

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 21, 2012 4:58 PM  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: Speaking notes for Rize rezoning

**Attachments:** Mount Pleasant Neighbourhood House- CAC comments.docx

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Tuesday, March 27th, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. To register to speak or for information about the meeting, please call the Public Hearing Information Line at 604.829.4238, or e-mail [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

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**From:** Sarah Farina s.22(1) Personal and Confidential  
**Sent:** Wednesday, March 21, 2012 4:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Speaking notes for Rize rezoning

Hello,

I was registered as speaker number 64 at the rezoning hearing for the Rize Alliance proposal at Kingsway and Broadway. At the request of council, I am sharing my speaking notes. My comments specifically address the CAC component of the rezoning, requesting that CAC funds be designated for use in Mount Pleasant.

Please feel to contact me with any questions or clarifications. Thank you very much for this opportunity to provide input into the rezoning process.

Warm regards,

Sarah

- Thank you for the opportunity to speak
- My name is Sarah Farina
- I am a resident of Mount Pleasant and I am on the Community Board of the Mount Pleasant Neighbourhood House. I also represent the Mount Pleasant Neighbourhood House on the Board of Directors of the Association of Neighbourhood Houses of BC
- I am here tonight with Jocelyne Hamel, Executive Director of the Mount Pleasant Neighbourhood House
- The Mount Pleasant Neighbourhood House has been serving the residents of Mount Pleasant for over 35 years. The Neighbourhood House provides a huge range of services for the community, including child care, youth programs, community development, immigrant settlement, and seniors programs
- On behalf of the Community Board, I would specifically like to address the CAC aspect of the rezoning process for the Rize Alliance proposal at Kingsway and Broadway
- We are very concerned that if the CAC contribution is converted to cash, the full amount of the CAC contribution may not actually be applied to the Mount Pleasant neighbourhood due to potential loopholes, or may be diverted due to the City's constrained budget or shifting priorities
- Tonight I would like to ask the City to honour the intent of the Community Amenity Contribution, to benefit the residents of Mount Pleasant
- We respectfully request that the City consider the following specific measures:
  - Clearly state in the rezoning by-law that the CAC would be used in the Mount Pleasant area, and clearly outline where the contribution will be held- for example, 4.5m for community-serving entities in Mount Pleasant and 1.75m for affordable housing in Mount Pleasant
  - Ensure transparency in the selection process for designating funds, including defining a community process and timeline
  - Ensure accountability regarding how the funds are spent, providing real-time data concerning available funds and fund allocations, and ensure that interest revenues from unspent CAC funding be rolled back into the CAC fund designated for Mount Pleasant
- There are many excellent organizations serving Mount Pleasant, and some examples of how CAC funding could be used include community, cultural, arts, and community gardens

- Here at the Mount Pleasant Neighbourhood House, funding could be used to expand programming space, and to increase childcare spaces to meet the demand for childcare in the neighbourhood
  - Low income housing for seniors and low income families. While the development at Fraser and Broadway will address housing issues for marginalized youth and adults with mental health or addiction issues, there is a growing gap in affordable housing for seniors and low income families
  - The establishment of free programming and office space for Mount Pleasant Neighbourhood House and other nonprofits (such as Big Sisters and La Boussole Francophone Community Centre). Many nonprofits in the neighbourhood are in spaces that they have long outgrown and cannot afford the increasing rents in the neighbourhood.
- Thanks again for the opportunity to speak and I hope that the City will consider our request to specifically state that the CAC for this rezoning will be used to benefit the residents of Mount Pleasant

March 1, 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 - CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

I am **opposed** to the proposed CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway for the Rize development.

As you have heard from previous speakers, the process was flawed as evidenced by the fact that a picture of a project similar to the Rize was included in the Mt. Pleasant Community Plan (MPCP) when it clearly violates the community's stated objectives for this heritage community.

This big box behemoth is completely out of scale and character with the Mt. Pleasant neighbourhood.

The community provided the City with a 2000 signature petition in support of a design that is consistent with the C3A District Zoning By-law and Guidelines. This would also be consistent with the Community Plan by allowing more height and density than the outright 1.0 FSR and 30 ft. height conditionally increased to 3.0 FSR and 70 ft. I support their request.

There are a number of projects in the area that have been built under the C3A By-law and Guidelines that provide increased density while respecting the scale of the area, such as the Sophia on 11th Avenue which is eight storeys.

Please refer this back to the applicant for redesign within the C3A District Zoning By-law and Guidelines with the following suggestions:

1. Entirely remove the first two storeys of big box podium that currently cover lot line to lot line over the entire site. This would also eliminate the large semi-trailer truck loading bay and truck traffic that negatively impacts on Watson Street.
2. Provide small frontage commercial along the street grade consistent with the area.
3. Consider at-grade townhouses with apartments above facing 10th Ave., Watson St. and any interior courtyard or mews to be consistent with other developments in the neighbourhood (such as the Sophia) and for eyes on the street.
4. Keep the street wall in scale with the existing majority of the area which is 3-4 storeys and stepped back to the highest part of the project on the NE corner at about 70 ft. or as per Zoning Guidelines.
5. Work with staff and the community to make the design a sympathetic fit with the character of the area and to reflect the values expressed in the Mt. Pleasant Community Plan.

Thank you for your consideration.

Yours truly,

Elizabeth Murphy

s.22(1) Personal and  
Confidential

# 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  
Group contact email: [nsvancouver@hotmail.com](mailto:nsvancouver@hotmail.com)

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

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

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 02, 2012 10:09 AM  
**To:** Anthony Norfolk  
**Subject:** RE: RIZE rezoning. Supplemental response to questions.

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Tuesday, March 27th, 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:** Anthony Norfolk s.22(1) Personal and Confidential  
**Sent:** Thursday, March 01, 2012 11:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RIZE rezoning. Supplemental response to questions.

This is a supplemental response to questions posed by Clr Reimer.

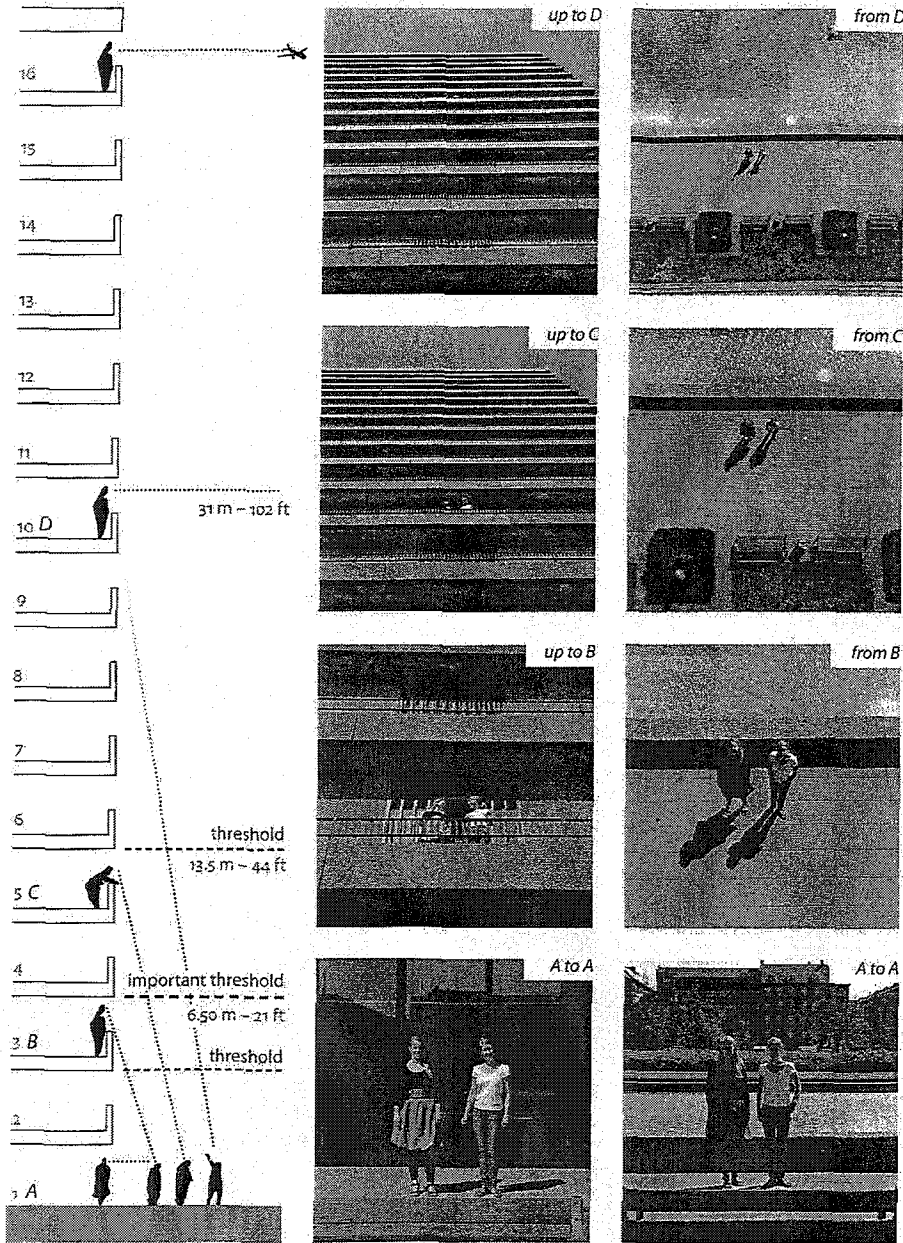
One aspect of the Community Centre's design which did concern me was the height. When I asked why it could not be higher I was told that the height was restricted by the economics of the project. The ever elusive landmark truncated.

When the Planning Committee in 1987 discussed the need for a local design review panel for West Mount Pleasant we were told that City Management opposed the idea. So policing was informal as I told Council. Inevitably there were lapses, mainly caused by greenhorn planners dealing with designers/architects equally under informed. We would then protest and threaten to request Council to establish a design panel. We were always deflected. It was an uphill struggle at first, but eventually the RT-6 rules sank in and are now embedded in the culture. It is worth commenting that this is where laneway housing got its start, based on the fact that a number already existed in this area. The problems/protests do arise when the 1 1/2 storey limit is exceeded.

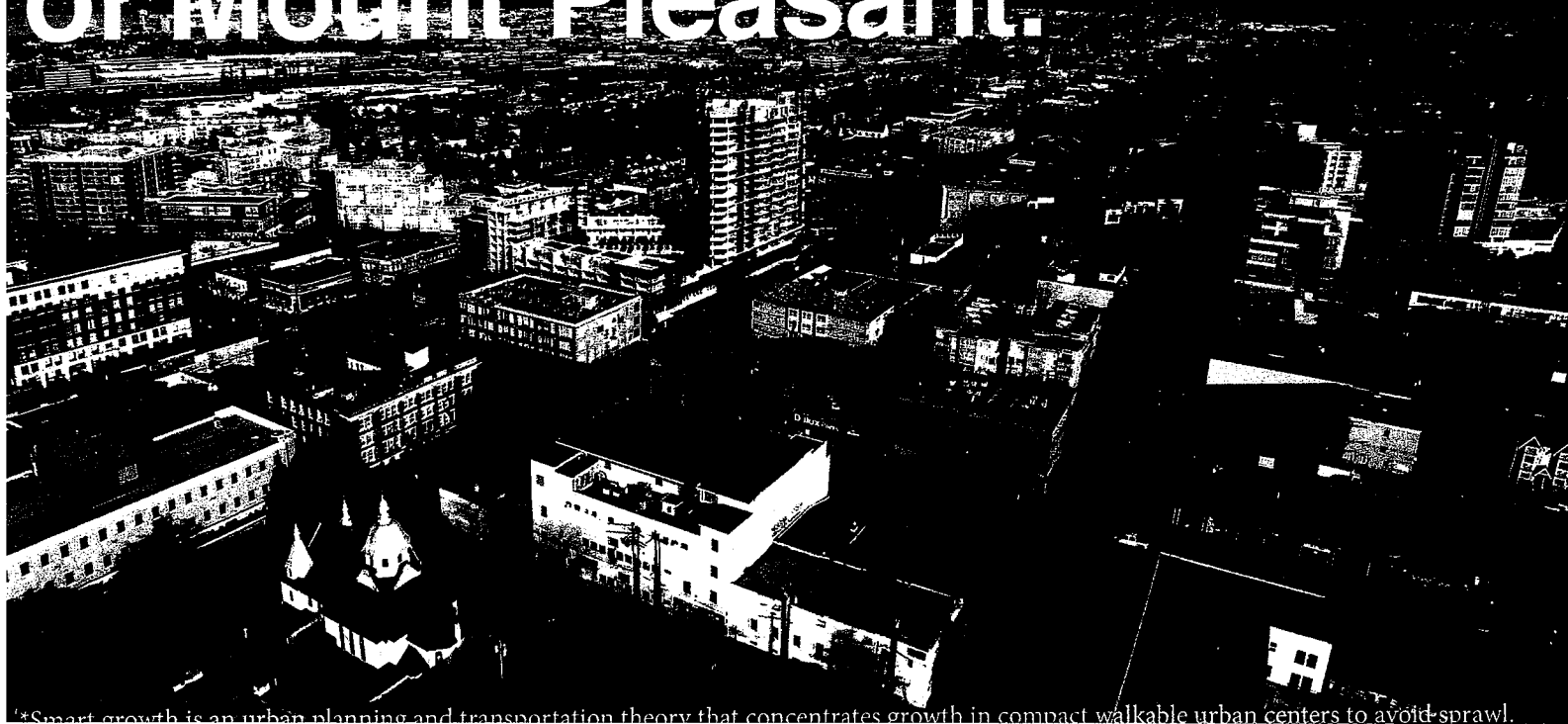
I hope that this information is helpful. Anthony Norfolk.

Communication from tall buildings to their surroundings is correspondingly excellent from the two lower stories and feasible from the third, fourth and fifth floors. From there we can watch and follow the life of the city: talking, shouting and arm movements can be perceived. We are actually taking part in the life of the city. Above the five stories the situation changes drastically. Details cannot be seen, people on the ground can neither be recognized nor contacted. Above the fifth floor, offices and housing should logically be the province of the air-traffic authorities. At any rate, they no longer belong to the city.

*Idl, Jan. Cities for People*  
senses and tall buildings



# On Monday Feb 27 be part of the **Smart Growth** of Mount Pleasant.



\*Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl.

## Here are the facts about the Rize rezoning proposal at Kingsway & Broadway

**Conforms to the  
Mount Pleasant  
Community Plan**

**Proposes 4 distinct  
building forms of 5,  
5, 9 and 19 storeys**

### **Contributes to Mount Pleasant:**

- 241 homes with a large variety of sizes and pricing, located close to transit, commercial and amenities
- Supports local businesses
- Small and medium sized retail spaces
- Best practices in sustainable design
- \$6.25 million for a Community Amenity Contribution – use and location to be *determined by the community!*
- \$3.4 million in Development Cost Levies
- \$538,000 in public art.

Rize continues to receive significant support from residents and businesses in the area. We encourage you to join your neighbours who want Mount Pleasant and Vancouver to continue to grow in a positive, smart and sustainable manner. Let City Council know what you think about continued smart growth, supporting local businesses and building homes for the future of Vancouver.

Write to Mayor and Council –  
[mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)  
Speak at the up-coming public hearing  
February 27, 2012. 7:30pm start  
Register to speak at the hearing email:  
[publichearing@vancouver.ca](mailto:publichearing@vancouver.ca) or  
call: 604.829.4238

## **It's your community - you have your say!**

Contact Rize: [Kinaswav@rizealliance.com](mailto:Kinaswav@rizealliance.com). [rize.ca](http://rize.ca) for all project facts!