

From: Correspondence Group, City Clerk's Office

Sent: Thursday, February 23, 2012 9:56 AM

To: s. 22(1) Personal and Confidential

Subject: FW: Rezoning Application Feedback: 228-246 East Broadway and 180 Kingsway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: glenn alteen s. 22(1) Personal and Confidential

Sent: Thursday, February 23, 2012 6:38 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 the Program Director of grunt gallery and a resident in the Quebec Manor Housing Co-op. I have lived in this community for the past 28 years and have seen many changes over this period. Mount Pleasant is growing and changing at a rapid rate and while most of this development has been good for the community I think the RIZE building represents a very real threat to what is here now.

Development for the most part has been sustainable and inevitably gentrification is a part of this picture. But I feel RIZE in its central place in Mount Pleasant will push this gentrification into overdrive.

My biggest worry about this increased gentrification is what it will do to the art community in Vancouver. In the VanCity commissioned report, *The Power of the Arts in Vancouver: Creating a Great City*, Pier Luigi Sacco correctly identifies the east side as the home of the art community in the city. He also recognizes the strong state of development of the arts in the east side citing the international recognition of many of our artists and our strong position internationally especially in the field of visual arts.

The basis of much of this strength has been on the strength of the visual arts community here in the city. Despite the worst provincial funding in Canada Vancouver has somehow emerged as THE place where international artists emerge in Canada. This is not because of our strong visual arts institutions because frankly one of the things that pulls us together as an arts community is the fact that from The Vancouver Art Gallery to the smallest artist centre we are all under resourced. Struggling with not enough space or staff all of us must reconcile the highest space costs in the world with the lowest funding levels in the country.

So if it is not our institutions what is the nature of Vancouver's success? Part of the reason for this has been the availability of space for artists studios and housing that has been the boon that made this development possible. Many other jurisdictions spend millions of dollars trying to develop the position that Vancouver is now in and unfortunately recent developments in the East End are changing all this quickly and perhaps irrevocably.

Most of this studio space exists in the neighborhoods around False Creek Flats; Mount Pleasant , Strathcona, Clark Drive, Chinatown and the DTES. These areas have historically been the places where artists live and work in the city. Development threatens all these areas currently. We at grunt see the results of this gentrification every day. Renovictions are common all along Main Street. The closing recently of 901 Main Street laid bare the problems with the arts and redevelopment and the very real threat they make to the arts community.

We all know the history of artists and gentrification because it's an old story now. How the arts are used to open up neighborhoods for redevelopment is a cliché now. grunt gallery was able, in an earlier spurt of redevelopment in Mount Pleasant, to enter a marketing deal with a developer of the early Live Work sites, PEMCOR, to purchase a

condo in the Mainspace Development on Main Street. We joke it was one of the only times the arts community ever moved forward during redevelopment but in truth I have been invited to write about it, speak about it and lunch over it many times. We remain a unique entity in this regard and not only in Vancouver but across Canada.

The same developer PEMCOR went on to produce the EDGE development at the foot of Main Street on Alexander which included 30 live work studios donated to the city that has become the CORE Coop and produced some of the only rent controlled live work space in the city. Perhaps the city should look back at this development as a model to move forward because it was one of the only successful ones.

But to RIZE. This development has far too many negative impacts on this community (and not just to the arts community) and far too few positive ones. Situated in the heart of Mount Pleasant and literally towering over it so much that even city staff toned it down in the visuals it presented to us and to you. The negative impacts include a threat to the small independent businesses along Main Street due to rental increases, the loss of really affordable housing, increased traffic problems and congestion, destruction of the café culture that exists in that intersection, and the promise of an even bigger development on the Kingsgate Mall site.

With the selling off of the studio space included in the project the city has effectively prevented any relief towards the studio shortage. Not that we were expecting much. The District Building by Amarcon also promised affordable studio space after closing 901 Main Street but even as this building opens nobody I know has heard anything about this affordable space.

The problem here is that artists are responding to these threats by moving east. But not east to Rupert Street but to Toronto or Montreal or Winnipeg where there is a better chance of finding sustainable housing and realistic funding. Over the past several months two board members of grunt left for Montreal and Winnipeg, our Technical Support now works out of Toronto and our associate curator moved to the interior. Further up Main Street art community residents housed for over twenty years are getting renoviction notices.

grunt owns its own space so is not threatened by these increased property values but we are literally watching our support base disappear under our feet. The housing that RIZE is offering is not affordable to any of the residents of this community so there are few alternatives.

It's easy to talk about helping the arts community and the power of creative cities but after working in this field for the past 30 years mostly all I've seen is talk. But by developments like Rize we will see the destruction of the arts communities in Mount Pleasant and in neighboring communities in a very real way and all the homilies in the world won't prevent that. If this council is serious about its support for the arts it needs to step up here.

We can see the new community being formed but will there be any room in it for artists, small businesses, cafes etc. Who can service these communities and where will they live? RIZE will cause many more problems than it solves in this community and council needs to recognize this very real threat.

Thank you for your attention

Glenn Alteen

Program Director

grunt gallery

grunt.ca

From: Aaron Berndsen s. 22(1) Personal and Confidential
Sent: Saturday, February 18, 2012 8:31 PM
To: Public Hearing
Cc: s. 22(1) Personal and Confidential
Subject: Correspondence - I'm against the 19 story RIZE development

To whom it may concern,

I wanted to echo the concerns of the Residents Association of Mount Pleasant (RAMP), and their campaign against the 19 story development at 180 Kingsway.

Although I appreciate the increased population density and the redevelopment of this beleaguered intersection, I am completely opposed to the proposed development. Nearby buildings measure 8 to 12 stories in height and already stand up greatly. A nineteen story complex is completely out of character with the neighbourhood and does not fit in with the community plan.

I am not opposed to some form of development here, but I would encourage city counsel to limit it to 10 stories and help preserve the many small, local entrepreneurs living in the area, including myself.

In solidarity,

Dr. Aaron James Berndsen

s. 22(1) Personal and Confidential

- - - - - University of British Columbia Postdoctoral Fellow Physics and Astronomy
Department

Email: s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 21, 2012 5:13 PM
To: Bill Campbell
Subject: RE: The Rize

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Bill Campbell s. 22(1) Personal and Confidential
Sent: Tuesday, February 21, 2012 5:09 PM
To: Correspondence Group, City Clerk's Office
Subject: The Rize

February 19th 2012

Re: Rezoning Application 180 Kingsway/228-246 East Broadway (The Rize)

Dear Mayor and Council,

As a resident of Mount Pleasant, I have attended many of the planning process meetings for this project and I would like to share with you my observations and recommendations.

There seem to be four groups involved in the development application process at various different stages. They are the developer, planning staff, residents and city council. Three of the four groups are paid during their involvement, the residents are unpaid and devote their time on a voluntary basis. Although the residents are encouraged to democratically engage in the planning process, the process and outcome cannot be described as democratic in any way.

My observation of the planning process for the Rize development is that the developer brought forward an original proposal which was higher than they thought they might get approval for and they combined it with what one could call "sweeteners" to make the proposal seem more acceptable e.g. artist studios, market rentals, etc. The planning department then organised a series of public consultation meetings which were extremely well attended by the residents of which the large majority were opposed to the development in its current form. The consensus was that residents were **not** opposed to development but on this site in the centre of historic Mount Pleasant, they wanted to see an attractive "Mount Pleasant brick" building no more than seven stories high. The "sympathetic" planners listened to the concerns of the residents and planted a seed of hope for the next meeting.

At the next meeting, residents eagerly gathered to see the outcome of the revised proposal. To their surprise the planners presented their revised plan as a fait accompli.

The development would be 19 stories, the artists studio and rental units were gone, the developer would agree to pay some additional cash for some future project in Mount Pleasant the nature of which would be decided on by public consultation. The planners told the residents that even though the majority in the room were opposed to the project as proposed and even though the majority from an on-line survey were opposed, they would be recommending the revised proposal to council.

Here are my proposals:

- Abandon the public consultation process in its current form because it is meaningless. It has become what should be called a "show trial" where the outcome is easily predictable before the proceedings begin. The current process is a formality, which gives the planners the opportunity to tick the box where it says "public consultation". Everyone concerned knows this is a "sham" and it is humiliating to put residents through a

process where they are encouraged to participate but their input is ignored.

- Create a new public consultation process with a definitive matrix where residents know what they need to do to prevent an application going ahead. This could take many forms but if the residents meet the requirements of the matrix then an application in its current form should be denied.
- Appoint a Director of Planning under whose leadership there is a mandate to protect and preserve the historical districts of Vancouver. Hire planning staff who are sympathetic to the preservation of heritage and who have the courage to oppose development that does not fit well in an existing community. Currently, the planning staff have become the arch nemesis of the residents as they appear to have no desire or authority to enable them to respond to any meaningful changes to the project that the residents request.
- Appoint a Director of Planning who is prepared to attend the public meetings on controversial planning applications and deal face-to-face with the residents.
- Appoint a councillor for each district in Vancouver so that there is council representation at development meetings. Without a ward system, there is no natural support for neighbourhood issues. Councillors should be involved in controversial development applications in their appointed neighbourhoods.

Unfortunately as you can see, the development application process has become a one sided process where the residents are easily overpowered by the incumbents. As councillors, when you are presented with a development application process that is being recommend by staff, you can be sure that the public consultation process has been minor and meaningless. If you vote for the proposal with the words “I will support staff’s recommendations” your name will become synonymous in the years to come with the destruction of the historic centre of Mount Pleasant.

This project needs to be stopped in its present form and the current process needs serious overhaul. The residents of Mount Pleasant are looking to you, the council, to stop this development proposal from proceeding. Rather than searching for an excuse for inaction I encourage you to heed Winston Churchill’s words when he said, “It’s not enough that we do our best, sometimes we have to do what’s required”

Yours truly

Bill Campbell

s.
22(1)

From: Correspondence Group, City Clerk's Office
Sent: Thursday, February 23, 2012 9:57 AM
To: Jean Campbell
Subject: RE: Rezoning Application 180 Kingsway/228-246 East Broadway (The Rize)

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Jean Campbell s. 22(1) Personal and Confidential
Sent: Wednesday, February 22, 2012 7:37 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Rezoning Application 180 Kingsway/228-246 East Broadway (The Rize)

Dear Mayor Robertson and Council - I am against the Rezoning of 180 Kingsway because the developers have been insensitive to the heritage feel of the Mount Pleasant Neighbourhood. The height of the building does not fit in with the rest of the apartment buildings in the area - which are low rise. The Lee Building has been the anchor of Mount Pleasant for many years. A 19 storey tower would dwarf this icon.

I hear that the developers are prepared to give the city 4.5 million to be spent on city facilities if the building is approved. If the rezoning is approved by city council, I ask that you consider using the \$4.5 million to replace the Mount Pleasant Outdoor Swimming Pool. The residents of Mount Pleasant felt cheated when the pool was taken from our neighbourhood.

If you must decide to spoil Mount Pleasant with this 19 storey tower, please at least give us something in return - and we don't want another skateboard park - we want an outdoor swimming pool.

Yours truly

Jean Campbell

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, February 22, 2012 3:51 PM
To: Kevin Cooper
Subject: RE: Rise development @ Broadway & Kingsway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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, Meeting Coordinator, at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

From: Kevin Cooper s. 22(1) Personal and Confidential
Sent: Wednesday, February 22, 2012 3:28 PM
To: Correspondence Group, City Clerk's Office
Subject: Rise development @ Broadway & Kingsway

Dear Mayor and Council,

Developers have put forward a proposal to put a 19-storey residential and commercial tower on a site at Kingsway and Broadway. I am writing you today to express my serious concern with the proposal. It will include **241 market condos, no rentals, no co-op housing, no social or affordable housing of any kind**, and a paltry financial payment as a 'community amenity contribution. The surrounding neighborhood is mostly made up of single family homes and mid rise apartment buildings (many 3 to 5 story walk ups).

I am also very concerned by the impact this type of tower has on transportation habits and solar exposure at street level. Mount Pleasant is a neighbourhood that was designed around the streetcar, and works brilliantly at a pedestrian scale. The scale of the Rise proposal will set a striking new precedent for other sites in Mount Pleasant, as well as other neighbourhoods in Vancouver. This neighbourhood means a lot to me and I really don't want to see it gentrified any further.

Some additional density makes sense at this type of high traffic junction, and is justified by the future Broadway rapid transit line. 19 stories, however, is not appropriate. A maximum building height should not exceed that of the Lee Building or similar, and should be consistent with the surrounding neighbourhood.

Thank you for your consideration.

Sincerely yours,

Kevin Cooper

To: Mayor Robertson and Councillors

From: John Davis s. 22(1) Personal and Confidential

Re: Re-zoning Application – 180 Kingsway/228-246 E. Broadway

I strongly OPPOSE the rezoning application at the above address.

My family has lived on the 100-block of West 10th Avenue since 1973. 39 years. During that time we have restored 10 historic houses on the block, all containing rental apartments. Eight of these houses have been designated Heritage Buildings. Our Victorian restoration at 166 West 10th was presented with the very first Heritage Building plaque issued by the City in 1976 by Mayor Art Phillips and Carole Taylor. The restoration of the historic streetscape by the Davis family is also recognized by Heritage Canada with an Award of Honour. We have overcome huge obstacles along the way, financial and otherwise, but have made a significant contribution to the quality of life in Mount Pleasant.

This re-zoning and development proposal is an insult to everything we have worked toward on 10th Avenue. This tawdry erection will suck away the historic character of the area. It is a disgraceful, ugly monstrosity -- a monument to greed, ego and philistinism. It is a carbuncle on the sweet face of Mount Pleasant.

The Rize/Alliance proposal must be stopped. It will destroy the old-fashioned neighbourhood feeling and spawn additional generic rubbish. This will no longer be Mount Pleasant. It will be Mount Anywhere, Mount Anyplace. This is the Rape of Mount Pleasant.

Do you care a fig about Mount Pleasant heritage? Then have the backbone to send this sad, banal garbage back to its source. Bring us something we can all be proud of. Let future generations say that we knew what we were doing, and not pity us for our lack of talent.

John Davis

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 14, 2012 9:22 AM
To: Iain James
Subject: RE: Rezoning Application - 246 E Broadway & 180 Kingsway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Iain James s. 22(1) Personal and Confidential
Sent: Monday, February 13, 2012 8:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 246 E Broadway & 180 Kingsway

To the Mayor and City Council,

Please be aware that for the following reasons I am opposed to the proposed development and rezoning of the area located at 246 E Broadway and 180 Kingsway.

One, the development proposed is both out of scale, out of character, and out of context with the heritage area in which it will be located.

Two, the development does not conform to the Mt. Pleasant Community Plan. For Council to over-ride this opens the door to other "out of scale" developments being exempted from the Plan, ultimately resulting in a community plan which is totally weakened and basically useless.

Three, the proposed development does not allow for or provide low-cost or affordable housing.

Four, high unacceptable volumes of traffic will result from the development (parking for 300+ cars as well as numerous commercial deliveries). Such a situation would heavily impinge upon the safety of bike lanes and residents.

Five, additional retail space within the proposal is overkill and probably not required as a 4 block check in any direction will show a substantial amount of already vacant retail space.

Thank you for the chance to express my opinions. As stated above, I am categorically opposed to this development and rezoning application.

Yours sincerely,

Iain James
s. 22(1) Personal and Confidential



From: Correspondence Group, City Clerk's Office

Sent: Friday, February 17, 2012 9:18 AM

To: soccerdel

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 Public Hearing scheduled for Monday, February 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.

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

Sent: Thursday, February 16, 2012 11:02 PM

To: Correspondence Group, City Clerk's Office

Subject: Rezoning Application Feedback: 228-246 East Broadway and 180 Kingsway

Regarding the above rezoning, we are not totally against the development, however, the height of the buildings does not appear to be in keeping with the other surrounding buildings. As such, we are opposed to the development if the height of buildings are kept as proposed.

From: Correspondence Group, City Clerk's Office

Sent: Tuesday, February 21, 2012 2:14 PM

To: stephen joyce

Subject: RE: I am opposed to the rezoning

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: stephen joyce s. 22(1) Personal and Confidential

Sent: Tuesday, February 21, 2012 1:32 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

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.

These proposed developments crowd neighborhoods, take away any charm and destroy small businesses.

Sincerely,

Stephen Joyce

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Thursday, February 02, 2012 10:32 AM
To: dave jung
Subject: RE: I am opposed to the rezoning at Kingsway and Broadway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: dave jung s. 22(1) Personal and Confidential
Sent: Thursday, February 02, 2012 10:20 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
Subject: I am opposed to the rezoning at Kingsway and Broadway

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 have attended as many of the open houses of this project as possible as i am in direct view and close distance to this development. I am not opposing development on the property but the proposed rezoning is way beyond acceptable. In particular the fashion how the developer and architect have word smithed the height of the building. we do not need a 100 plus metre building. also how they gradually added floors to the low massing portion of the project to increase area. one last thing is how the initial proposal was to include space for the community and now it's totally gone and replaced with a lump sum cash. the space is much more valuable than cash. but the bottom line is the overall deception on the whole application for this project is not right. please listen to the community, we do not want this massive structure as clearly stated in the results of the open house last year in April. the results as you may have seen was about 75% of the people supported a 6 to 12 storey tower.

As a long time resident of Mount Pleasant, i live here for the uniqueness of what the community has. please do not let this project be approved with the massive tower.

Sincerely,
Dave Jung

s. 22(1) Personal and
Confidential

From: Correspondence Group, City Clerk's Office

Sent: Tuesday, February 21, 2012 9:27 AM

To: s. 22(1) Personal and Confidential

Subject: FW: Watson is not an Alley

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Adam Kebede s. 22(1) Personal and Confidential

Sent: Tuesday, February 21, 2012 2:33 AM

To: Correspondence Group, City Clerk's Office

Subject: Watson is not an Alley

Greetings Mayor and Council,

I am a resident of of mount pleasant and I am concerned with the Rize Development, particularly its use of Watson as an alley way. Yes, I acknowledge that along most of Watson the street has been used as a alley, but to continue to do so demonstrates a lack design... creativity. creating another grey tinted glass building, or a **grey on grey on grey landscape (sky, building materials and sidewalk)** unfortunately is boring leave alone the social/economic impacts to the area... what is more the uses of the building or storefronts lately on main have been pretty sterile... yes they have been mix-use, but the a single mid-box like london drugs to cover what use to be 3 or 5 storefronts?

I think using Watson as an example to what a car free or car diminished street could like would be interesting instead of a glorified alley way.

--

Adam Assefa Kebede

MSC Planning (Candidate)

School of Community and Regional Planning

University of British Columbia

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nal
and
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From: Correspondence Group, City Clerk's Office
Sent: Monday, February 20, 2012 5:27 PM
To: JE Lemke
Subject: RE: Public Hearing Feb. 27

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: JE Lemke s. 22(1) Personal and Confidential
Sent: Monday, February 20, 2012 5:04 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Feb. 27

Dear Mayor and Council:

When oh when are you going to do something about affordable housing?????!!

This building project on Kingsway and Broadway is yet another oversized apartment building for rich people. I oppose this entirely.

You keep allowing one or two storey buildings to be constructed all along commercial streets - along Main near Broadway as a current example. Why don't you require that at least one storey of affordable housing be added to all new construction?? The building owners would get a tax reduction, and it would be managed by and new Affordable Housing department at City Hall.

You have to do something, and you should start right now.

We will block this latest homage to money and greed until you offer something reasonable for the not-rich.

Sincerely,
Jane Lemke

From: Lisa MacLean s. 22(1) Personal and Confidential

Sent: Friday, February 24, 2012 7:09 AM

To: Public Hearing

Subject: Rize development

To Whom it May Concern:

I oppose the Rize development; its negative impacts include a threat to the small independent businesses along Main Street due to rental increases, the loss of really affordable housing, increased traffic problems and congestion, destruction of the café culture that exists in that intersection, and the promise of an even bigger development on the Kingsgate Mall site.

It's easy to talk about helping the arts community and the power of creative cities but through developments like Rize we will see the destruction of the arts communities in Mount Pleasant and in neighboring communities in a very real way and all the homilies in the world won't prevent that.

Yours Truly,

Lisa MacLean

From: Correspondence Group, City Clerk's Office
Sent: Friday, February 24, 2012 9:47 AM
To: maclean.lisa@gmail.com
Subject: FW: Rize development

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Public Hearing
Sent: Friday, February 24, 2012 9:45 AM
To: Lisa MacLean
Cc: Mayor and Council (COV) - DL
Subject: RE: Rize development

Hello, I am forwarding your comments to Mayor and Council. If you wish to speak at the Public Hearing please submit a request to the public.hearing@vancouver.ca.

From: Lisa MacLean s. 22(1) Personal and Confidential
Sent: Friday, February 24, 2012 7:09 AM
To: Public Hearing
Subject: Rize development

To Whom it May Concern:

I oppose the Rize development; its negative impacts include a threat to the small independent businesses along Main Street due to rental increases, the loss of really affordable housing, increased traffic problems and congestion, destruction of the café culture that exists in that intersection, and the promise of an even bigger development on the Kingsgate Mall site.

It's easy to talk about helping the arts community and the power of creative cities but through developments like Rize we will see the destruction of the arts communities in Mount Pleasant and in neighboring communities in a very real way and all the homilies in the world won't prevent that.

Yours Truly,

Lisa MacLean

From: Correspondence Group, City Clerk's Office
Sent: Friday, February 10, 2012 9:36 AM
To: Thibault Mayor
Subject: RE: rezoning of Kingsway & Broadway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Thibault Mayor s. 22(1) Personal and Confidential
Sent: Thursday, February 09, 2012 11:12 PM
To: Correspondence Group, City Clerk's Office
Cc: Thibault Mayor
Subject: rezoning of Kingsway & Broadway

Dear Mayor, Dear member of the city council,

I am a resident of Mount Pleasant and I am opposed to the rezoning of Kingsway & Broadway. I agree that there is a need of increasing density to address the demand for more lodging in Vancouver (especially near major transport axes). However, this should be done respectfully and coherently. In the past 5 years, there have been numerous new developments in the neighborhood (some in still progress) that are currently leading to a densification of this part of the town (not to mention all the developments in False-Creek, adjacent to Mount-Pleasant). All these buildings are of relative low highs (up to 10 floors) and future developments in Mount-Pleasant should be coherent and follow the same "logic" (unless you want to repeat the same past mistakes that lead to "disfiguration" of cities). There have been several meetings on this project and it is clear that the developer (as well as some members of the councils) are not willing to listen what the majority of present residents have said: no mid- or high-rise building in Mount-Pleasant. I hope both the Mayor and a majority of members of the council will understand this point.

Respectfully yours

Thibault Mayor

s. 22(1) Personal and
Confidential

From: Correspondence Group, City Clerk's Office
Sent: Friday, February 24, 2012 12:14 PM
To: Diana Munz
Subject: RE: Public Hearing 228 - East Broadway and 180 Kingsway Feb. 27, 2012

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Diana Munz s. 22(1) Personal and Confidential
Sent: Friday, February 24, 2012 12:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing 228 - East Broadway and 180 Kingsway Feb. 27, 2012

Dear Mayor and Council,

I have received a notice of public hearing about this site as I live nearby. Unfortunately, I am not able to attend the public hearing. However, I would still like to forward my comments to you.

I am extremely opposed to this development - the density of the development is way too high - I believe anybody with a planning background can attest to that. I believe you would bring much harm to the community which already exists in this area and the City as a whole by allowing this development to go ahead. This development will impact negatively on the quality of life for new and existing residents. Displacement of existing residents and artists, shadowing, traffic flow, gentrification, CAC's not being committed yet etc. are all concerns which have not been addressed.

I am also very appealed by the process which has led to this proposal. I am worried that the community concerns and community plans for the Mount Pleasant area have been disregarded and/or manipulated. Please restore my faith in democracy by listening to the community and not the developers - this proposal needs to be rejected.

Thank you for listening,

Diana

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 20, 2012 9:26 AM
To: juliet
Subject: RE: Rezoning Application for 228-246 East Broadway & 180 Kingsway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: juliet s. 22(1) Personal and Confidential
Sent: Monday, February 20, 2012 9:12 AM
To: Correspondence Group, City Clerk's Office
Cc: McNeill, Yardley; Burch, Peter
Subject: Rezoning Application for 228-246 East Broadway & 180 Kingsway

To the Mayor and Council:

I am writing to you regarding the Rezoning Application for 228-246 East Broadway & 180 Kingsway.

I've been following the events around the rezoning closely; I've attended the public meetings, had a long talk with the Vice President of Development, and discussed the issue with neighbours and friends. I remain deeply opposed to it-- not to the fact of development per se, which is inevitable-- but the height and use of space which Rize proposes.

These are some of my concerns:

1. This Mount Pleasant Community Plan states the following:

Any additional height and density would be contingent on further urban design analysis, including shadowing, view impacts, 'look and feel' of the area, 'permeability' of the site (the ability of people to see and walk through the site), and other public benefit considerations... Distribute the height/bulk in relation to the character of adjacent streets (e.g., more height along Broadway, reduced height along 10th Avenue and Prince Edward, larger scale on Kingsway vs. smaller scale along Main Street).

It may be the opinion of Rize that the proposed development meets the conditions of the plan, or falls within the criteria outlined by the plan. I, and numbers of others in the community, disagree. The height of the tower is absolutely jarring in the context of the Broadway streetscape. The modified plan, with its 19 storeys, isn't much of a reduction in actual height, and is still completely inappropriate for the "heart of Mt. Pleasant".

Rize's plan for the site simply does not address the most important issue here, which is not necessarily that of the lack of artist studio space. It is, very simply, the need for affordable housing in a city where a modest house on the West Side costs a million dollars (and the East side is catching up) and where rents are high. Even the originally proposed STIR units, which have now been discarded from the proposal, would have been too expensive for the residents of this area (let alone the artists looking for studios). The proposal as it stands also bring no apparent permanent benefit to the community; the cash contribution offered by Rize is a nebulous promise which would show no concrete results (whatever those might be) for years.

2. The heritage of Mount Pleasant. The character of the area-- traditionally a welcoming community for new Canadians, and a place where the streetscape still retains aspects of historical Vancouver-- is already under siege. Towers are going up along the south shore of False Creek, along Main Street and along 1st and 2nd avenues, putting hundreds of new condominiums on the market. Is this the future of Mount Pleasant, also, to become a wilderness of glass?

3. I have seen no explanation from Rize as to why the proposal is conceived as a tower which would dwarf the surrounding buildings, including the Lee Building, an iconic structure in the heart of Mt. Pleasant. It seems sheer pursuit of profit, and profit only; the grandstanding about being a part of the community, and contributing to the community, I find unpersuasive.

I have lived in Mount Pleasant since 1987. It's my home. I don't fear change; but the Rize proposal is one step too far. It's out of keeping with the history of Mount Pleasant; it's a symbol of a culture of profit over substance, and of pushing aside the disadvantaged for spectacular (in the original sense) development which benefits few, and damages the character of the neighbourhood which they claim to care for (and merely, I

think, want to exploit).

I ask Council to please send this proposal back to Rize with a request for modifications to the height of the tower and the proposed use of space in order that the building become the positive "statement" which Rize purports to want to build.

Best regards,

Juliet O'Keefe

s. 22(1) Personal and Confidential

[Redacted]

[Redacted]

From: Correspondence Group, City Clerk's Office
Sent: Thursday, February 09, 2012 9:25 AM
To: L P
Subject: RE: 228-246 east broadway & 180 kingsway rezoning

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

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

From: L P s. 22(1) Personal and Confidential
Sent: Wednesday, February 08, 2012 6:25 PM
To: Correspondence Group, City Clerk's Office
Subject: 228-246 east broadway & 180 kingsway rezoning

Dear Mayor and Council,

Please accept this email as a vote against the above mentioned rezoning application. Since I am unable to attend the public hearing and present my views in person, I am emailing you this letter.

While I am not anti development, I am adamantly opposed to the current proposal. There are several reasons for this.

1. The tower component is far higher than anything that should be permitted for the area. At 19stories, this will become an eyesore on the horizon looking south from downtown, and in the immediate vicinity of the building itself. (especially considering that this is one of the highest points on the immediate horizon).
2. It encompasses too large an area (the entire city block) as one large monolith..detracting from the historical nature of Mt. Pleasant As Vancouver's oldest neighbourhood/suburb.
3. It is not in keeping with the historical esthetics of the area (stylistically).
4. The fsr is too high leading to traffic issues for the area, on a street which includes a highly used bike route. Safety should be an issue that is not being considered here.
5. There is not a significant enough of a setback from the street to incorporate pedestrian friendly public space. This also elminates light passage to surrounding areas.
6. Mt. Pleasant should be designated a heritage sight in its entirety... Thereby requiring all future development to maintain appropriate size and design aesthetics in keeping with the historical significance of the area. Vancouver neednt be a modern city of solely glass towers. Consider the tourism aspect generated by maintaining a historical connection.
7. I moved to mt. Pleasant 6 years ago...choosing NOT to be in Yaletown with its overabundance of podium and tower type developments. Mt.Pleasant IS NOT yaletown. We have chosen to live here for a reason. Residents DO NOT want the area to be another Yaletown with zero character.
8. The majority of residents are OPPOSED to the application in its current form. You MUST listen to the voice of the majority of residents where this application is concerned, and not from a development company.
9. Approval of this ammendment will set a precedent for future developments in the area.

For these and the scores of reasons others in attendance at the Public Hearing will present to you, I wholeheartedly urge you to NOT APPROVE this ammendment to the zoning and development bylaw for the property in question.

Sincerely and respectfully,

Lucas Pavan

s. 22(1) Personal and
Confidential

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

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

Mayor Robertson and City Council

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

REASONS:

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

The new development should conform to current zoning and guidelines:

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

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

SIGNATURE _____

DATE _____

PLEASE PRINT CLEARLY

NAME _____

ADDRESS _____

EMAIL and/or PHONE _____

From: Correspondence Group, City Clerk's Office
Sent: Friday, February 10, 2012 2:49 PM
To: s. 22(1) Personal and Confidential
Subject: FW: Form-Letter.pdf - Adobe Reader

Attachments: Form-Letter.pdf

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: Leona Rothney s. 22(1) Personal and Confidential
Sent: Friday, February 10, 2012 2:15 PM
To: Correspondence Group, City Clerk's Office
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

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 21, 2012 9:30 AM
To: sean sikorski
Subject: RE: development yes - hiRIZE no

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: sean sikorski s. 22(1) Personal and Confidential
Sent: Tuesday, February 21, 2012 9:00 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Deal, Heather; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony; Affleck, George; Ball, Elizabeth; Jang, Kerry; McNeill, Yardley
Subject: development yes - hiRIZE no

Hello

I wanted to respectfully offer my opinion on the proposed RIZE development on Kingsway and Broadway.

I have lived in the Mount Pleasant neighborhood for 13 years. First on Fraser and 15 in a rental suite and then on Fraser and 6th in a condo. I recently bought into the District development on Main and 7th. So, I am honestly in favour of development in the neighborhood, but NOT for a 19 story high rise. It is one of the defining features of the neighborhood that we DO NOT have such developments.

The argument that we 'need' more density, or we 'need' the 'proposed amenities' is ridiculous.

Density IS increasing and can be achieved with the current neighborhood developed plan. 9 stories is fine. A city needs a mix of neighborhoods and communities. There are many hi-rises in Vancouver with more to come. Please allow our neighborhood to pursue its plans of 9 story developments. It helps define our neighborhood. Speaking with my new neighbors in the District, many report moving TO Mount Pleasant FROM downtown to get away from hi-rise living.

The argument that we 'need' the proposed amenities is insulting. Mount Pleasant is a great neighborhood already, and without the proposed benefits. And to argue that the only way we could acquire these proposed amenities is by accepting a high rise in our neighborhood is insulting.

Rize was able to build a 5 story building on Quebec and Broadway and did so at a profit. They can also build a 9 or 11 story building on Broadway and Kingsway at a profit I'm sure.

Also, if hi-rise density was the solution to affordable housing, we would have affordable housing all over downtown.

Please DO NOT allow developers to come into our neighborhood and disrespect its residents and plans.

Sean Peter Sikorski

From: Correspondence Group, City Clerk's Office

Sent: Tuesday, February 21, 2012 3:04 PM

To: chris sinkewicz

Subject: RE: REZONING APPLICATION 180 Kingsway / 228 – 246 East Broadway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 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.

From: chris sinkewicz s. 22(1) Personal and Confidential

Sent: Tuesday, February 21, 2012 2:47 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

Subject: REZONING APPLICATION 180 Kingsway / 228 – 246 East Broadway

Dear Mayor and Council

I am a homeowner and parent of two small children in the Mount Pleasant Neighborhood.

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 negative effects of a large 'box' retail store outweigh any positives: adverse change to traffic patterns, addition of supply trucking to the neighborhood, adverse change to the 10th Ave. bike path, and adverse change to pedestrian safety/enjoyment.

2. The proposed development does not conform to the new Mount Pleasant Community Plan.

3. 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.

4. The proposed development would not provide affordable housing or retail space.

5. 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.

Thank you,

Chris Sinkewicz

s. 22(1) Personal and
Confidential