebrandt, Tina**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, April 04, 2012 10:41 AM  
**To:** Carl & Wendy Bandura  
**Subject:** RE: Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

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*Thank you.*

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**From:** Carl & Wendy Bandura s.22(1) Personal and Confidential  
**Sent:** Wednesday, April 04, 2012 8:53 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

Dear Mayor and Council

I am writing in opposition of the Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway. Having driven in this area numerous times, and dealing with the traffic congestion for driving and especially parking, I feel this development proposal will not met the needs of the Mount Pleasant Community. Please consider the proposals being presented by local residents in this area, as they have to live with the outcome of your decision.

Thank you for your time

Sincerely,  
Carl Bandura

**Hildebrandt, Tina**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, April 04, 2012 9:38 AM  
**To:** Carl & Wendy Bandura  
**Subject:** RE: Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

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Thank you.

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**From:** Carl & Wendy Bandura s.22(1) Personal and Confidential  
**Sent:** Wednesday, April 04, 2012 9:10 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

Dear Mayor and Council

I am writing in opposition of the Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway. I feel this development proposal will not meet the needs of the Mount Pleasant Community. Building an overly large complex such as this one will destroy the uniquely heritage feel of this community. I enjoy coming to this area for just that reason and to enjoy the small shops. Please do not turn every lovely Vancouver community into a Yaletown or False Creek. Is it not possible to leave the zoning as is for some of the Vancouver areas? Please consider the proposals being presented by local residents in this area, as they have to live with the outcome of your decision.

Thank you for your time

Sincerely,

Wendy Bandura

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 02, 2012 9:51 AM  
**To:** Jen Kelly  
**Subject:** RE: Rezoning Application 228-246 E Broadway & 180 Kingsway

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Thank you.

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**From:** Jen Kelly [s.22(1) Personal and Confidential]  
**Sent:** Saturday, March 31, 2012 6:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application 228-246 E Broadway & 180 Kingsway

Dear Mayor and Councillors,

I live at Main St and 10th Avenue and am strongly opposed to the rezoning application at 228-246 Broadway and 180 Kingsway.

I have recently moved to Mount Pleasant from Downtown. I was looking for a neighborhood with a real community atmosphere and found it in Mount Pleasant with independent stores, pedestrian lifestyle and right on a bike route! It's a beautiful community to cherish and nurture and it would be shameful to see large, featureless buildings ruin the neighborhood.

I am not opposed to development but it has to respect the community and it's development plan.

The Mount Pleasant Community Plan says that new development should keep the neighborhood context in mind and consider the residents as an important ASSET to the development process.

By reducing building from 26 to 19 stories but tinkering with the floor height so the overall building height is no different shows that the developers have no interest in negotiating. This a strong indication the public consultation process is failing.

The proposal will cause significant congestion around Broadway, Watson Street and 10th Avenue which is a popular bike route.

The 9,200sq ft of artist space has been dropped.

There is no affordable housing in this project. People who rely on affordable housing should be able to share this community. If we put money aside for affordable housing projects that's exactly what they become, projects, stigmatized ghettos somewhere else when we could be creating a more diverse community at the Rize.

We've heard a lot about the Lee building, it's an iconic building in Mount Pleasant even after 100 years but will we really love the Rize in another 100 years? I don't think so.

Why are so many people moving to metro Vancouver? Because it's a beautiful place to live so we need to work to keep it that way.

I'd like to see a low to mid rise development in keeping with the beautiful brick buildings in the area that welcomes artists and low income families.

Yours Faithfully  
Jennifer Kelly

Sent from my iPad

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, April 04, 2012 9:43 AM  
**To:** Lear, Scott [PH]  
**Subject:** RE: comments on RIZE development at Broadway and Kingsway

Thank you for your comments.

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Thank you.

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

**From:** Lear, Scott [PH] **s.22(1) Personal and Confidential**  
**Sent:** Wednesday, April 04, 2012 8:36 AM  
**To:** Correspondence Group, City Clerk's Office; Public Hearing  
**Subject:** comments on RIZE development at Broadway and Kingsway

Hi

I have not been able to attend any of the public hearings for this development but I would like to express my opinion nonetheless.

I own and live at the corner of Quebec St and East 17th Avenue and therefore spend much of my time along Main St.

I am opposed to the current RIZE development plan. My main opposition is the extreme height of the proposed development. At 19 storeys, this tower will stick out and be an eyesore for the community, much the same way the King Edward development is at Knight and King Edward.

The Main Street corridor has been praised around the world and cited as one of the best streets in Canada. This is due to the design of the corridor with low-rise, accessible buildings, non-franchise retail outlets, restaurants and coffee shops. The RIZE development will change this nature and move Main Street from a distinct and flavourful area to one of just another busy street with shops (see how Metrotown looks, or the area around the Main St Skytrain station).

While I believe that increasing density is a good thing to pursue as it reduces the environmental footprint and facilitates healthy lifestyles, there are other ways to obtain this, and creating a tower of less than eight stories or moving the development further north will be more acceptable.

At present, I do not support the development plan.

Thanks  
scott

Scott Lear, PhD  
Pfizer/Heart and Stroke Foundation Chair in Cardiovascular Prevention Research at St. Paul's Hospital CIHR New Investigator Associate Professor, Faculty of Health Sciences Associate Professor, Department of Biomedical Physiology & Kinesiology Member, Division of

Cardiology, Providence Health Care Simon Fraser University Harbour Centre Campus  
515 West Hastings Street  
Vancouver, BC  
V6B 5K3  
778-782-7916 (phone)

**Hildebrandt, Tina**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 02, 2012 11:48 AM  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: 10th and Kingsway Rezoning

Thank you for your comments.

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Thank you.

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**From:** shelagh lindsey s.22(1) Personal and Confidential  
**Sent:** Monday, April 02, 2012 11:41 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 10th and Kingsway Rezoning

**To the Mayor and Council****City of Vancouver****Rezoning at 10<sup>th</sup> and Kingsway, Vancouver****By Shelagh Lindsey,**

s.22(1) Personal and Confidential

Let's step back from the discussions of the rezoning issues of this development. All of which can probably be solved so that the developer may still make a profit.

What continues to be overlooked at the hearings are not so much issues



of urban design but social, ecological and sustainable factors. If these factors are considered then the project should not be at that intersection. Don Luxton in his extensive study of historic buildings in Mount Pleasant mentions “Pioneer Junction” at Clark and Kingsway which has a small public open space. Similarly there could be a *public plaza at 10<sup>th</sup> and Kingsway* in anticipation of the rapid transit station. Such a plaza would also contribute to the urban approach to “Old Mount Pleasant Town” (Luxton) from Broadway to 2<sup>nd</sup> in which many of the buildings are low scale.

What is proposed for 10<sup>th</sup> and Kingsway does not consider factors like liveability, quality of life, visual access to the ground and safety. Broadway and 10<sup>th</sup> is a 24/7 major transportation corridor and connector. To dwell there residents would be bombarded by noise, traffic, pollution and a sense of disengagement from their neighbours. The quality of life individuals aspire to is a place that symbolizes their own identity combined with neighbourliness. They develop a sense that others are nearby. For place and neighbourliness to occur residents wish to have a sense of the ground visually. A limit of maybe 10 stories makes this possible. Residents who retain their privacy while visually in contact with their neighbours are more likely to share responsibility for the care of the land around them however small. Their surroundings - the neighbourhood must be safe and secure. The residents have a stake in maintaining their own safety. They also can participate in decisions about the sustainability of where they live together. A major intersection, which has a high volume of traffic movement 24/7, is not the location for

. development that is consistent with what we understand to be a neighbourhood in which quality of life is imperative. The Mount Pleasant Community Plan implies that the project is not consistent with the aspirations for this neighbourhood in spite of comments to the contrary by representatives of Rize Developers.

From: Correspondence Group, City Clerk's Office  
Sent: Wednesday, March 28, 2012 9:56 AM  
To: Karen MacDonell  
Subject: RE: I oppose the Rize development

Thank you for your comments.

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Thank you

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

From: Karen MacDonell **s.22(1) Personal and Confidential**  
Sent: Tuesday, March 27, 2012 10:14 PM  
To: Correspondence Group, City Clerk's Office  
Subject: I oppose the Rize development

Dear Mayor and Councillors of the City of Vancouver,

I am a resident of Mount Pleasant and am strongly opposed to the RIZE Alliance rezoning application in its current form. The structure is first and foremost too tall relative to the rest of the neighbourhood and thus will be an eyesore and throw shadow and detract from view lines. I am supportive of increased density but not through excessively tall buildings and cookie-cutter retail space. 7 floors - yes. 19? No.

Let's increase density but in a more consistent pattern throughout the neighbourhood - not all in spikes of isolated skyscrapers.

Thank you,  
Karen MacDonell, PhD, MLIS  
**s.22(1) Personal and Confidential**

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 02, 2012 2:33 PM  
**To:** Ingrid Sulston  
**Subject:** RE: Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

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Thank you.

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**From:** Ingrid Sulston s.22(1) Personal and Confidential  
**Sent:** Monday, April 02, 2012 1:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway

Dear Mayor and Council

I am writing to oppose the Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway.

The current proposal is in the best interests of the building developer, rather than meeting the needs of the community that live and work in the neighbourhood.

I urge you to work with the local residents in the development of this land. They know what kind of building will best enhance the Mount Pleasant Community. They will help shape creative and maybe unforeseen solutions to building replacement, and will then embrace the new building and its residents.

Thank you for listening to the public that make Vancouver great,

Ingrid Sulston

Vancouver resident  
s.22(1) Personal and Confidential

**North West Point Grey Home Owners'/  
West Point Grey Resident's Associations**



1675 Trimble Street  
Vancouver, B.C. V6R 4J6  
March 31, 2012

Mayor and Council  
City of Vancouver

Dear Mayor and Council:

Re: Rize Alliance CD-1 Rezoning at Broadway and Kingsway

As a neighbourhood organization dedicated to representing the collective views and interests of the local community, we also recognize that it is important to support the broader aspirations of community organizations across Vancouver. Consequently, we join the Residents Association Mount Pleasant (RAMP) in their opposition to the current proposal for the Rize Alliance development at Broadway and Kingsway.

Having reviewed the proposal for rezoning and development at 228-246 East Broadway and 180 Kingsway, we concur that the current proposal should be modified as requested by more than 2575 signatories of the RAMP petition:

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

The petition requests that the Rize be redesigned to fit within the context of the neighbourhood, be consistent with the Mount Pleasant Community Plan and with the existing C3A zoning bylaw for the area.

Please respect Mount Pleasant's aspirations to develop in a sustainable fashion that welcomes increased density while retaining the character and affordability that local residents have identified as essential to their neighbourhood's future well being.

Yours truly

A handwritten signature in cursive script that reads "Phyllis A. Lyons".

President