

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 3:05 PM

To: George Brissette

Subject: RE: CD1 rezoning/ 228-246 East Broadway and 180 Kingsway/ Public Hearing 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: George Brissette s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 1:33 PM

To: Correspondence Group, City Clerk's Office

Subject: CD1 rezoning/ 228-246 East Broadway and 180 Kingsway/ Public Hearing Feb 27-2012

To the City of Vancouver and all City Councillors,

Like hundreds of other Citizens of Mount Pleasant I oppose this development as planned.

It was the City of Vancouver not the Citizens of Vancouver that chose the 3 sites for tower development. During the Mount Pleasant Planning process COV Staff refused to debate the sites, type or height of development it was forcing on our nbhd. The COV ignored innovative ideas regarding pedestrian and traffic movement thru the area. This development will result in even more rat-running traffic, increased conflicts with pedestrians/ cyclists and like so many others the City has endorsed in Mount Pleasant makes a farce of the planning process while returning virtually nothing. Talk to staff at #1 Kingsway and you'll find that the facility is past capacity and each new development allowed displaces the Poor, Elderly, Disabled and their children from Cultural and Recreation opportunities as their costs increase.

It's pretty clear that the fix was in during the Mount Pleasant Community Planning meetings as the City repeatedly ignores Residents wishes. It's also interesting how often prime sites for redevelopment as identified by the COV are destroyed by fire and then voila, a redevelopment proposal comes along with changes in rezoning and increases in height outside nbhd norms. Just wondering.

sincerely,

George Brissette

Van. BC

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 9:54 AM

To: Barbara Buchanan

Subject: RE: opposition to proposed Rize Alliance CD-1 Rezoning: 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: Barbara Buchanan s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 6:54 AM

To: Correspondence Group, City Clerk's Office

Subject: opposition to proposed Rize Alliance CD-1 Rezoning: 228-246 East Broadway & 180 Kingsway

Dear Mayor and Council,

I would like to register my opposition to the proposed Rize Alliance CD-1 Rezoning: 228-246 East Broadway & 180 Kingsway. I believe that the size and in particular the height of this development will have a hugely negative impact on the Mount Pleasant community and in particular, the arts community. A 19 story building is not right for this neighbourhood.

I live at 10th & Quebec in the former church.

Thank you.

Sincerely,

Barbara Buchanan

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:45 AM
To: Susan Chapman
Subject: RE: Rize Alliance Proposal

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: Susan Chapman s. 22(1) Personal and Confidential
Sent: Sunday, February 26, 2012 2:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Rize Alliance Proposal

Dear Mayor and Council,

I would like to register my opposition to the development proposed by Rize Alliance at Kingsway and Broadway, which is neither in keeping with the character of its neighbourhood or the concerns of the local community.

Further reason for opposition lies in the fact that there would appear to be, according to media reports, concern about the accuracy of the Planning Department's understanding and representation of this project.

Sincerely,
Susan Chapman

s. 22(1) Personal and
Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 5:04 PM
To: Davor Cubranic
Subject: RE: Rezoning application 180 Kingsway / 228 - 246 E 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.

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

From: Davor Cubranic s. 22(1) Personal and Confidential
Sent: Monday, February 27, 2012 4:46 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
Subject: Rezoning application 180 Kingsway / 228 - 246 E Broadway

Dear Councilors and Staff,

I would like to express my strong opposition to the rezoning application for 228-246 East Broadway & 180 Kingsway (Rize). I am disappointed that the city staff has given its support to the application, given that it breaks just about every principle of the Mount Pleasant Community Plan (MPCP), and urge the Council to reject the application.

Let me also make clear that I do not oppose density per-se. Density makes a city, and the hub of a neighbourhood is by definition dense.

(This is why I am dismayed to see one-storey wooden shacks all along Broadway, for example.) Rize's proposal, however, disregards every other principle of what makes a vibrant neighbourhood, and does not even attempt to work in harmony with the surrounding built form. The proposed development is out of all proportion: a 19-storey tower with a 7-storey podium may fit in the downtown business core, but is utterly out of place in this neighbourhood. It is also contrary to the residents' vision as gathered in community consultation workshops leading up to the MPCP, which clearly set out a vision of mid-rise buildings along the Broadway artery.

Even allowing for a higher building at focal intersections, like Broadway and Kingsway, 19 stories is 5 times higher than the typical five-storey midrise height. I would suggest that limiting the Rize development to a maximum of 10-12 stories would be more appropriate, with consequent reduction in the size of the tower's podium to 4-5 storeys.

I also urge the council to include a significant community amenity if the project is to receive approval even in such reduced scale. A building at such singular intersection as Main and Kingsway should not present a blank face of a big-box store with a single entrance and an underground parkade.

Sincerely,

Davor Cubranic



FALSE CREEK
RESIDENTS ASSOCIATION

February 27, 2012

To : Mayor and Council

Re: Rize Alliance rezoning at Kingsway and Broadway

The False Creek Residents Association supports the position of our neighbours to the south, Mount Pleasant, who are opposed to this project for the following reasons:

1. It does not fit with the Community Plan for Mount Pleasant which has been in the works for several years and only recently approved with the caveat that they would welcome expanded height and density to 70 ft and 3.0 FSR respectively. The Rize Alliance project intends a height of 215 ft and 5.55 FSR. This is extremely problematic for a site opposite the heart of the community, The Lee Building, at Broadway and Main.
2. The developer and the city promised that there would be “ purpose built “ rental units and several artist’s work spaces incorporated into the project in return for CAC credit and increased density under the STIR program. These have now been summarily scrapped but the developer is still getting the density, even extra density, for market housing. So there is no affordable housing which is now the cornerstone of this council’s agenda.
3. The community of Mount Pleasant has not had an opportunity to discuss the use of the CAC in their community. What has been targeted as a community need or will the CAC of \$6.25 million float into the city’s general revenue and not used in the community at all?
4. The traffic congestion problems on Watson St. have already been declared by a senior planning staffer as “ very challenging” or in other words - a traffic nightmare. 10th Ave is a designated bikeway so bikes, pedestrians, resident traffic and commercial traffic will have to compete with the very narrow and already congested, Watson St.
5. The complaint of many citizen and resident groups is that the public planning processes that are occurring in many areas of the city are fundamentally flawed by misinformation, omitted information, or information that is added at the last minute just days before the report goes to council for approval with no time for the community to discuss or comment other than the Public Hearing process.

The False Creek Residents Association stands with our neighbours in Mount Pleasant who see this project as a “ community busting “ development that will begin the downfall of a community struggling to keep their identity and the integrity of their neighbourhood.

Regards
Patsy McMillan, Co-Chair, FCRA
Fern Jeffries, Co-Chair, FCRA

From: Kari Hewett s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 1:05 PM

To: Deal, Heather; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Affleck, George; Ball, Elizabeth; Carr, Adriane; Jang, Kerry; Tang, Tony; Robertson, Gregor

Cc: Public Hearing

Subject: Public hearing, THIS evening, REF Item 6 / REZONING: 228-246 East Broadway and 180 Kingsway

Public hearing, THIS evening, REF Item 6 / REZONING: 228-246 East Broadway and 180 Kingsway

Dear Mayor, Council, and City Staff,

I regret I cannot attend tonight's public hearing, and so ask you to consider my letter on this topic instead.

Please refer this proposal back to staff for further, authentic public consultation and revision to achieve better, truly sustainable affordable housing inclusion, transportation and neighbourhood livability targets.

I have been a resident of the area just west of the proposed RIZE location (10th Ave and Ontario) and a frequent traveller through it for almost 10 years. For almost eight of those years I volunteered on the City's "Bicycle Advisory Committee" to Council, and so have perspective both as a neighbour and person who walks, takes transit and bicycles in the area around East Broadway and Kingsway.

While I do believe in, and support the need for more, better and more affordable housing incorporating aspects of solid, sustainable density planning, I deeply question whether the development proposal currently before Council achieves these goals.

Most importantly, as it is not clear to me how this type of development will demonstrably provide a reasonable amount of affordable housing or improved neighbourhood amenities, I question: "who benefits"? Nothing I have viewed or heard so far convinces me that anyone except the developers will gain from the current proposal.

Here is some background from the now-defunct "Bicycle Advisory Committee" which may be helpful in your further deliberations. New Council members may not be familiar with this information, so I am pasting it here for your perusal.

NOTE: The links to the BAC documents pasted below appear to be temporarily corrupted on the City website. Hopefully they will be available again soon.

1. Notes and summary of cycling recommendations are in the [BNSC Notes of 6 October 2010](#) (unpaginated/ page 5, item 3) 228-246 East Broadway/180 Kingsway
2. A brief summary is available via our BAC [meeting Minutes of 20 October 2010](#), p. 3, item 5 (c) 228-246 East Broadway/180 Kingsway > along with our formal motions to Council.

Essentially, while recognising that developing some housing density around transit/movement corridors could be a positive gain, we were quite concerned about the potential vehicle traffic levels (especially as regular "required" vehicle parking levels appeared to be maintained even given very good transit connections there) in the area and especially the impact this could have on adjacent bicycle routes.

At that point we felt that the City/planners, etc needed to do more work to actively consider how to down-scale the amounts of SOVs the development would almost certainly bring, and how to ensure that cycling facilities and amenities were better designed to attract and sustain a higher ridership in that zone.

> This is a great opportunity to further reduce the need and incentive for SOV use by greatly reducing the vehicle parking allocation requirements substantially, and increasing the space for Modo, Zipcar and other shared vehicle programs PLUS greatly enhancing the bicycle facilities in this "hub" area.

As I have not been able to attend recent meetings on this site, I am uncertain whether the substantial concerns about the added vehicle traffic to the area and the adjacent bicycle route(s) have been addressed and amended properly. Additionally, I urge significant and focused attention be given to the building height, the incorporation of artist space and REAL consideration about the implications this will have for our community.

I look forward to your productive discussion and a much better, more affordable and neighbourhood-friendly proposal coming forward in the future. Please respond to me with information about this site and your thoughts at your earliest convenience.

Sincerely, and with best regards,

Kari Hewett (Ms)

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copies to: neighbouring Vancouverites, those who work in and/or travel through this area (BCCed for privacy)

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"We do not inherit the earth from our ancestors,
we borrow it from our children."

~ Navajo Proverb

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 2:21 PM

To: [REDACTED]

Subject: FW: Correspondence - Public hearing, THIS evening, REF Item 6 / REZONING: 228-246 East Broadway and 180 Kingsway

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From: Kari Hewett, 22(1) Personal and Confidential [REDACTED]

Sent: Monday, February 27, 2012 1:05 PM

To: Deal, Heather; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Affleck, George; Ball, Elizabeth; Carr, Adriane; Jang, Kerry; Tang, Tony; Robertson, Gregor

Cc: Public Hearing

Subject: Public hearing, THIS evening, REF Item 6 / REZONING: 228-246 East Broadway and 180 Kingsway

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While I do believe in, and support the need for more, better and more affordable housing incorporating aspects of solid, sustainable density planning, I deeply question whether the development proposal currently before Council achieves these goals.

Most importantly, as it is not clear to me how this type of development will demonstrably provide a reasonable amount of affordable housing or improved neighbourhood amenities, I question: "who benefits"? Nothing I have viewed or heard so far convinces me that anyone except the developers will gain from the current proposal.

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Sincerely, and with best regards,

Kari Hewett (Ms)

10th Ave and Ontario,

Vancouver, BC V5Y 1R6

copies to: neighbouring Vancouverites, those who work in and/or travel through this area (BCCed for privacy)

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"We do not inherit the earth from our ancestors,
we borrow it from our children."

~ Navajo Proverb

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 4:38 PM

To: John Keinanen

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: John Keinanen s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 4:16 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

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.

Please help us to preserve the essential character of Mt. Pleasant!

Sincerely,

John Keinanen

s. 22(1) Personal and
Confidential

[Redacted]

[Redacted]

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 4:05 PM
To: Katherine Kosowan
Subject: RE: 19 stories at broadway/kingsway is too 7 stories too many

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: Katherine Kosowan s. 22(1) Personal and Confidential
Sent: Monday, February 27, 2012 4:03 PM
To: Correspondence Group, City Clerk's Office
Subject: 19 stories at broadway/kingsway is too 7 stories too many

Dear Mayor and council:

We support growth, and admire many of the things that have been done in the city of Vancouver in the last number of years to support walkability, bikeability and neighborhoods. We are urban people, and enjoy living with others nearby.

However, we believe the appropriate size of building in Mount Pleasant, and specifically at broadway/kingsway should be a maximum of 12 stories.

19 stories is too many. Please ensure this opinion is reflected in your actions.

Thank you,

Katherine Kosowan & Lyle Stafford

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:42 AM
To: K MacIntosh
Subject: RE: OPPOSED to REZONING: 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: K MacIntosh s. 22(1) Personal and Confidential
Sent: Saturday, February 25, 2012 11:16 PM
To: Correspondence Group, City Clerk's Office
Subject: OPPOSED to REZONING: 228-246 East Broadway and 180 Kingsway

Dear Mayor and Council:

I am opposed to the current development proposal at Kingsway and Broadway. Please do not allow a 19 story tower on that site. Please, instead, approve a height that fits with the slope: something that fits in between the Lee Building and the Community Centre/Library to the north and the buildings further south on Kingsway. I'm not sure how many stories, but I think 9 or 10 would be about right. A tower of the size proposed will be obtrusive in so many ways.

I am not going to speak at the hearing because it causes me too much anxiety to speak in public. Many neighbours will be brave enough to come forward and they will make points with which I agree. I participated in the process from which the the Mount Pleasant Community Plan was prepared. I knew this site was identified as one for potential increased density. I never dreamed, however, that increased density could mean 26 stories.

The arguments for increasing rental housing stock, reducing cost of ownership by increasing supply and accessing much needed community amenity money are compelling. I don't think they bear out. I think the one to benefit the most is the developer by being able to sell units with a view. When they reduced the height they also reduced the number of rental units. I realize it was the city's decision to abandon the built-in community amenities, but it just makes the project look even more bankrupt in appeal. There is evidence that property values nearby will go up so the cost of housing and commercial property will also rise. Nothing will get more affordable.

I am a single older woman who lives in a condo in Mount Pleasant. I don't have a car and am fortunate enough to be able to walk to work or use transit. My commute takes me through the Olympic Village. I realize it is not fully occupied, but it has a feel of spaciousness. It is conducive to pedestrian and bicycle traffic. There are no imposing towers. There is shoulder room. The proposal for the Kingsway site is crammed and bound by two, three if you count Main Street, already very busy streets.

I have two adult children who have their own families. Neither chooses to live in Vancouver because their work is not here. I don't know if they could afford to live here if they wanted to. I know we need to make places for young families to live. Well, I don't know if we need to, but I want everyone who works here to have the opportunity to live here. I am also one of those aging citizens who bemoans the destruction of the old buildings of character which housed smaller independent businesses for facades that all look the same and give us another subway, cheque cashing place or cell phone carrier. I love the Kingsgate Mall! Even so, I know we have to yield to change, and yes, increased density. But 19 stories in such a central and

dominant location is too much. Please stop this project and seek a more creative and appropriate solution.

Sincerely,
Kay MacIntosh

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 10:32 AM
To: judy mcmurter
Subject: RE: development at broadway and main

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: judy mcmurter s. 22(1) Personal and Confidential
Sent: Saturday, February 25, 2012 7:17 PM
To: Correspondence Group, City Clerk's Office
Subject: development at broadway and main

Dear Mayor and Councillors,

My husband and I are Mount Pleasant/Riley Park residents. We are opposed to the height of the proposed development at this site. Statistics Canada has just let us know that Vancouver is already the most dense city in Canada. We have lost so much livability (especially regards traffic, pollution and lack of green space) because of such overdevelopment. Please respect the wishes (75% of the residents according to the news tonight) that are opposed to this intrusion..please no special allowances...keep to the existing zoning.

It seems that developers ask for the moon and then settle for simple plain overdevelopment...where is the oversight/leadership? Again, please stop the development frenzy in our city...there won't be any going back to greenery and livability if we can't tone down the heights and densities of such developments.

We are disappointed with council's development bias,
Judy and Jim

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 11:38 AM
To: Jan Pierce
Subject: RE: Rize Rezoning, 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: Jan Pierce s. 22(1) Personal and Confidential
Sent: Monday, February 27, 2012 11:08 AM
To: Correspondence Group, City Clerk's Office
Subject: Rize Rezoning, 228-246 East Broadway, 180 Kingsway

To Mayor Robertson and City Councillors,
I am opposed to the Rize rezoning as submitted.
The proposal does not adequately respond to its neighbourhood context. As such, it sets an unfortunate precedent for other developments in the southern neighbourhoods of the City.
A development that is in line with the model rendered by the developer and used during neighbourhood consultation would be much more appropriate. It would seem that the developer is aware of what would fit in to the area. His dishonest computer rendering inadvertently portrays an acceptable scale for the area.
Thank you.

Jan Pierce
s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:49 AM
To: Christine Rondeau
Subject: RE: REZONING: 228-246 East Broadway and 180 Kingsway

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From: Christine Rondeau s. 22(1) Personal and Confidential
Sent: Sunday, February 26, 2012 5:10 PM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: 228-246 East Broadway and 180 Kingsway

Dear Mayor and Councillors,

I am writing to provide comments in advance of the Public Hearing on Feb 27th, specifically in relation to the rezoning application for 228-246 East Broadway and 180 Kingsway. Personally I am generally in favour of densification along the major arteries in Vancouver but I find that I cannot support this specific application for a few reasons.

The height of the proposed building is out of sync with the rest of the neighbourhood. Anything more than 12 stories is too high in my opinion.

I'm also disappointed with the design proposed by Rize. I find it very uninspiring and don't see how this will provide our neighbourhood with an iconic building. Mount Pleasant already has an iconic building in the Lee building. I would hate to see our neighbourhood transformed into Yaletown and fear that this new development will simply lead to more and more high glass towers.

I hope that you will give due consideration of these thoughts along with the other concerns raised at the public hearing.

Kind regards,

Christine Rondeau

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:41 AM
To: alistair stewart
Subject: RE: Public Hearing Feb 27th 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: alistair stewart s. 22(1) Personal and Confidential
Sent: Saturday, February 25, 2012 3:29 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Feb 27th 2012

Dear Mayor and Councillors

I am writing to provide comments in advance of the Public Hearing on Feb 27th, specifically in relation to the rezoning application for 228-246 East Broadway and 180 Kingsway. Personally I am generally in favour of densification along the major arteries in Vancouver but I find that I cannot support this specific application for a few reasons.

The height is out of sync with the rest of the neighbourhood and misses the opportunity to augment the specific character of Mount Pleasant. Anything that goes higher than the Sophia ad Stella developments goes too high in my opinion.

Efforts to address specific concerns already brought before the council (loss of artist amenities and affordable rental units) appears to have been ignored for the time being in favour of cash contributions to council funds with a promise of good things for the community in the future. I cannot accept these as a real counter-balance to the possible negative effects of this development until these promises become concrete plans.

Lastly, I believe that the council's goal of providing a landmark building on this corner risks being unmet. The plans that have been provided to this point have not, in my view, given a clear vision of what makes this a true landmark that we can be proud of and that gives back to the community. I fear that you may end up by transplanting a glass dormitory tower into a community that does not want it and that does not provide clear benefits to the existing neighbourhood.

I hope that you will give due consideration of these thoughts along with the other concerns raised at the public hearing. Kind regards,

Alistair Stewart

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 10:30 AM

To: chris-anne stumpf

Subject: RE: opposition to the proposed 66m tower on Kingsway and a 36m high-rise on 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-anne stumpf s. 22(1) Personal and Confidential

Sent: Friday, February 24, 2012 7:30 PM

To: Correspondence Group, City Clerk's Office

Subject: opposition to the proposed 66m tower on Kingsway and a 36m high-rise on Broadway

I am writing to register my opposition to the proposed 66m tower on Kingsway and a 36m high-rise on Broadway. I am unable to attend the meeting.

I am opposed for 3 reasons.

1) environmentally - As we have learned from big cities like Toronto, large buildings increase wind tunnels, cast huge shadows, and confuse bird migration. View points are lost, traffic congestion results in increased pollution, additional concrete increases city temperatures and the list goes on. Nonetheless, as cities grow there is a need for additional housing and facilities. However, it would be criminal to agree to build a tower of such height without further urban design analysis taking into consideration the impact on the area re the concerns mentioned above.

2) aesthetically it is displeasing and it goes against the existing neighbourhood plan. Vancouver is surrounded by Mountains. We can see that for every mountain there are natural peaks and valleys. Part of what makes Vancouver attractive is that from most places in the city you can see the mountains AND that the peaks and valleys of the city terrain itself adhere to the nature upon which Vancouver is built. The buildings flow into each other; they do not stand out like abnormal growths. This proposed building stands out like a mountain on a prairie. It does not add to the visual environment; it detracts from it. The sense of the hill is lost.

3) economically - Since its inception the residents of Mount Pleasant have been working class. This working class character is part of what defines Mount Pleasant just as its citizens have been part of what has allowed Vancouver to grow. There is already a plethora of housing options for those with money. There is a dearth of affordable housing options for the rest - thus, any housing to be developed in this neighbourhood should be affordable to allow the working class families and households of Vancouver to grow.

A building is not a problem. A building of this proposed height and breadth is. To quote from your own website "In 1995, City Council adopted CityPlan, . . . that provides a framework for deciding City programs, priorities, and actions over the next 20 years. . . in 1997, the Community Visions Program . . . was launched to bring CityPlan to the neighbourhood level. This program involved communities working with City staff to create their visions for the future, based on CityPlan directions and community needs and aspirations . . ." The Mount Pleasant Community Plan was the result. This development does not conform to the Mount Pleasant Community Plan and makes a mockery of the work and voices that went into it. The citizens have already spoken. It is time to really listen.

Sincerely

Chris-Anne Stumpf

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:51 AM
To: Tony Tham
Subject: RE: Proposed Rezoning & Development at 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.

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

From: Tony Tham s. 22(1) Personal and Confidential
Sent: Sunday, February 26, 2012 8:38 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Rezoning & Development at 228-246 East Broadway & 180 Kingsway

To Whom This May Concern!

We are residents of the west Mount Pleasant neighbourhood and we are NOT in favour to allow a 19 storey building development on the site mentioned above. I understand that this site was one that the planning staff recommended for additional density because it is at a main traffic corridor.

I disagree that this site is an appropriate site for a 19 story development.

The area already has many buildings in the 8 to 10 story height. The 8 to 10 story height would be appropriate for this site. Allowing 19 stories or doubling the height would just be the beginning to other rezoning proposals and 19 story developments in this area. I do understand that the current area zoning would not allow for 19 story developments and that developer would have to go through a rezoning process but you have already let the bird out of the cage (and can't put it back) by allowing this first precedence setting 19 story development. This type of height maybe more appropriate down the hill near Main & Terminal Avenue where there are other buildings of similar height and is also at a main traffic corridor. The distance between this site and the area of Main & Terminal is insignificant.

We are not against development, as long as it is reasonable and in keeping with our neighbourhood.

The current statistics (indicated by a poll currently taken and on the NEWS) suggest that approximately 75% of the neighbourhood is against the 19 story height proposed by the development.

Please listen to the people who live in this neighbourhood.

Your truly,

Catmar Construction Inc
Tony Tham and Judy Wone

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 10:21 AM

To: Vancouver Children's Safety Association

Subject: RE: URGENT - NO SUPPORT FOR Proposed Rize Development at Broadway and Main Street

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: Vancouver Children's Safety Association s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 9:29 AM

To: Correspondence Group, City Clerk's Office

Subject: URGENT - NO SUPPORT FOR Proposed Rize Development at Broadway and Main Street

Dear Mayor and Council,

Re : **NO SUPPORT FOR** Proposed Rize Development at Broadway and Main Street

I have lived in Mount Pleasant since 2002 and own my home here. I am completely against this development and wish to see a neighborhood house go into the site instead that would fulfill many unmet needs in our community for a broad cross-section of people.

This proposed development should not go ahead because we do not have the necessary community supports for an additional 3-4,000 people for such a development. Mt. Pleasant is the 2nd worst in the city for park space and those we have are overcrowded and ruined by people with their off-leash dogs (although there are many spots for them and as easily accessible for them as for those that swim, play hockey etc.) There are insufficient licensed childcare places and before and after school care places which is absolutely critical for any neighborhood. Recent census shows us that Mt Pleasant was one of the fastest growing neighborhoods between 2006 and 2011. We have not had any additional park space or childcare spaces added to my knowledge to complement all these extra people.

The proposal to take 6.2 in community amenities and give 1.75 to affordable housing and 4.5 million to arts and culture is also inappropriate. We have a disproportionate amount of rental flop houses by absentee landlords already in Mt. Pleasant; we have to endure young (19-25) renters who hold loud parties and create noise disturbances, litter wherever they go, and have no respect for the rules in the local parks. I don't want more "affordable housing" in my neighborhood which already has young people couch surfing to avoid the terms of their leases (restricting the number of unrelated persons in a house), and all the parking problems caused they and their friends all looking for a parking space because they won't use their two car garage to park in.

The city has its priorities all wrong with this obsession with building highrises in neighborhoods without sufficient parks, and pouring too much money into arts and culture. Quality childcare is the #1 priority and the city always pretends it is someone else's problem. I want the city to focus property taxes on efficient use of city services, and ensuring adequate licensed quality childcare spaces are critical.

In closing I don't support Rize in any way. Instead I want to see a neighborhood house that provides some of the missing services our neighborhood needs for all these new people who moved to Mt. Pleasant between 2006 & 2011.

Elizabeth Wilkinson

Mt. Pleasant Property Owner and Vancouver Taxpayer

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 4:39 PM

To: David Winkler

Subject: RE: REVISED Rezoning Application - 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: djwink66@gmail.com s. 22(1) Personal and Confidential **On Behalf Of** David Winkler

Sent: Monday, February 27, 2012 4:20 PM

To: Correspondence Group, City Clerk's Office

Subject: REVISED Rezoning Application - 228-246 East Broadway & 180 Kingsway

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've lived over a decade in the area, and love it, but unfortunately I'm also witnessing its death. This area is unique due to its history and has managed to retain some of that character over the years. The character has been getting gentrified as we see Tim Horton, Starbucks, chain stores etc replace the funky small business establishments who can no longer afford the large rents. Do we really want to turn another street into AnyTown USA? So we really want another building that looks just like the many other homogeneous ones that developers love (cause their the cheapest)?

I'm also a cyclist, that use the bike route on 10th daily, its already busy during rush hour and the huge increase in density is only going to make the area even more unsafe.

Please say Yes, to neighborhoods before profits, there is more then one way to increase density in an area.

Sincerely,

David Winkler

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 2:20 PM

To: Linda Woo

Subject: RE: 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: Linda Woo s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 1:37 PM

To: Correspondence Group, City Clerk's Office

Subject: 228 - 246 East Broadway & 180 Kingsway

Hello all,

Re the development at Kingsway and Broadway. We agree that there should be more housing and commercial activities being developed there. However, the zoning of a 19 storey tower is too high. It is not consistent with the heights of the surrounding buildings. It will be an eyesore since it sticks out and blocks the view and light for other buildings around it. There will be no privacy to the other condo towers around it since it is so high that it is above every other building. The SOMA area is an area of character not a high rise tower, there are quite a few tall buildings that is being built around the Main skytrain station so why would we need one that is so tall in the centre of SOMA?

The city took great care, attention to get public consultation re the building of #1 Kingsway. Since then, it is a much loved building, offering market rent, a great library, day care and activities for children.

I would like to see something built at Kingsway and Broadway that is similar in terms of look, size and height as the rest of the newly constructed buildings. Nine to ten stories should suffice and maintain the overall feel of the area. There are other ways for council to get money from developers, this is the heart of SOMA so please consider our opinions seriously.

Thank you for listening to our concerns.

Linda Woo and David Cyr

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:52 AM
To: Denise Wrathall
Subject: RE: 228-246 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: Denise Wrathall [s. 22(1) Personal and Confidential]
Sent: Sunday, February 26, 2012 8:47 PM
To: Correspondence Group, City Clerk's Office
Subject: 228-246 E Broadway & 180 Kingsway

Dear Mayor and Council,

I am writing to express my concern about this proposed development in my neighbourhood.

I am supportive of redevelopment in general in my neighbourhood, and am comfortable with additional height and density in principle, but do not feel that this current proposal is a good fit for the community.

Although the community plan is supportive of additional height, the question of how much additional height is acceptable on the site is highly contentious. 19 storeys is a huge departure from current building heights in the area and I would prefer a more cautious change. There is not enough community support for this magnitude of change.

My main concern though is the bike route. 10th Avenue between Main and Kingsway is already unsafe at many times of day, with stopped delivery trucks, private vehicles and buses taking up part of the roadway, encouraging both cyclists and motorists to drive on the wrong side of the road and to pass when it is unsafe. Adding 320 vehicle parking spaces and commercial loading docks on that block can only make this worse. The parking garage - bike route interaction on 7th around the Cambie Street shopping area was a mistake, and I urge the City to apply the learnings from this experience to 228-246 E Broadway & 180 Kingsway. The community plan includes laneway animation, but animation with heavy vehicle traffic was never the intention.

Please do not approve this proposal as is. Send it back to the drawing board so an appropriate height can be determined and impacts on the bike route can be properly addressed.

Sincerely,

Denise Wrathall