

City of Vancouver  
City Clerk's Office  
453 W 12<sup>th</sup> 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



Grace MacKenzie  
RAMP- Residents Association Mount Pleasant

**WE THE UNDERSIGNED ARE OPPOSED TO A REZONING PROPOSAL TO ALLOW AN EXCESSIVELY HIGH TOWER AT 180 KINGSWAY / 228 - 246 EAST BROADWAY BECAUSE:**



- It does not preserve Mount Pleasant's historic character. It will destroy the human-scale feeling of the area.
- It sets a precedent that will lead to more high-rise projects of this magnitude in the neighbourhood.
- It creates loading bays on Watson Street that will negatively impact pedestrians and bikes.
- It would cast long shadows on buildings and the streets to the north. The open space within the project would be shadowed by the tall buildings.
- It does not respect the City's guidelines for C-3A.
  - Public and private views of the mountains would be lost.

**WE REQUEST:**

- That development be consistent with the current scale of the properties surrounding the "Heritage Heart" of Mount Pleasant.
- That Council consider an increase to the allowed height and density from 9.2 m (30 feet) to no more than 21.3 m (70 feet) with a high-low massing rhythm of up to a maximum 21.3 m (70 foot) tower surrounded by 2 to 4 storey buildings and an increase in the floor space ratio (FSR) from 1.00 to no more than 3.00.

**BENEFITS:**

- These recommendations respect the new Mount Pleasant Community Plan to increase height and density while maintaining the look and feel of the area and keeping the human-friendly scale of the buildings surrounding the Heritage Heart of our community.
- If the developer chose wood frame construction it would decrease the cost to build and thereby promote affordability. Wood frame construction is also better for the environment than concrete and glass towers.
- The form of development we are advocating will have less impact on land values, property taxes and rents in the neighbourhood, resulting in less displacement of low-income residents and small businesses.

**PLEASE PRINT CLEARLY \* MANDATORY**

*PRINT NAME	*ADDRESS	PRINT EMAIL or PHONE # (Optional)	*SIGNATURE	*DATE
Marcia Doucet	s.22(1) Personal and Confidential		s.22(1) Personal and Confidential	Mar 19/16
LEE BRADW				Mar 19/22
Ann Green				Mar 19/12
Thor Berggren				-11-
IAN WILLIAMS				4
ROBERT ANDREW				Mar 19
Noel Roy				March 19
GAYLE GAVIN				Mar 19
Stephen Wilcock				March 19/16
K. Henett				19 MAR

**WE THE UNDERSIGNED ARE OPPOSED TO A REZONING PROPOSAL TO ALLOW AN EXCESSIVELY HIGH TOWER AT 180 KINGSWAY / 228 - 246 EAST BROADWAY BECAUSE:**



- It does not preserve Mount Pleasant's historic character. It will destroy the human-scale feeling of the area.
- It sets a precedent that will lead to more high-rise projects of this magnitude in the neighbourhood.
- It creates loading bays on Watson Street that will negatively impact pedestrians and bikes.
- It would cast long shadows on buildings and the streets to the north. The open space within the project would be shadowed by the tall buildings.
- It does not respect the City's guidelines for C-3A.
  - Public and private views of the mountains would be lost.

**WE REQUEST:**

- That development be consistent with the current scale of the properties surrounding the "Heritage Heart" of Mount Pleasant.
- That Council consider an increase to the allowed height and density from 9.2 m (30 feet) to no more than 21.3 m (70 feet) with a high-low massing rhythm of up to a maximum 21.3 m (70 foot) tower surrounded by 2 to 4 storey buildings and an increase in the floor space ratio (FSR) from 1.00 to no more than 3.00.

**BENEFITS:**

- These recommendations respect the new Mount Pleasant Community Plan to increase height and density while maintaining the look and feel of the area and keeping the human-friendly scale of the buildings surrounding the Heritage Heart of our community.
- If the developer chose wood frame construction it would decrease the cost to build and thereby promote affordability. Wood frame construction is also better for the environment than concrete and glass towers.
- The form of development we are advocating will have less impact on land values, property taxes and rents in the neighbourhood, resulting in less displacement of low-income residents and small businesses.

PLEASE PRINT CLEARLY \* MANDATORY

*PRINT NAME	*ADDRESS	PRINT EMAIL or PHONE # (Optional)	*SIGNATURE	*DATE
LEWIS N. VILLEGAS	s.22(1) Personal and Confidential		s.22(1) Personal and Confidential	
<i>Joanna Shaw</i>			11 March 2012	
ANDREW MARTIN			19 MAR - 2012	
Kelsey Wood			19/03/12	
ROBERT FLISER			19/03/12	

**WE THE UNDERSIGNED ARE OPPOSED TO A REZONING PROPOSAL TO ALLOW AN EXCESSIVELY HIGH TOWER AT 180 KINGSWAY / 228 - 246 EAST BROADWAY BECAUSE:**



- It does not preserve Mount Pleasant's historic character. It will destroy the human-scale feeling of the area.
- It sets a precedent that will lead to more high-rise projects of this magnitude in the neighbourhood.
- It creates loading bays on Watson Street that will negatively impact pedestrians and bikes.
- It would cast long shadows on buildings and the streets to the north. The open space within the project would be shadowed by the tall buildings.
- It does not respect the City's guidelines for C-3A.
  - Public and private views of the mountains would be lost.

**WE REQUEST:**

- That development be consistent with the current scale of the properties surrounding the "Heritage Heart" of Mount Pleasant.
- That Council consider an increase to the allowed height and density from 9.2 m (30 feet) to no more than 21.3 m (70 feet) with a high-low massing rhythm of up to a maximum 21.3 m (70 foot) tower surrounded by 2 to 4 storey buildings and an increase in the floor space ratio (FSR) from 1.00 to no more than 3.00.

**BENEFITS:**

- These recommendations respect the new Mount Pleasant Community Plan to increase height and density while maintaining the look and feel of the area and keeping the human-friendly scale of the buildings surrounding the Heritage Heart of our community.
- If the developer chose wood frame construction it would decrease the cost to build and thereby promote affordability. Wood frame construction is also better for the environment than concrete and glass towers.
- The form of development we are advocating will have less impact on land values, property taxes and rents in the neighbourhood, resulting in less displacement of low-income residents and small businesses.

PLEASE PRINT CLEARLY \* MANDATORY

*PRINT NAME	*ADDRESS	PRINT EMAIL or PHONE # (Optional)	*SIGNATURE	*DATE
S. McDougall	s.22(1) Personal and Confidential		s.22(1) Personal and Confidential	2 Feb 16
P. DAIGLE				Feb 16