

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 2:21 PM  
**To:** Ben Amundson  
**Subject:** RE: Rezoning Application

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** Ben Amundson s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 29, 2012 1:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application

Hello,

I'm writing to show support for a rejection the rezoning application for 180 Kingsway and 228-246 East Broadway. It definitely violates the intent of the Mount Pleasant Community Plan because the building is too cookie cutter, does not include a community art space. This is not a community-building building. By changing zoning laws to build towers that are above 8 stories, the city actively facilitates community destruction. People lose a sense of community when they are packed into massive buildings. Please keep Mount Pleasant a community orientated space. Do not change zoning laws because developers want to extract profit from our neighborhoods. Stand up against developers and ensure that all development builds our community instead of destroying it.

Thank you~Ben

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 9:55 AM  
**To:** Lorna Brown  
**Subject:** RE: Rezoning Application Feedback: 228-246 East Broadway and 180 Kingsway

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: [pat.boomhower@vancouver.ca](mailto:pat.boomhower@vancouver.ca).

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**From:** Lorna Brown s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 29, 2012 8:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application Feedback: 228-246 East Broadway and 180 Kingsway

Dear Mayor and Council,

I am an artist, curator and writer. I currently live and work in Mount Pleasant, and have lived in the East Side of the city for close to three decades. I am writing to state my opposition to the rezoning application for the proposed Rize development at Broadway and Kingsway.

Our city is home to the highest concentration of artists of any city in Canada, and the character and vitality of our neighbourhood reflects this reality. As our elected representatives, you have a responsibility to defend, and further, to improve the capacity of artists and cultural workers to continue to live in and contribute to the communities we helped to build. I believe that the proposed Rize development is a significant threat to this objective. To approve this rezoning application would contradict many of the stated policies of City Council regarding its commitment to the arts, its priority to address the studio space crisis, as well as its intentions regarding the lack of affordable housing.

This issue has a personal dimension for me: along with many other artists, my studio was located at 246 East Broadway and was destroyed by fire on Christmas Day, 2009. I would like to share with you the effects of displacement on an enterprise such as mine, since it will illustrate the impact of relocation on the art community in general, should work space and housing become increasingly unaffordable and artists can no longer live or work here. That Christmas morning marked the beginning of an ongoing struggle to rebuild the independent artistic practice that is my livelihood. Securing a new space to work, negotiation with the insurance company, legal consultation, replacing business records and documents, equipment and the like were tasks that needed to be done while at the same time meeting current and ongoing commitments in order to keep my practice afloat. My accountant commented that few businesses survive this kind of forced relocation. No amount of insurance could compensate for the cost of rebuilding, lost income and lost opportunities. In this way, my experience parallels what I see in the near future for the many artists, arts organizations and creative small businesses that make Mount Pleasant such a vibrant neighbourhood. By contributing to the increased costs of work spaces, exhibition spaces, and housing in our area, the Rize development will lead to a 'planned' and systematic displacement of our community. At the same time, it will create a deficit to be borne entirely by the sector that has developed the principal assets of this community, the very qualities that make it valuable.

While I am not opposed to responsible development, nor to positive change in my community, the proposed Rize development is neither. It offers no housing that anyone in my community can afford. It offers no tangible benefit to the street life, local business community or cultural health of Mount Pleasant. It is a harbinger, in fact, of the destruction of what is valuable and treasured by residents.

It will threaten the local presence of a vital and internationally recognized art community. In an interdependent relationship,

the art community supports and generates significant economic activity and a host of social benefits through a combination of non-profit, for-profit and social profit ventures. The art community contributes to a very high quality of life even for those on very modest incomes – ours and our neighbours. This delicate and successful balance needs viable, stable and healthy organizations like artist-run centres and local businesses. We rely upon volunteer labour as well as paid work, creative collaboration based on shared values, and cooperative attitudes. These currencies are scarce when residents – our audiences, our young colleagues, our neighbours - struggle to earn enough money for a place to live or to work. Generosity and cooperation are not part of the business plans of the franchise operations that are replacing small, independent businesses up and down Main Street. Irresponsible development, with its focus on short-term gain, threatens the precarious balance that exists in this neighbourhood, and if it gains the support of city hall, the decades of very tangible investment by artists and our supporters will be squandered, with no benefit to anyone in our community. To approve this rezoning application is to ask our community to not only forfeit what we have already contributed, but to also shoulder the losses arising from our displacement.

At the moment, on the corner of Broadway and Kingsway, a very orange marketing campaign occupies the location destroyed by the fire. It consists of several temporary walls, some temporary fencing, a temporary bench. Papering the walls are enlarged facsimiles of artworks. There is an evergreen tree with sparkly tinsel, no doubt potted for ease of removal. It mimics an art installation of the friendly, community-minded variety in a cynical attempt to appear like a good neighbour. It seriously underestimates its audience, who recognize that this unused, fake park, this branding exercise, is planted on a site where family businesses, creative work and long-term practices were once active. There is no pleasure to be found in this unintended irony.

If the development is well represented by its marketing, we can expect something clumsy, poorly executed, and out of touch with the community in which it is placed. It will consider art to be wallpaper, only valuable as propaganda, as a temporary diversion. Artists themselves will be considered expendable, a resource successfully tapped to extinction. The development will leverage the investment made by our community while at the same time ensuring that we cannot profit from it. The development, as a precedent and a formula, will be replicated in other artist-friendly neighbourhoods.

If Council is serious about its claims that ‘everyone who wants to live in Vancouver should be able to live here’, if it truly values what artists, volunteers, audiences and cultural workers have contributed to our success as a city, then it will choose to prevent the forced relocation of our community. If pushed out of the city into the suburbs - or more likely into other cities - this displacement will be permanent.

Sincerely,

Lorna Brown

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 11:46 AM  
**To:** Guy Cross  
**Subject:** FW: REZONING: 228-246 East Broadway and 180 Kingsway

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**From:** Guy Cross s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 28, 2012 5:32 PM  
**To:** Correspondence Group, City Clerk's Office; Public Hearing  
**Subject:** REZONING: 228-246 East Broadway and 180 Kingsway

Dear Mayor and Council,

**I am writing to express my opposition to the subject proposed rezoning.**

Frankly, while I've not followed related public consultation process closely, I am aware that the local neighbourhood is largely opposed to the proposed scale and form of development (as per record of consultation feedback). In particular, my understanding is the prevailing view of the Mount Pleasant community is that the proposed development is inconsistent with the Mount Pleasant Community Plan and would undermine the character, livability and ultimately the affordability of the neighbourhood. I encourage Mayor and Council to respect the well considered and established view of the local neighbourhood and to reject current proposed rezoning.

Guy Cross  
Vancouver



**From:** Guy Cross s. 22(1) Personal and Confidential

**Sent:** Tuesday, February 28, 2012 5:32 PM

**To:** Correspondence Group, City Clerk's Office; Public Hearing

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Guy Cross

Vancouver

From: Correspondence Group, City Clerk's Office  
Sent: Wednesday, February 29, 2012 11:47 AM  
To: s. 22(1) Personal and Confidential  
Subject: FW: The Rize Development

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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

From: Laura Eveleigh s. 22(1) Personal and Confidential  
Sent: Wednesday, February 29, 2012 3:16 AM  
To: Public Hearing  
Subject: The Rize Development

I have been a resident of Mount Pleasant since 1998. I have seen many buildings go up and many buildings come down. Right now in Mount Pleasant we have new buildings which fit into the historic character and scale of the neighborhood. This is a step in the right direction the Rize Development is not a step in the right direction. It's far too tall, provides retail space suitable for businesses with deep pockets and ascetically it does not compliment the unique character of the neighborhood. The height needs to be brought down to match the neighboring buildings. This development has no rental suites, affordable housing or any public amenities included in the design and again it's far too tall. I see very little benefit to the community by allowing this massive development to be built. Please add my name to the growing list of residents who oppose this project. Please listen to and address the concerns of the many residents who are against this project. It is not a welcome addition to the neighborhood.

Regards,

Laura Eveleigh

From: misskim glennie s. 22(1) Personal and Confidential  
Sent: Monday, February 27, 2012 6:15 PM  
To: Public Hearing  
Subject: Rize Alliance CD-1 Rezoning: 228-246 East Broadway & 180 Kingsway

Hello,

Unfortunately, I cannot attend the meeting, but I was a member of the CLG for the Mount Pleasant Plan.

I'm disappointed on the current proposal for several reasons:

The height of 26-storey building tower height (245 ft) is not right for the neighbourhood. Residents made it clear that they preferred lower heights (no more than 10 or 12 stories)

The character of the building is too generic.

The project no longer has artist space.

The project does nothing to remedy the need for affordable housing.

Governments need to be responsible to their voters and create subsidized housing, co-ops and offer incentives to property owners to alleviate the affordable housing shortage - such as legalizing basement suites, allowing laneway housing etc. Some of these initiatives are in place, but more needs to be done. The market is not an objective, balanced and fair way of determining needs of citizens, and also, current government policy is unequally tipped to developers, who fund our political parties. Cities are more than free-for-all investment schemes, they are communities where real people work and support families. Our municipal policies need to represent the voters who live in those communities, not rich overseas investors, if we are to be functioning communities.

Thanks for your consideration,

Kim Glennie  
Mount Pleasant resident

From: Correspondence Group, City Clerk's Office  
Sent: Wednesday, February 29, 2012 5:37 PM  
To: s. 22(1) Personal and Confidential  
Subject: FW: Rize

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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

From: Michael Greig s. 22(1) Personal and Confidential  
Sent: Wednesday, February 29, 2012 12:20 PM  
To: Public Hearing  
Subject: Re: Rize

On 2012-02-29, at 12:18 PM, Michael Greig wrote:

- > Hello,
- > I wanted to voice my opposition to the proposed Rize project.
- > I'm not against the densification, but rather the height of this project. Casting long shadows for a good portion of the year, as well as blocking out the view of the sky. This would be the open door for similar projects, as well as a complete eyesore.
- > Mike Greig
- > 17 year resident of Mt. Pleasant

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 11:50 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Open Letter re. Rize Development

**Attachments:** Letter to City Council re. Rize Dezoning Application.pdf; DSC02960.JPG; DSC02967.JPG

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** James Steidle s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 29, 2012 11:20 AM  
**Cc:** courier.yvr@gmail.com; contact@straight.com; Public Hearing; dward@vancouver.sun.com; laura.baziuk@corusent.com; News Reporter - WE (WestEnder); tim.stevenson@telus.net; geoff\_meggs@telus.net; Kevin Quinlan; Andrew Radzik; Robertson, Gregor; Deal, Heather; Matt Burrows; Raymond Louie; CSG Reception, E.Wing 3rd; Carr, Adriane; Jang, Kerry; Reimer, Andrea  
**Subject:** Open Letter re. Rize Development

Summary:

This proposed rezoning will:

- Lead to the concentration of property ownership and property parcels contrary to the decentralized ownership and parcel division present in Mount Pleasant
- Result in a monopolization of urban space by a single actor where there were once many leading to exclusion, loss of opportunity, and suppression of architectural expression
- Create 281 underground parking spaces at great cost leading to high rents and property values that will further exclude tenants, small artisans, local businesses, and lower income socioeconomic classes. Only chain franchises and people with cars will live here (or maybe not even live there, just own it for speculative purposes).
- Lead to the loss of an architectural icon in the Jenson Building and the opportunity to turn this structure into an art gallery or interdisciplinary space of creation (see attached photos)

Far more thought can be put into this project than what appears to have been the case so far. This is an opportunity that we are about to waste. thanks for reading.

James

--

James Steidle  
s. 22(1) Personal and Confidential

February 29, 2012

**A letter to City Council regarding the proposed Rize Rezoning on Kingsway and Broadway**

I don't support this project in any way shape or form. Let me first start off by saying the Rize development is not the shining example of the solution to all of Vancouver's problems its proponents or city staff claim it to be. Any number of proposals could be construed as achieving these goals and more convincingly than a luxury project for chain franchises and car drivers.

No, there is nothing grand or emblematic about this project. It is simply a proposal backed by a far-flung and widely dispersed network of global financiers to build an oversized structure, anchored by high-rent paying franchises, with expensive and environmentally regressive underground parking, to house- or perhaps more accurately, since many of the owners will likely be offshore speculators- to be owned by, a few rich people. Ultimately, this project is a massive exercise in social, economic, and environmental engineering that pays lip service to the grandiose goals of the urban planning profession while cynically and misleadingly undermining them all. It will displace, exclude and monopolize the future of an important site. Sadly your only guidance on this very important decision is a poorly written, sycophantic document that reveals a total lack of vision, imagination and leadership, giving a free pass to the developer while skating over a number of critical issues.

Let's start with the issue of centralized property ownership. The character of Mount Pleasant is no easy thing to pin down but one defining feature of the area is that it is for the little guys. Property ownership here is decentralized and small scale. There are often a half dozen or more different landowners and property parcels on a given block's street frontage. This small scale model has led to one of the densest, most vibrant, and most pedestrian oriented neighbourhoods in the city. Small scale artisans, producers, artists and vendors thrive and they've done it with no help from your planners or mega-developments like this one. Small scale works, it is preferable, and it needs to be retained. This in my view is the core of the debate, which unfortunately your city report before you says nothing about.

What this application proposes is a fundamental shift in the concentration of land ownership and perhaps more importantly land division, in the heart of this community. It proposes that a single, internationally financed real-estate entity gobble up a bunch of formerly independent property parcels and consolidate them into one. More so than the issue of height, the precedent of concentrated land ownership and division is the most insidious aspect of this proposal. If it passes, it means it will happen elsewhere. As long as it doesn't exceed the height limitations, big real estate bodies will begin buying up multiple parcels and consolidating them. Big, block-size developments such as on Main and 18<sup>th</sup> where the small scale character of the surrounding streets is now mirrored by a massive Shoppers Drug Mart and a TD Bank will become the norm. This is the draining

and displacement of local production and culture in favour of a faceless, oversupplied, globalized good. You may think, on some abstract level, or in some soulless, hyperconservative corporatist context that this is progress, but I'm afraid it is not.

Neighbourhoods where streets support dozens of different buildings built, financed, designed and tenanted by dozens of different financiers, architects, and tenants are far more interesting, vibrant, and let's not forget economically just. Perhaps planners and architects have lost sight of this fundamental truism in their rush to push through mega, block sized projects. Lots of ownership equals lots of opportunity, diversity, and freedom. The most interesting streets of any city are not the ones dominated by block-size mega-developments owned by an abstract global investing "public." They are where the small scale thrives.

One thing that Alex De Toqueville admired about America in his mid-19<sup>th</sup> century survey of the place was the dispersed and decentralized nature of property ownership. Unlike Europe, where the nobles, Kings and aristocrats owned and monopolized and benefited from huge tracts of land while the little guy had nothing, America was owned by all. The result was a vibrancy of public engagement, of democracy, and economic justice. If this council stands for these principles, I certainly hope they will realize that this project and its pursuant monopolization of the architectural, social, aesthetic, and economic space of this critical intersection, is contrary to them. It is absolutely imperative that you do not allow the consolidation of these parcels in this rezoning application. Nobody asked for this. The community plan didn't ask for this. Locked into a single parcel it remains this way forever. Keep the property titles and divisions separate. Develop them, at high density if you must, separately. That way, in the future, these parcels may be sold off at the owner's free will, reestablishing the decentralized nature of property ownership and parcel division that is the norm in this neighbourhood. Our society is slowly fading into the haze of inequality, concentrated ownership of wealth and property and opportunity that all great civilizations have ended with. This project moves us in that direction.

Now let's talk about the parking. A parking space is an extremely important aspect of this project's negative social engineering because it means a lot of things. For one thing, it means you need to spend a lot more money on your home or your commercial lease. Digging out four stories of dirt and rock and pouring it full of a cement is the most expensive and time consuming parts of construction. The cost it adds to a unit is huge, anywhere between \$50,000 and \$100,000 per home, maybe more. You talk about affordable housing, you don't achieve it by requiring parking. Worse, the result is an infrastructure that locks you into automobile dependency. Why would you spend a fifth of your home's cost on a parking stall and not use your car? If someone is wealthy enough to throw down tens of thousands of dollars on a parking space, do you think they are the transit riding clientele you are looking for? Looked at another way, why would a cyclist who does not own a car, and chooses not to, buy one of these condos? Why would a local artisan lease a space that has a parking stall premium? By requiring 280 parking spaces this project is basically blocking an entire class of people and businesses from ever living or existing there. It guarantees that the shops will be high-rent franchise chains. This is social engineering in its worst form, and I'm surprised, given the

progressive credentials of this council, the parking requirements still exist in this city in any form, let alone for this landmark project. It is truly an act of gross negligence that this staff report makes not one mention of this. Eliminate the parking requirements and options for architectural, scale, and socioeconomic considerations expand considerably. There is no underground parking in the Lee Building. There is no underground parking in any of the buildings within a one block radius. There is little underground parking in the West End, the example of high density living you use an example in support of this project. Eliminate the parking and small parcel size development, like what was there before, makes sense.

Finally I want to talk about the Jensen building. Again, what the council report sadly fails to mention is that the greenest building is the one that already exists. I wonder, how many of you have been in this building? It is in my opinion an architectural gem if only for the fact the triangular wood beam structure, constructed from old growth Douglas Fir, is inherently unique and in this respect, a significant, if underappreciated, historical icon. Its open floor plan and high ceilings make it a perfect gallery space. This building should be kept just the way it is, not sterilized of its character as architects like to do with other old structures. Keep it exactly the way it is and turn it into an art gallery, or a Bauhaus inspired interdisciplinary centre with woodworking, pottery, art, and multimedia studios. With an innovative and creative idea along these lines you'll get the money from somewhere. Team up with the VAG. The contribution such a project would make to the heart and soul of this community would outweigh the short-term financial costs. Develop the parcels that got burned down, independently. But keep the Jensen Building. There are tens of vacant lots in the area that can be developed if density is the goal. We don't need to tear down a perfectly good one. Make it something for the community. It's already there and it is far more valuable as an architectural landmark and potential gallery than this proposed tower of monolithic, generic, and unimaginative scale.

James Steidle

s. 22(1) Personal  
and Confidential



**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 01, 2012 1:15 PM  
**To:** Michael Kluckner  
**Subject:** RE: Rize development at Broadway and Kingsway

**Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.**

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**From:** Michael Kluckner s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 01, 2012 12:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rize development at Broadway and Kingsway

Dear Mayor and Council,

As a long-time observer of Vancouver development and advocate for heritage neighbourhoods and buildings, I would like to offer a few brief comments about the Rize development; I am doing it by letter as I don't want to add to the length of the public hearing.

First, Watson Street is treated insensitively. Truck loading? Watson Street is a very unusual half-block street in gridiron Vancouver and should be cherished and celebrated. This DP treats it very poorly.

Second, a 19 storey tower would be overwhelming to the fine texture and scale of the existing community. There has been a battle over whose perspective drawings are telling the truth. I suggest that anybody wondering what 19 storeys would look like should go look at Kerrisdale, where there is a mix of 10-storey high-rises together with lower-rise buildings and houses. If you think those heights work, imagine them doubled.

Third, there are good designs recently added to Mount Pleasant which are effectively 3.0 FSR. The rental/mixed use building at 1 Kingsway, where my daughter recently lived, is an excellent example. Its apartments relate to the street rather than being aloof from it in a vertical gated community atop a podium.

Fourth, city residents including me are getting absolutely tired of the tower-on-podium model and see no reason why this design should escape from downtown and be rewarded here with extra density. How do these things get through the Urban Design Panel? If the panel is so stuck in its ways, perhaps it needs some new members? I'm sorry, but this building looks like Metrotown. As Witold Rybczynski asked his audience at a lecture in Vancouver last October, "Why did you want to make your city look like Singapore?"

Fifth, the city should look to an earlier building model to reward with extra density. I believe that Anchor Point, built at Burrard and Pacific by Daon in the late 1970s, shows the way. Its 6-8 storey brick buildings are set on the street line, similar to the historic Vancouver model in Mount Pleasant and the West End; it has 465 units with an urban park within the "U" formed by the buildings. This type of project, I suggest, would see wider support in the community, would allow the developer a decent return, would make good use of a significant site at a major transit crossroads, and would distinguish the architecture of a historic neighbourhood from that of the much-overdone Downtown South/Yaletown neighbourhoods.

I urge you to send the Rize development back to the drawing board.

Yours sincerely,

Michael Kluckner  
s. 22(1) Personal and Confidential

From: Lee Chapelle s. 22(1) Personal and Confidential  
Sent: Thursday, March 01, 2012 2:02 PM  
To: Correspondence Group, City Clerk's Office; Public Hearing  
Subject: Council Member's false NIMBY accusations - Rezoning Public Hearing 180 Kingsway

Hello Mayor and Council

I oppose the Rize rezoning application at Kingsway and Broadway, I am speaker number 122. My presentation will show how this development violates the Mount Pleasant Community Plan. It does so in so many ways that listing them will take up my entire five minutes, so I am presenting this information for you by email for your immediate consideration.

I have been watching the Public Hearing with interest and on more than one occasion speakers have been accused, or it has been implied, that they are NIMBYs, that they are shirking their civic duty somehow in opposing this development because Mount Pleasant needs to accommodate more increased density in the City.

This is an insulting and demeaning accusation for Council members to make, and it is patently false. It needs to stop now. Mount Pleasant has been doing its part, and then some!

Mount Pleasant residents who oppose this project, and that is 80% of residents according to the City's own surveys, have arguably welcomed more new height and density in recent years than any other neighbourhood outside the downtown peninsula, perhaps even including the downtown peninsula.

Just consider the area immediately surrounding the Rize site.

To the North:

There is a 8 storey mixed use condo building on the north-east corner of Kingsway and Broadway, a few years old.

Number One Kingsway Community Centre at 7th and Kingsway contains several stories of rental units.

Right behind Number One Kingsway is a new large condo development that just occupied in the past year, it is I believe eight stories at its highest point.

Right behind that at 299 East 7th is the Amacon project that is about the same area as the Rize site. It is eight stories at its highest point and its 3.45 fsr was earned by retaining and restoring a 10,000 sq ft heritage building on the site. It is just now starting to occupy.

Immediately behind that at 6th and Scotia, one block off Main, another development application is underway for a large site, slated to be 60 ft at its tallest.

At 2nd Avenue just east of Main a new condominium project was built in the past two years, the Jacobsen. It is 60 ft at its highest and five stories.

If you go as far north as 1st and Main and Quebec there is the high-rise social housing building and numerous new projects slated all the way over to The Olympic Village.

To the South:

There is a block of four storey condos right behind the Rize site.

The seven storey Sophia is at 298 East 11th just off Kingsway, and there is another nine storey building on the east of Kingsway at 11th, 328 East 11th.

Right behind that, north of the Kingsgate Mall are many new condos and townhouses, and more under construction. At the NE corner of 12th and Kingsway behind the Biltmore is a nine storey project at the application stage.

The Central Broadway C-3A Urban Design Guidelines specifically permitted slightly higher buildings at Kingsway and 12, but descending in height towards the Lee Building as the high point.

All these buildings were built within existing zoning. Need I go on?

Please stop and rethink this project, it is wrong on so many levels. This site can be nicely developed within C-3A zoning. The above also demonstrates that mid-rise development is profitable.

My main point here is to prove how false it is to say that Mount Pleasant residents are not doing their part in welcoming new density, I think that these citizens deserve an apology.

Lee Chapelle

Mount Pleasant resident for 40 years

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 9:41 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

**Attachments:** NSV-Public Hearing Process Feb. 28-2012.pdf

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**From:** Neighbourhoods for a Sustainable Vancouver s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 28, 2012 7:34 PM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond  
**Cc:** Correspondence Group, City Clerk's Office; Magee, Michael; Ballem, Penny; Au, Wendy; Johnston, Sadhu  
**Subject:** CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

## NSV - Neighbourhoods for a Sustainable Vancouver

February 28, 2012

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

Dear Mayor Robertson and Councillors,

Re: Public Hearing Feb. 27, 2012 - Item 6 (extended to Feb. 28, 2012)  
CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

Neighbourhoods for a Sustainable (NSV) is opposed to the proposed CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway.

This proposal is not supported by the Mount Pleasant community and is not consistent with the character of the neighbourhood as defined by the Mount Pleasant Community Plan (MPCP). The issues with height, density and affordability that have been repeatedly brought up by the public have not been adequately addressed by staff and the proponent, and the proposal as it stands is completely out of scale for the community.

NSV concurs with the issues raised by Residents Association Mount Pleasant (RAMP) : See [www.rampvancouver.com](http://www.rampvancouver.com) for more information.

Of particular concern are the misrepresentations of the applicant and the Planning Department as raised by RAMP which we do not feel have been adequately addressed.

The comparable analysis of the existing C3A zoning and the CD1 application is also misleading because it treats the conditional increased potential height and density as if it is outright. This affects the CAC calculation as well.

The existing outright zoning of 1.0 FSR and 30 ft. height may only be conditionally increased to 3.0 FSR and 70 ft. height (based on C3A Guidelines) if design considerations have been addressed and "...the preservation of the character and general amenity desired for the area; and... the submission of any advisory group, property owner or tenant." This has not as yet been done.

The calculation for CACs should be based on any increased density above the outright 1.0 FSR as contemplated in the zoning for "general amenity desired for the area" , rather than only applying to FSR above the conditional 3.0 FSR as currently calculated.

Further, NSV does not think that there is justification for going beyond the conditional zoning increase as contemplated in the C3A Zoning By-law and Guidelines which would meet the Mt. Pleasant Community Plan for increased density on the site. We request that the application be referred back to the applicant for redesign that has demonstrated broad community support.

Sincerely,

The Steering Committee  
Neighbourhoods for a Sustainable Vancouver

s. 22(1) Personal and Confidential

Website: <http://www.nsvancouver.ca/>

Council Agenda Link: <http://vancouver.ca/ctyclerk/ccclerk/20120227/phea20120227ag.htm>

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 5:45 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: I am opposed to the rezoning

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: [pat.boomhower@vancouver.ca](mailto:pat.boomhower@vancouver.ca).

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**From:** Elisabeth Ormandy s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 29, 2012 10:22 AM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony  
**Cc:** McNeill, Yardley; Hein, Scot; Toderian, Brent; [info@rampvancouver.com](mailto:info@rampvancouver.com)  
**Subject:** I am opposed to the rezoning

Dear Councilors and Staff,

I would like to make clear that **I am opposed** to the rezoning application for – 228-246 East Broadway & 180 Kingsway. Every revision of this rezoning application that has been put forward has not addressed any of my concerns about how this will impact Mount Pleasant.

I am deeply troubled about the lack of democratic process I have seen during the public consultation regarding the rezoning. Being an expert in deliberative democracy at an academic level, it disappoints me to see such a lack of deliberative democratic engagement with the residents of Mount Pleasant. I urge you to rethink your approach, and listen to the people of Mount Pleasant - otherwise, this isn't a democracy, it's a dictatorship, with local residents simply being told what's going to happen without any reasonable attempt at giving them input.

I would like to make it clear that I am not opposed to the development of Mount Pleasant. However, any development that is made **MUST** go through a public engagement process that actually takes into account, and acts on, the opinions of the local residents.

Sincerely,  
Elisabeth Ormandy

s. 22(1) Personal and Confidential

Elisabeth H. Ormandy  
University of British Columbia  
Animal Welfare Program

s. 22(1) Personal and Confidential



**From:** Correspondence Group, City Clerk's Office

**Sent:** Wednesday, February 29, 2012 11:47 AM

**To:** s. 22(1) Personal and Confidential

**Subject:** FW: Rize development proposal should be rejected as too high at nineteen stories

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** joel ornoy s. 22(1) Personal and Confidential

**Sent:** Tuesday, February 28, 2012 6:53 PM

**To:** Public Hearing

**Subject:** Rize development proposal should be rejected as too high at nineteen stories

To Whom it May Concern,

I have lived in Mount Pleasant for seven years, not too far from Main and Kingsway and I agree with the vast majority of my neighbours that the proposed Rize development at that corner is far too high at nineteen stories. Such a height will block out sunlight, allow for too much density in one shot to be properly integrated into the area, and ruin the heritage feel of that area. A far more reasonable height would be less than ten stories, in order to avoid the above problems. It is clear to me that this developer could care less about the neighbour hood with the original astounding twenty six story proposal and that this was merely an opening gambit in order to come down to their real goal of nineteen stories. I urge City Council to allow Rize to build no more than ten stories in height in that location. I also urge you to force the developer to include a large percentage of truly affordable housing in that development as part of your commitment to housing all Vancouverites.

Sincerely,

Joel Ornoy

s. 22(1) Personal and Confidential

**From:** Correspondence Group, City Clerk's Office

**Sent:** Wednesday, February 29, 2012 5:20 PM

**To:** s. 22(1) Personal and Confidential

**Subject:** FW: Form-Letter.pdf - Adobe Reader RIZE building Broadway, Kingsway, 10th Avenue, Watson St.

**Attachments:** Form-Letter.pdf

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: [pat.boomhower@vancouver.ca](mailto:pat.boomhower@vancouver.ca).

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**From:** Leona Rothney s. 22(1) Personal and Confidential

**Sent:** Wednesday, February 29, 2012 5:06 PM

**To:** Correspondence Group, City Clerk's Office

**Subject:** Fw: Form-Letter.pdf - Adobe Reader RIZE building Broadway, Kingsway, 10th Avenue, Watson St.

I would just like to add some concerns I have.

1. The traffic on 10th Ave. bike route i.e. big trucks and bikes are not a good mix
2. The cash cow the city gets, \$6.5 million in lieu of CAC's What will this money really be used for?
3. The loss of views - Have you not managed to cover up enough of the mountains with skyscrapers all over the city?
4. Traffic on Watson St. - this is a very narrow street (probably used to be a cow path)
5. Traffic noise and pollution
6. The fact that this site has no public use i.e. public park space
7. Overshadowing a huge radius for 7 months out of the year
8. The claustrophobic feel of the neighbourhood due to the fact that this whole block will be a huge wall and tower
9. No 'iconic' style - what kind of legacy is a skyscraper?
10. No affordable housing for Mt. Pleasant residents

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

**From:** [Leona Rothney](#)

**To:**

**Sent:** Friday, February 10, 2012 2:15 PM

**Subject:** Form-Letter.pdf - Adobe Reader

Please see attached regarding RIZE re-zoning of Mt Pleasant.

I am against anything being built higher than the LEE building. This project does not include affordable housing which we are in desperate need of. My property taxes keep going up and I am afraid they will go up drastically if this high-rise is built and devalue my property. Where are all the amenities? We have already lost Mt Pleasant pool.

I live on East 6th Ave. and have owned my place for 19 years.

Please take into consideration that the majority of residents in Mt. Pleasant do not want this high-rise and it would stick out like a sore thumb. It would definitely destroy the heritage look and feel of our community. I feel your have no respect for the residents of Mt. Pleasant.

L. Rothney



Mayor and Council  
453 West 12<sup>th</sup> 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 \_\_\_\_\_

DATE \_\_\_\_\_

**PLEASE PRINT CLEARLY**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

EMAIL and/or PHONE \_\_\_\_\_

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 01, 2012 11:26 AM  
**To:** Carol Van Camp  
**Subject:** RE: re-zoning proposal for 228-246 E. Broadway & 180 Kingsway

**Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.**

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**From:** s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 01, 2012 9:14 AM  
**To:** Public Hearing  
**Cc:** Correspondence Group, City Clerk's Office  
**Subject:** re-zoning proposal for 228-246 E. Broadway & 180 Kingsway

Dear Mayor and Council,

I have tried to listen very carefully, with both my heart and my head, to all of the submissions up to this point regarding the proposal by the Rize Corporation for the property at 228-246 E. Broadway and 180 Kingsway.

I hear a serious concensus from the community to work with an increased density for that site beyond 3.0. I also hear a continued strong opposition to the tower form at that site, particularly where it includes a 2 storey commercial podium and a tower much beyond 12 floors.

I also hear very positive comments about the Rize Corporation's ability to create an amazing space here. One that will be unique to Mt. Pleasant. A development that will be inovative and functional as well as stunning. A development that will set a standard for many communties outside of the downtown core so that Vancouver will maintain it's unique neighbourhoods and continue to add more housing.

I encourage you to send this re-zoning proposal back to the Rize Corporation and require them to create a project that will be a win-win for themselves and the Mt. Pleasant community.

Please look at transferring 5-7 of the floors from the tower form to the other 3 buildings, creating a combination of possibly 12-8-8-10, or 14-7-7-10, with the top 2 floors on the 3 lower buildings set back. Look at reducing the 2 floor commercial podium to 1 floor, something that would also reduce the loading bay issue and create a more pedestrian related retail set.

The will is here in the Mt. Pleasant community to work with the City and the Rize Corporation to create something amazing. A project connecting to the past and forward thinking as well. A project people will be proud to come home to for over the next 100 years.

I know this is possible. Please give us the opportunity. Reject this re-zoning proposal as it stands in this form. Send it back to the Rize Corporation and the City Planners and let's roll up our sleeves to create a new home we will all be proud of.

sincerely,  
Carol Van Camp

**From:** Correspondence Group, City Clerk's Office

**Sent:** Wednesday, February 29, 2012 9:43 AM

**To:** Hugo Voss

**Subject:** RE: I am opposed to the rezoning / The entire development as it is currently proposed

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** s. 22(1) Personal and Confidential

**Sent:** Tuesday, February 28, 2012 8:47 PM

**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony

**Cc:** McNeill, Yardley; Hein, Scot; Toderian, Brent; info@rampvancouver.com

**Subject:** I am opposed to the rezoning / The entire development as it is currently proposed

Dear Vancouver City Council,

I am opposed to the Rize Alliance development at East Broadway and Kingsway. The developer is not interested in acting on the feedback it is receiving from the public, and is not interested in substantively giving back to the community which it is happy to ignore.

The \$6,250,000 Community Amenity Contribution is a cop-out, and the fact that this monolithic development does not contain supportive housing, affordable housing or art space guarantees one thing: The residents that currently characterize the Mount Pleasant neighborhood will be forever shut out of this block.

Finally, this proposal ignores the potential of this stretch of Watson Street. The transit hub at Main and Broadway necessitates consideration of both pedestrians and bikes, especially precisely next to proposed site of future transit development. Ideally car traffic would be banned from both Watson Street and the supposedly bike-centric 10th Avenue. This would cut off the entire block, removing the possibility of a loading dock, and underground parking. If Council is honestly looking for a stick to encourage Rize Alliance to design affordable units that appeal to potential residents and families that are happy to go without a car, and small-scale commercial space is affordable to retailers in keeping with the character of the neighborhood, this is it. Contrast the effects of this condition with the effects of the current demand to include electric car and bike infrastructure in a percentage of the underground parking garage.

Sincerely,

Hugo Voss

s. 22(1) Personal and  
Confidential

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 4:54 PM  
**To:** Marion Warrington  
**Subject:** RE: RIZE project 228-246 E Broadway

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** Marion Warrington s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 29, 2012 4:04 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RIZE project 228-246 E Broadway

To Mayor and Council , I am completely against having such an imposing mammoth tower/development at this site. It will negatively impact traffic and parking in the surrounding area . It will impact “shadowing “and privacy of local residents. It will impact the views of the North Shore mountains in several neighbourhoods including Mount Pleasant ,Riley Park, Cedar Cottage/Kensington etc.

Are you really listening to the concerns of long time tax paying residents who’s “liveability “ may be impacted by this completely out of character development? It is very unlikely to be “affordable “ for average Vancouverites.

I am concerned that developers will think that all of Kingsway is available for high rise buildings all the way to Burnaby and thereby blocking the views of several neighbourhoods. View is worth at least 7% of property value but is priceless and precious at the same time.

I feel as if this is a “slippery slope” and that the character and history of South East Vancouver will be altered forever if it is constantly being erased because once they are built ,these towers will be there permanently. I’m sure that you will be getting a lot of pushback about this and that local residents are not happy ,hence the crowded public hearings.

I wonder what would happen if you tried to build this in Dunbar ? I don’t think that it would go over well at all!

From a concerned Vancouver resident .

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 29, 2012 9:42 AM  
**To:** Sonya William  
**Subject:** RE: I am opposed to the RIZE rezoning

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Thursday, March 1st, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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**From:** Sonya William s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 28, 2012 7:51 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony  
**Cc:** McNeill, Yardley; Hein, Scot; Toderian, Brent; info@rampvancouver.com  
**Subject:** I am opposed to the RIZE rezoning

Dear Councilors and Staff,

I would like to make clear that I am opposed to the rezoning application for – 228-246 East Broadway & 180 Kingsway. Every revision of this rezoning application that has been put forward has not addressed any of my concerns about how this will impact Mount Pleasant.

I do not take seriously the concern for "affordable housing" if the response to public outcry to shorten the tower's height is to:

- create fewer floors
- increase floor-to-floor height (more expensive condos)
- reduce the affordable housing (rental units)

Development and density doesn't have to be like this. There is nothing actually *for* the community in this - other than a vague "trust us, it'll happen" promise of money.

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.

Sincerely,

Sonya William

s. 22(1) Personal and  
Confidential

# I am opposed



Let's respect and protect our unique pocket neighborhoods.

# Open House feedback



## Top 5 Requested Benefits

- 1 Significantly reduced height (of tower)
- 2 Portion of rental units geared to income
- 3 Inner courtyard becomes public flex space
- 4 Guarantee of artist live/work space with affordable rent
- 5 Subsidized housing units





# From transportation assmt.



## Commercial Traffic

∞ 370 person trips per hour for 83,100 sq.ft.

∞ "driver of vehicle" trip rate = 170 per hour

∞ Overall estimate of 99 vehicles per hour for commercial

# From transportation assmt.



- ❧ Residential traffic from updated assessment estimated at 63 vehicles per hour
- ❧ Combined residential and commercial vehicles entering/exiting Watson St. during PM peak hour: 162 vehicles per hour

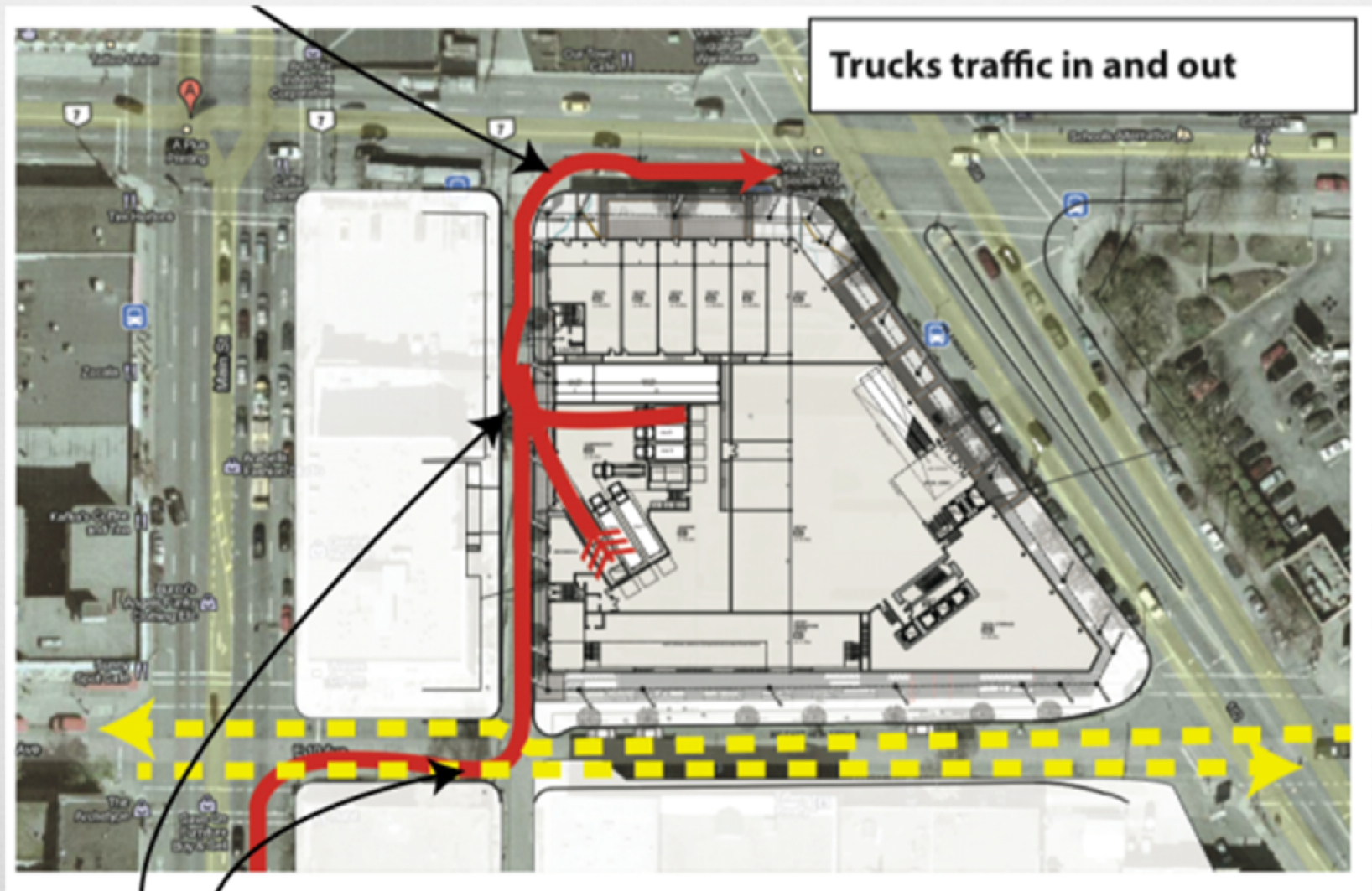
# From transportation assmt.



- ❧ Current Pedestrians flow recorded crossing Watson st at Broadway. = 270 per hour
- ❧ Current Cyclist flow traveling on 10<sup>th</sup> = 230 per hour



# 6 Truck Loading bay flow



# Significantly reduced tower height?



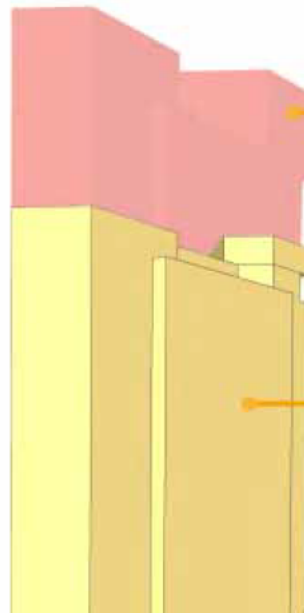
## Mount Pleasant Community Open House summary of key changes

### & BENEFITS

space is unchanged  
ed to be deeded to the City at no cost –  
enant and rental rate  
to public realm is unchanged – development  
d places has been further explored  
ution (current estimated value based on FSR)  
ced from 62 to approx. 20 units  
ility to be confirmed in consultation with  
al for 60 years or the life of the building,

o

at Broadway similar to Lee Building  
ee Building added along Broadway  
ingsway and 1 storey at Watson with  
added along Broadway



### OVERALL HEIGHT REDUCED BY 27%

- before: 26 storeys – now: 19 storeys

### OVERALL DENSITY REDUCED BY 17%

- before: 6.44 FSR – now: 5.33 FSR

# Change in Height





# Not 27% - More like 11%





# Character



nd form of  
Broadway  
e Building

masonry craft  
material collage



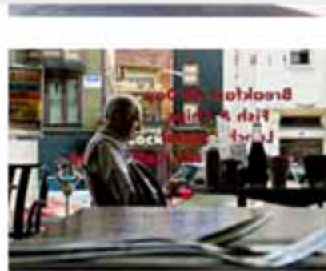
Watson  
height c



urban  
an



# Character

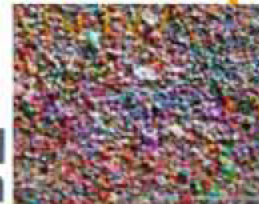


**retail wraps  
onto Watson**

**graffiti art at  
loading bay and  
parking entry**



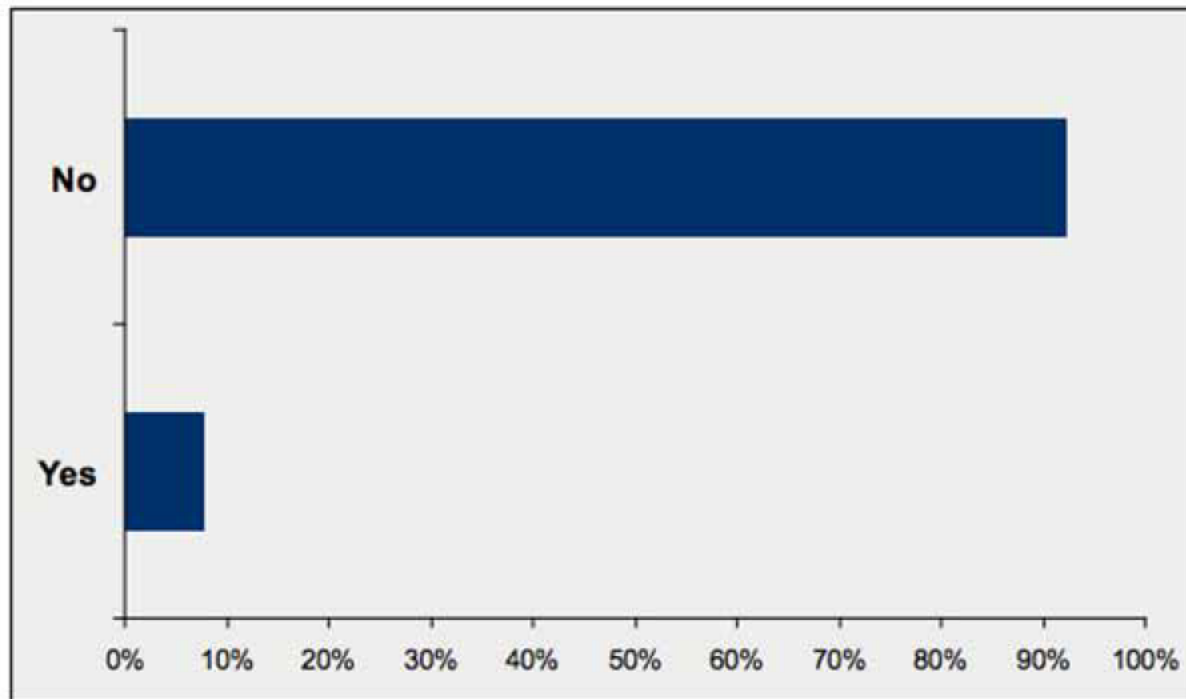
**bubble gum wall  
street art at Watson**



# Open House feedback



*Do you agree that the proposed tower height is reasonable?*

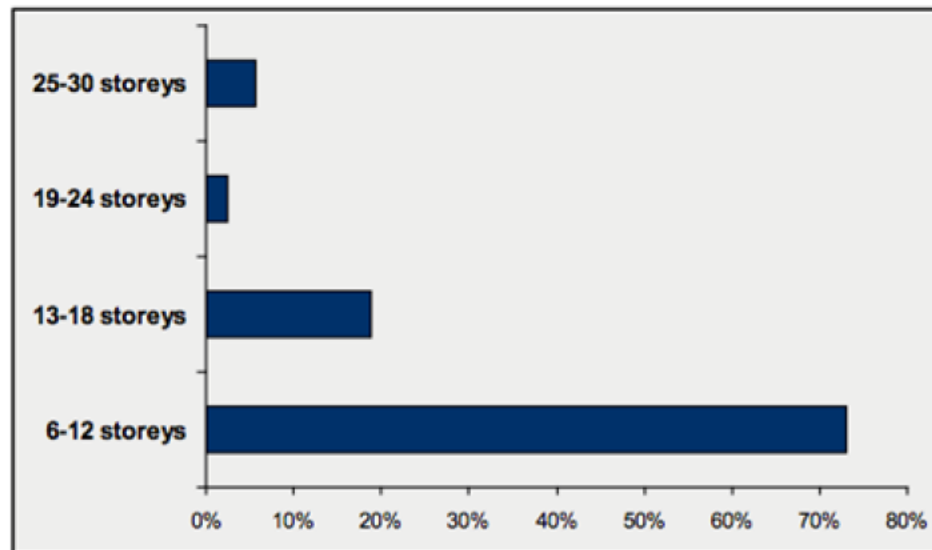




# Open House feedback



*In your view, what would a reasonable tower height on this block be?*

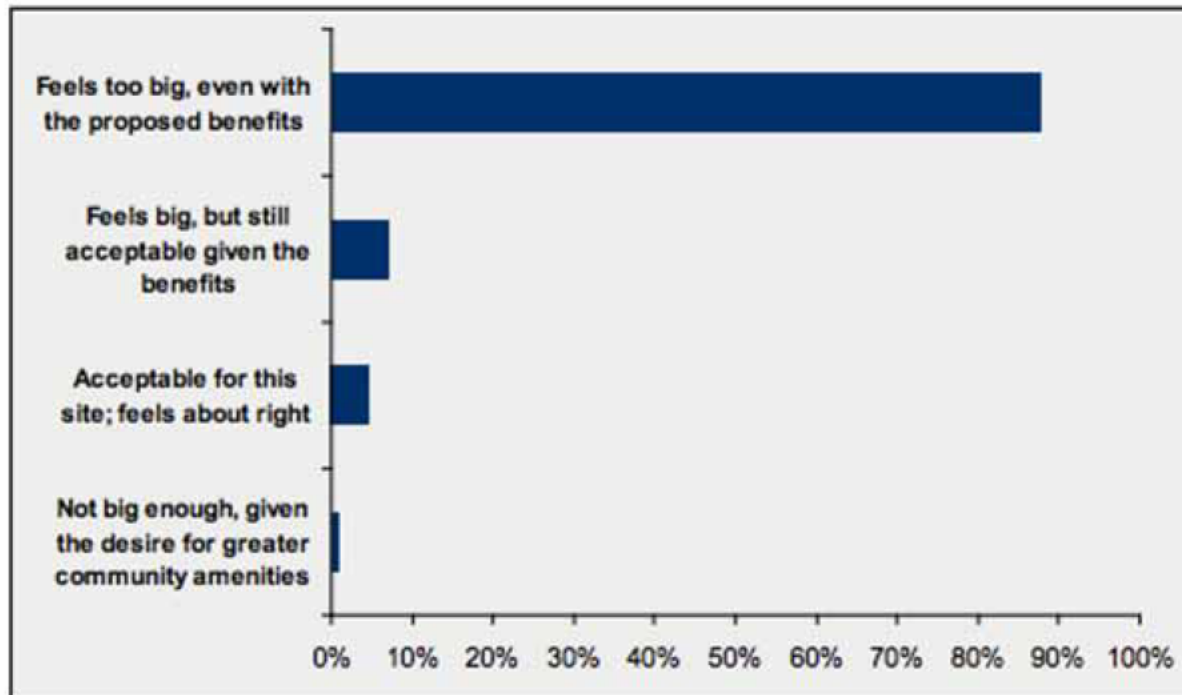


comments suggesting that 15 to 16 storeys as the maximum they would like to see. A very few respondents suggested that heights below the current C-3A provisions would be appropriate.

# Open House feedback



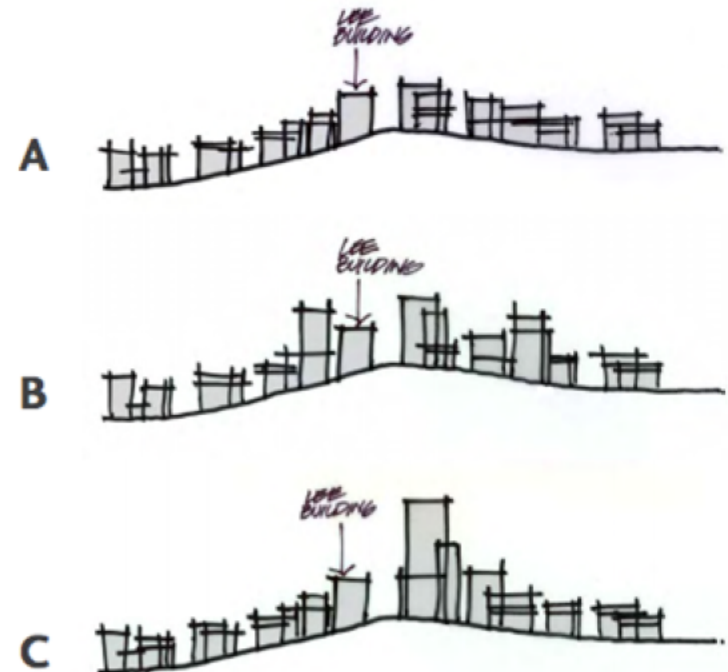
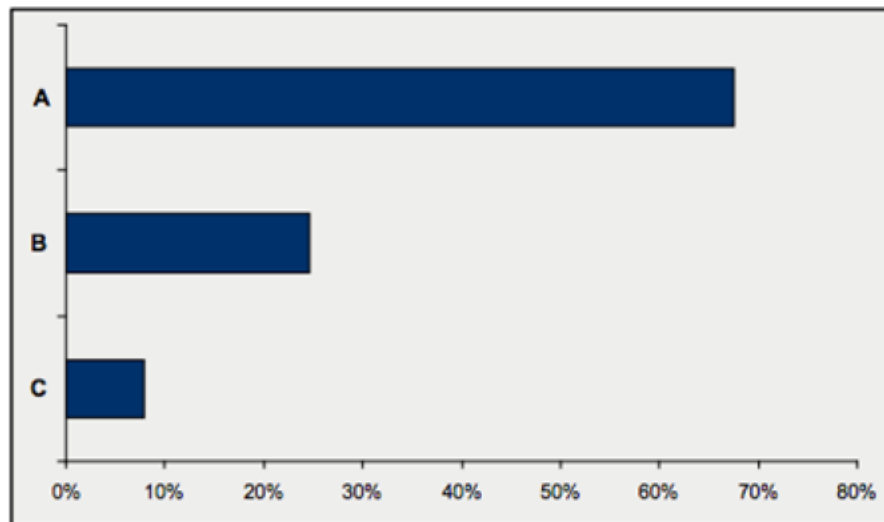
*What is your view of the proposed size of the project?*



# Open House feedback



*Which of the diagrams best represents the future 'hill town signature' of Mount Pleasant?*

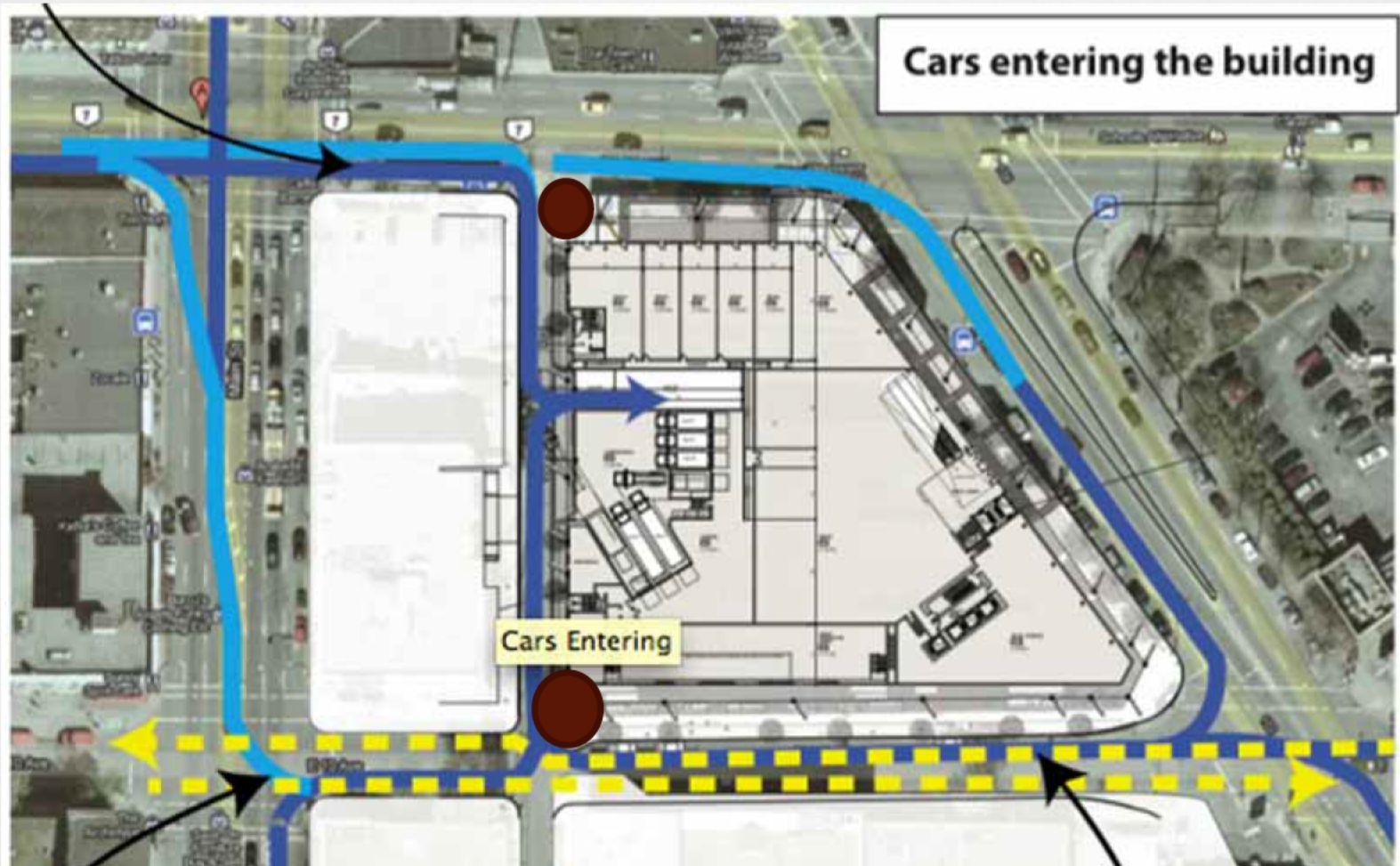




... and where is the  
affordable housing?



# Entering





# Exiting

