

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 05, 2012 12:41 PM
To: Joshua Angiola
Subject: RE: 228-246 East Broadway & 180 Kingsway

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

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

From: Joshua Angiola s. 22(1) Personal and Confidential
Sent: Sunday, March 04, 2012 12:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: 228-246 East Broadway & 180 Kingsway

I'd like to comment on the proposed zoning change at 228-246 East Broadway & 180 Kingsway. I am all for reasonable development. Our community would benefit from the mixed retail and commercial projects going into this rather large site. However, a 19 storey building on the crest of a hill is very inappropriate indeed, especially given that the majority of buildings surrounding it are at a fraction of that height. It would simply look out of place in this unique heritage community. Furthermore, it would block many views of beautiful Vancouver and set a precedence for other buildings to do the same in the future. 10 storeys would be more appropriate and not unreasonable for a residential building in this neighbourhood.

Joshua Angiola
s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office

Sent: Friday, March 16, 2012 2:15 PM

To: kelly baird

Subject: RE: hearing of 228-46 east broadway

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

From: kelly baird s. 22(1) Personal and Confidential

Sent: Friday, March 16, 2012 12:59 PM

To: Correspondence Group, City Clerk's Office

Subject: hearing of 228-46 east broadway

Hi , as a resident of 418 east broadway I am opposed to the 19 story building proposed for this site & would like to see the area to be not higher than the Lee building . As a resident of this neighbourhood I am seen every parking lot disappear & the sky become crowded over the last 15 years . Please do not allow this area to become a cold sunless corridor like other areas of the city . Thanks for your time Kelly Baird & Trent Thomas s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Friday, March 23, 2012 8:55 AM
To: Allan or Sherry Buium
Subject: RE: Re-zoning of 228-246 East Broadway

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

From: Allan or Sherry Buium s. 22(1) Personal and Confidential
Sent: Friday, March 23, 2012 8:19 AM
To: Correspondence Group, City Clerk's Office
Subject: Re-zoning of 228-246 East Broadway

March 22, 2012

Dear Mayor Robertson and Councillors,

We, the members of the Riley Park/South Cambie (RPSC) Community Visions Steering Committee, are writing to express our opposition to the rezoning application for 228—246 East Broadway.

This proposal does not meet the performance criteria under the existing zoning for conditional approval of additional building height and density; nor, in our view, is it consistent with a reasonable interpretation of the guidelines for the “Uptown” area and this site as referenced in the Mount Pleasant Community Plan.

For example, the proposal does not respect or protect Watson Street as a “special site.” Without a building setback sufficient to allow for a wide driveway between Broadway and 10th Avenue, heavy automotive use, including loading bays for diesel trucks, would negatively impact pedestrians and cyclists at all times of day, and especially during peak hours when Watson Street functions as a popular pedestrian and cycling alternative to Main Street. The Watson streetwall, as proposed, would also crowd the existing residences, significantly reducing access to sun and sky. Similarly, the overhung streetwall on Broadway is not suitable. Additional public space, unobstructed by columns, is needed to serve the expected increase in foot traffic from shoppers and transit users. This 118-foot streetwall, combined with the 215-foot tower on West 10th Avenue, would also result in unacceptable shadowing of the sidewalks, shops and restaurants on the north side of Broadway.

Given that the site is on the eastern periphery of the Central Broadway Business District, we see no justification for this project to exceed in height all other buildings constructed to date in the Broadway corridor. Moreover, we do not think that sufficient public support for this design has been demonstrated for it to qualify as “iconic” and “a landmark” as required by the Community Plan. Any development that is much greater in bulk and height than its surroundings will function by default as a “landmark,” but we think that the people of Mount Pleasant and adjacent neighbourhoods deserve a landmark that will aesthetically enhance the area, not a bloated structure that will be despised for its poor performance and contrived appearance.

Although this site does not fall within the Riley Park/South Cambie Visions Area, the Main Street-Kingsway section of Broadway is an important destination and transit hub for RPSC residents and workers. Given its proximity to the northern edge of the Riley Park neighbourhood, the scale and design of this project would, in our view, put frowns on the faces of Riley Park residents, while making uptown Mount Pleasant considerably less pleasant.

It is also disheartening to see no affordable housing included in this proposal. Given current land values and construction costs, the \$1.7 million that would go to the Affordable Housing Fund is a relative pittance, and the proposed Community Amenity Contribution cannot justify a project that, all things considered, would be a public detriment, not a benefit. Moreover, the design deficiencies are clearly too numerous and problematic to be corrected or mitigated at the development permit stage.

We recognize the need to accommodate growth through increased density. But in our view this proposal does not qualify as density done well. We therefore request that you reject this application, and, when doing so, that you suggest that the applicant go back to the drawing board—this time to work closely with the community to produce a plan that meets with the Mount Pleasant community’s very reasonable aspirations and expectations for this key site.

Respectfully yours,

Allan Buium, Chair

on behalf of the RPSC Community Visions Steering Committee

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 19, 2012 9:48 AM
To: s. 22(1) Personal and Confidential
Subject: FW: community needs & development

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

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

From: Shauna Butterwick s. 22(1) Personal and Confidential
Sent: Friday, March 16, 2012 5:44 PM
To: Correspondence Group, City Clerk's Office
Subject: community needs & development

Dear Mayor and Council

I am writing to oppose the Rize Rezoning Application for 228-246 E Broadway and 180 Kingsway. I feel that this development proposal in its current form has not met the needs of the Mount Pleasant Community. I ask that you consider the ideas being put forth by the envisionaries and creators who live in the area, as the community knows best how to preserve its fragile ecosystem through change and growth into the future. Thank you for your time

Sincerely
Shauna Butterwick

Dr. Shauna Butterwick, Associate Professor, Adult Education Program Coordinator Department of Educational Studies, UBC

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 08, 2012 3:15 PM
To: Grace MacKenzie
Subject: FW: Vancouver condo glut - re: RIZE rezoning 180 Kingsway

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

From: Grace MacKenzie s. 22(1) Personal and Confidential
Sent: Thursday, March 08, 2012 2:47 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Vancouver condo glut - re: RIZE rezoning 180 Kingsway

I am re-sending this email since the link the original was broken.

March 6, 2012

<http://www.globaltvbc.com/video/possible+condo+glut+coming/video.html?v=2206963680#news+hour+final>

The argument that the Rize rezoning at Broadway and Kingsway should go ahead because of a looming housing shortage is completely bogus. There is a huge oversupply of condominium units in Vancouver, not a shortage, including two empty buildings in the Olympic Village. Vancouver needs affordable rental housing, yes, but not more high priced condo towers in neighbourhoods where they don't fit and don't belong.

Lee Chapelle
Mount Pleasant
Speaker #122

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 08, 2012 2:37 PM
To: s. 22(1) Personal and Confidential
Subject: FW: Vancouver condo glut - re: RIZE rezoning 180 Kingsway

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

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

From: Lee Chapelle s. 22(1) Personal and Confidential
Sent: Thursday, March 08, 2012 2:18 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Vancouver condo glut - re: RIZE rezoning 180 Kingsway

March 6, 2012

<http://www.globaltvbc.com/video/possible+condo+glut+coming/video.html?v=2206963680#news+hour+final>

The argument that the Rize rezoning at Broadway and Kingsway should go ahead because of a looming housing shortage is completely bogus. There is a huge oversupply of condominium units in Vancouver, not a shortage, including two empty buildings in the Olympic Village. Vancouver needs affordable rental housing, yes, but not more high priced condo towers in neighbourhoods where they don't fit and don't belong.

Lee Chapelle
Mount Pleasant
Speaker #122

From: Correspondence Group, City Clerk's Office

Sent: Friday, March 23, 2012 4:29 PM

To: Joelle Ciona

Subject: RE: Critical Lecture April 12 for mayor and council to attend prior to deciding on the RIZE project at Kingsway and Broadway

Thank you for your email and further comments, which have been forwarded to the attention of the Meeting Coordinator for March 27th Public Hearing, who will circulate your correspondence prior to the meeting of March 27th.

From: Joelle Ciona s. 22(1) Personal and Confidential

Sent: Friday, March 23, 2012 2:49 PM

To: Correspondence Group, City Clerk's Office

Subject: RE: Critical Lecture April 12 for mayor and council to attend prior to deciding on the RIZE project at Kingsway and Broadway

Hi and thank you but the Mayor and Councillors should all attend this lecture in regards to the city of Vancouver as a whole. It happens to be pertinent to the RIZE rezoning but really it is critical to the development of architecture in Vancouver period.

I hope the mayor and councilors do not miss the opportunity to attend this lecture.

Kind Regards,

Joelle



s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office [mailto:ccclerk@vancouver.ca]

Sent: Friday, March 23, 2012 2:37 PM

To: s.

Subject: FW: Critical Lecture April 12 for mayor and council to attend prior to deciding on the RIZE project at Kingsway and Broadway

Importance: High

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

From: Joelle Ciona s. 22(1) Personal and Confidential

Sent: Friday, March 23, 2012 11:31 AM

To: Correspondence Group, City Clerk's Office

Subject: Critical Lecture April 12 for mayor and council to attend prior to deciding on the RIZE project at Kingsway and Broadway

Importance: High

Hello,

My name is Joelle Ciona.

I am a resident of Mount Pleasant, I live in and own 2 condo apartments in mount pleasant, I am a mount pleasant business owner, I am an artist and I hold a degree in Architecture from McGill University, I am a project manager for a general contractor that builds architect designed custom homes.

I have a day to day understanding and experience of Mount Pleasant, I have dreams for great architecture in Mount Pleasant and I see the great potential that the RIZE site has.

I am against the project in its current form. It is uninspired and unoriginal, in my humble opinion.

It will become my view and as my view I want it to be fantastic and inspiring. I want it to improve my view not depress it.

The RIZE site is an opportunity for iconic world class architecture that should not be missed.

PLEASE attend this lecture before making your decision on the fate of the RIZE site and on the fate of my neighbourhood.

This lecture is described as follows and is EXACTLY what the RIZE public hearing discussion should be about.

Vancouver is one of the most livable cities in the world. While it is widely praised for its spectacular natural setting and enlightened planning, we hope in the future Vancouver will enjoy the same great reputation for the quality of its architecture and design. **This evening is dedicated to a discussion about how to put Vancouver on the world stage for the design of its built environment.**

Please join us in a conversation with Danish architect Bjarke Ingels, one of architecture's brightest stars, and an audience of some of Vancouver's leading architects, designers, artists and city proponents as we search for ways to raise the bar of future design.

If you would like to attend the Bjarke Ingels lecture/discussion at the Chan on April 12th. You must have a ticket to attend.

Tickets are free and can be secured by contacting Hweely Lim at Westbank. Her e-mail is s. 22(1) Personal and Confidential.

Please see the website for more information on the architect Bjarke Ingels.

www.big.dk

Thank you for your attention and again I urge you to attend this lecture / discussion.

Regards,

Joelle Ciona



s. 22(1) Personal and Confidential

sponsored by
WESTBANK / SALA

April 12

Chan Centre

7pm

an evening with
BJARKE INGELS

a conversation on
ARCHITECTURE IN VANCOUVER



Vancouver

is one of the most livable cities in the world. While it is widely praised for its spectacular natural setting and enlightened planning, we hope in the future Vancouver will enjoy the same great reputation for the quality of its architecture and design. This evening is dedicated to a discussion about how to put Vancouver on the world stage for the design of its built environment.

Please join us

in a conversation with Danish architect Bjarke Ingels, one of architecture's brightest stars, and an audience of some of Vancouver's leading architects, designers, artists and city proponents as we search for ways to raise the bar of future design.

R S V P

Hweely Lim
hweely@westbankcorp.com

tickets are required

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 08, 2012 10:25 AM
To: [REDACTED]
Subject: FW: Proposed Riza Alliance Development at Broadway + Kingsway

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

From: wade comer s. 22(1) Personal and Confidential
Sent: Wednesday, March 07, 2012 8:51 PM
To: Meggs, Geoff
Cc: Correspondence Group, City Clerk's Office; blink@vancourier.com
Subject: Proposed Riza Alliance Development at Broadway + Kingsway

Councillor Meggs,

I have to say that I found myself somewhere between dumbfounded and appalled while reading the Vancouver Courier report of the rezoning application hearing for the proposed Rize Alliance development at, Broadway and Kingsway. You are quoted as saying,

"I am trying to clarify what the fundamental objection is. The developer is seeking to make some money, no one has made a secret of that, and they're not going to subsidize the rents I don't think. The question I have is this trade-off. What would your advice be to council? Should we insist on a building that is affordable even if there is no one prepared to build it or should we look at providing a bit more height if it provides more supply. This is a contradiction I find myself really jammed by."

(<http://www.vancourier.com/technology/Vancouver+speakers+oppose+Rize+high+rise+proposal/6230469/story.html#ixzz1oUkQAQgU>)

Jammed? Really? You are an elected member of the City Council of Vancouver. There is an option you failed to consider, nevermind mentioned; saying 'no'.

You question how affordable housing can be addressed unless a 29-storey tower is built. With the STIR funding no longer available after the downgrading of the tower to 19 storeys, you still wonder why people are opposed. Here are a few considerations:

- the development will be omnipresent. It's far too tall for that neighbourhood. There is nothing else in the surrounding area that tall - even the VPL / Community Centre / Condos at Seventh and Kingsway are not 19 storeys;
- it will block out sunlight at the Broadway + Kingsway intersection for a great part of the day, and create a shadow that will extend to Seventh Avenue and Kingsway. The Lee Building already casts a shadow that darkens Main Street and Kingsway between Seventh and Broadway;
- the development will most likely have little street presence, what with at least two entry/exits for the 320 car parking area the retail will be limited along either public side of the development, and there's already a Tim Hortons close by;
- Most certainly traffic will become worse. In an area of already high volumes of traffic, and a challenging street pattern, you propose to add a building with a 320 parkade without considering the traffic flow issues. As someone who walks to work, drives occasionally, and rides my bike (in the good weather) I can tell you that traffic flow is an issue in this city. I thought there was a 'no idling' bylaw, yet by approving this development, you are only exacerbating gridlock. How is that making the lifestyle of the people in that neighbourhood better?
- it will most certainly increase local rents - regardless of what any proponents of the project say. I live in the

West End and rents here have increased significantly above inflation due to private condo rentals in Yaletown and Coal Harbour. People renting out their new condos at prices to cover their mortgage and strata fees have driven up the existing rental stock prices. Why? Because the rental owners can. It's the nature of business.

Councillor Meggs, I find it hard to believe that you could not foresee these issues yourself, or at least seem sensitive to them. In your being, 'jammed', I can only assume that your mind was already set to approve the project, as you could not, or would not consider other options beyond this project continuing in some form. You just didn't want to admit your tacit approval in a public forum.

Yes, the developer wants to make money. Don't we all. However, the developer took a risk in purchasing a property in the hopes of being approved to build what they wanted. Unfortunately, real estate is still a risky business, and their proposed design is untenable in that location. The City has the power to say 'no', with no consequence to itself, and should. Rize Alliance can either sell the property, if they see fit, or come up with a design / use that is better integrated into that location and neighbourhood.

Thank you for your time and consideration,

Wade Comer.

=====

"A proof is a proof. What kind of proof? It's a proof. A proof is proof. And when you have a good proof, it's because it is proven."

- Jean Cretien

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 21, 2012 4:56 PM
To: s. 22(1) Personal and Confidential
Subject: FW: The Rize

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

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

From: s. 22(1) Personal and Confidential
Sent: Wednesday, March 21, 2012 4:31 PM
To: Correspondence Group, City Clerk's Office
Subject: The Rize

Open Letter to Mayor and Council

RE: The Rize Proposal on Broadway and Kingsway

We are writing on behalf of constituents who have expressed concerns with The Rize development proposal at Broadway and Kingsway. This project would create a fundamental, not just cosmetic, change in the community.

Our main concern is the threat of rising rents, and the subsequent displacement of renters who live in our community. These renters - many of them seniors, workers, artists, and immigrants - depend on the barely affordable rental stock that does exist, and they will be made vulnerable. Density and increased housing stock in and of itself does not translate into affordability.

Moreover, we are worried that smaller businesses will be subject to higher rents. They, too, may be forced to move out if business rents escalate.

We recognize that the overarching issue is the lack of affordable housing in Vancouver. We know that the battle for affordable housing is one the City cannot fight alone; and we are doing as much as we can at our respective levels of government to secure funding for this long neglected issue. We are all on board for an affordable housing strategy. But when it comes to a proposal like The Rize, the City wields significant authority to determine land use as it relates to affordable housing.

Another issue concerns the scale of the proposed development. Residents have told us that the height of the tower is excessive, and that it will negatively impact the historic character of Mount Pleasant.

We know that The Rize controversy represents the classic conflict of improvement versus displacement in a rapidly growing and transforming city like Vancouver, and that the proposal has become the flashpoint for the highly charged issue of gentrification. The project's proponents tout potential benefits such as economic opportunity, a broadened tax base, sustainable growth patterns, and neighbourhood renewal - there is nothing inherently wrong with that. However, our constituents' concern is that gentrification would come at the expense of the existing population. Our view is that it is key that new projects integrate with, cooperate with, and respect and trust the existing community. Herein lies the real opportunity.

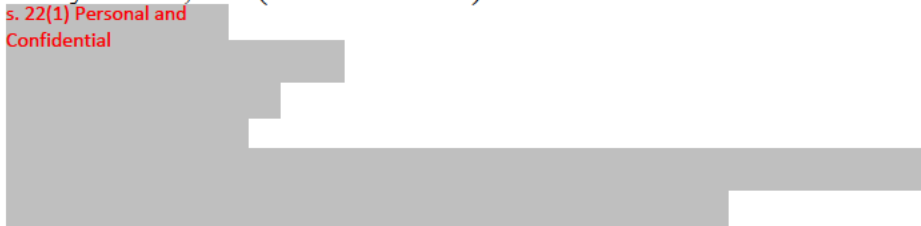
We know that Mount Pleasant's residents are fully committed to their community's revitalization. Theirs is a strong, cohesive, and influential voice that wishes to help shape, rather than oppose, development.

We're not surprised people want to live in Mount Pleasant. It's a great community. We all want the same thing, to live and work in a great community. We can all reap the benefits. We think that this is achievable with the tools that the City has in hand.

We believe that solutions can be found between the community and the developers on The Rize proposal. We are willing to help in any way in an ongoing discussion to help Mount Pleasant remain as one of Vancouver's more affordable communities.

Sincerely,
Libby Davies, MP (Vancouver East)

s. 22(1) Personal and
Confidential

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have followed.

Jenny Kwan, MLA (Vancouver Mount Pleasant) Vancouver-Mt. Pleasant

s. 22(1) Personal and Confidential

A rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have followed.

City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
Canada, V5Y 1V4

Date: Jan 8/2012

Attn: Mayor Gregor Robertson and City Councillors

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

Please do not destroy the character
of Mt. Pleasant with this silly high rise.
It does not respect the ~~current~~ architecture
in Mt. Pleasant. Furthermore, the developer
has ~~not~~ shown distorted mock ups which
downplay the effects this building will have.

Name: Graham Elliott

Address:

s. 22(1) Personal and Confidential

From: Karen Elstone [s. 22(1) Personal and Confidential]
Sent: Monday, March 26, 2012 1:46 PM
To: Public Hearing
Subject: Count me in on being there!

I live at 525 East 5th ave x St St George for the last 22 years.

A building like that is completely inappropriate Must be smaller!!!

See you at 7pm sharp!

Karen Elstone
[s. 22(1) Personal and Confidential]

From: Public Hearing
Sent: Thursday, March 01, 2012 4:00 PM
To: Correspondence Group, City Clerk's Office
Subject: FW: I will not be able to speak at the hearing for the Rize

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

From: Laura Eveleigh s. 22(1) Personal and Confidential

Sent: Thursday, March 01, 2012 3:02 AM

To: Boomhower, Pat

Subject: I will not be able to speak at the hearing for the Rize

Please remove my name from the speaker list I simply wanted to share my feelings in writing as a resident of Mount Pleasant. I wanted to add my voice regarding the development and express my concerns for the project. It was not my intention to sign up to speak as I will be at work and unable to attend the public hearing. Please let me know that you received this letter and that my name will be removed from the speaker list and please be aware that I am not in favor of the project.

Regards,
Laura Eveleigh

Date: Monday 26 March 2012
To: Mayor and Council
From: Dan Fass
Subject: Comments on Rezoning Application - 228-246 East Broadway and 180 Kingsway

Mr Mayor, members of Council:

I'm opposed to this rezoning application in its present form because of several concerns.

Section 6 of the Mount Pleasant Community Plan is called "Plan Implementation." This rezoning application should comply with Section 6.1 of the plan, specifically a paragraph that says that "Site-specific rezoning" needs to be, quote:

in accordance with Community Plan principles and policies. The rezoning process – with public engagement – should explore how to reach an optimal balance of public benefits, site improvements, and urban design objectives.

My concerns about this rezoning application stem from this paragraph.

The first concern is that the rezoning application clashes with several principles in the Community Plan, including:

- Transportation (Principle 3.7) which states: "Keep pedestrian and cyclist routes relatively car-free."
And
- Built Form and Character (Principle 3.3) which says
 - [Vibrant streetscapes] "With mid- to high-rise buildings, pay particular attention to good design at the street level. There needs to be a rhythm of building and store frontages; these frontages need to be varied and visually engaging to passers-by."
And
 - [Watson Street] "Develop Watson Street as a special site, perceived as unique in history, character and use ... and explore improvements for pedestrians and cyclists, especially through redevelopment."

The second concern is about the call in section 6.1 of the plan for "public engagement" to "explore how to reach an optimal balance of public benefits" with other factors in site-specific rezonings: The public cannot be said to have agreed to the balance of benefits offered by the applicant in return for being granted extra height and density on the Rize Alliance site.

Staff held an Open House on the 17th of January specifically to ask the public about the benefits package on offer. The staff report estimates 180 people attended. The feedback from the Open House about the benefits package was very negative: 80% of respondents were opposed, 16% were for, and 4% were neutral.

A third concern is about the form of public engagement about "reach[ing] an optimal balance of public benefits" with other factors. There are several issues here.

First, the benefits package kept changing, and second, the last package was introduced very late on. Third, even though feedback from the Open House about the benefits package was very negative, the staff report still recommended acceptance of the package.

Fourth, according to Appendix B of staff's report, some matters remain unresolved with the rezoning application, that continue to need meaningful public engagement, in my view. Those matters are where the application clashes with principles in the Community Plan, for example:

- Design issues with
 - The outside of the building,
and

- Watson Street.

And also

- The proposed benefits package (i.e., the proposed Community Amenity Contribution of \$6.25 million).

The description of the benefits package in the staff report is very vague: There are no milestones for the receipt of funds, no detailed targets for the funds, and no process about how the neighbourhood will have a say in the spending of the funds.

Page 13 of the report notes that a “Mount Pleasant Community Amenity Strategy” is “anticipated to be undertaken in 2012.” Wouldn’t it be better to develop that strategy before approving the rezoning?

So, the present proposal needs to be sent back for revision because, as part of “plan implementation” as described in the Mount Pleasant Community Plan:

- One: The proposal clashes with several principles in the Community Plan (such as 3.7 Transportation and 3.3 Built Form and Character).

And

- Two: The public has been engaged in exploring “how to reach an optimal balance of public benefits” in return for extra height and density

but

strongly rejected the latest balance of benefits at the January 17 Open House, which was held specifically to ask the public about those benefits.

Note that staff’s decision to move the benefits off-site should make it simpler for the applicant to redesign the proposal as part of achieving the optimal balance of benefits with other factors.

I’d add that lessons exist here for the four neighbourhoods about to enter local area planning processes: Maximum heights and densities for special sites should be written into local area plans, along with the requirement that the community sign off on any benefits package offered in return for extra height and density.

Thank you.

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 26, 2012 12:54 PM
To: s. 22(1) Personal and Confidential
Subject: FW: Comments on Rezoning Application - 228-246 E. Broadway & 180 Kingsway

Attachments: Fass12RizeAllianceComments.pdf

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

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

From: s. 22(1) Personal and Confidential
Sent: Monday, March 26, 2012 12:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Comments on Rezoning Application - 228-246 E. Broadway & 180 Kingsway

Mr Mayor, members of Council:

Please find attached a document that is likely to be the basis of a speech I may be giving as part of the public hearing about the rezoning application.

The document explains that I'm opposed to this rezoning application in its present form because of several concerns.

Section 6 of the Mount Pleasant Community Plan is called "Plan Implementation." This rezoning application should comply with Section 6.1 of the plan, specifically a paragraph that says that "Site-specific rezoning" needs to be:

"in accordance with Community Plan principles and policies. The rezoning process - with public engagement - should explore how to reach an optimal balance of public benefits, site improvements, and urban design objectives."

My concerns about this rezoning application stem from this paragraph.

Sincerely,

- Dan Fass

<< Fass12RizeAllianceComments.pdf >>

From: Correspondence Group, City Clerk's Office

Sent: Monday, March 26, 2012 10:41 AM

To: Annick R. Forest

Subject: RE: I'm a citizen opposed to REZONING: 228-246 East Broadway and 180 Kingsway

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

From: Annick R. Forest s. 22(1) Personal and Confidential

Sent: Sunday, March 25, 2012 8:41 PM

To: Correspondence Group, City Clerk's Office

Subject: I'm a citizen opposed to REZONING: 228-246 East Broadway and 180 Kingsway

Dear Mayor and council members,

I'm a Vancouver citizen and have been the owner of a condo property at 2688 Watson St. for the last 11 years. When I bought in the area I was told that the zoning for the neighbourhood surrounding our building was for 4 storeys. I was happy to hear that the Mount Pleasant neighbourhood would keep its style and remain a good place for a family to grow.

For the past 11 years I have watched the neighbourhood develop and grow. Many businesses moved in, a great number of condo buildings went up, and still Mount Pleasant kept its nature.

Then, last year, I learned that a development was planned for the corner of Kingsway and Broadway. I was interested to see what that development would be so I attended an information session given by the developers and architects who's application for the rezoning of 228-246 East Broadway and 180 Kingsway you are now reviewing.

To my horror, the plan is for a big monstrous building with not only one but two towers that will have more than 4 storeys. A 9 storey tower is not pleasant at all but an 19 storeys is simply unimaginable. I do not like the towers, but I also do not like the design of the building, it is massive, glass, and will totally be out of place in the Mount Pleasant neighbourhood.


I am not against density planning, but I am against denaturing Mount Pleasant. There are other ways to increase the density in the area. I have thought about this development a great deal. Questioned myself as to whether I was suffering of the "not in my back yard" syndrome. After a lot of introspection and many discussions with neighbours and fellow citizens, I truly believe that this development is all wrong for the Mount Pleasant neighbourhood.

I hope that the Mayor and council members will continue to guide our city towards appropriate development and vote against the rezoning application for 228-246 East Broadway and 180 Kingsway.

Thank you for your work you do for the citizens of this city and for the time that you have taken to listen to all who wish to speak to this issue.

Annick R. Forest

s. 22(1) Personal and Confidential



From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 22, 2012 9:29 AM
To: krista jahnke
Subject: RE: Rize

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

From: krista jahnke s. 22(1) Personal and Confidential
Sent: Wednesday, March 21, 2012 9:53 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; Ballem, Penny
Subject: Rize

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.

I have lived in Mount Pleasant (5th and St. George) since I moved to Vancouver to go to Emily Carr in 2006. My background is in architecture and photography and I work as a freelance architectural photographer. I want to make it clear that I would speak at the hearing if I didn't think it would affect my livelihood. My clients are architects and developers and speaking out against a prominent issue like this could be a strike against me, and in this economic climate, it's hard enough finding enough work to pay rent and living expenses. With that said, I am still opposed to this development because I feel the project is out of scale to the site, not just the height, the entire massing of the design is too dense for that area. Please don't misinterpret this as me being against density, I support that where it is

appropriate.

For the last 6 years I have seen many changes to the Mount Pleasant area and rapid change in the last 2 years. Because of these changes, mostly residential development, I and my friends in the neighbourhood worry about our own living situations. Personally, I cannot afford further rent increases and do not intend on ever buying property. I feel the rental options in the city and Mount Pleasant are dwindling and with only condo developments this is not helping the situation. I don't think renters should be penalized for not wanting or not being able to buy property.

I question why there needs to be so much parking included in the design. That tells me there are plans for large chain stores and accommodating cars, see Cambie and 8th development. The surrounding streets are not wide enough to accommodate such an influx of cars and still be safe for biking (specifically East 10th Ave). To add to the height argument, one of my issues is visually the building will be monumental in comparison to the surrounding buildings. From ground perspective the site is at the top of a hill when travelling south, this makes the building seem so much more overbearing even if set at the back of the site. I see construction happening at Main and 2nd and the height seems more site appropriate because it's on a flat stretch of land thus appears less looming. The master plan for the site needs to be more inclusive to the neighbourhood, meaning it should be more inviting and porous so pedestrians, residents and people who work in the area can enjoy what the development has to offer, rather than just be a place to pick up groceries. The site is conducive to a design that becomes a beacon for the neighbourhood but as it stands, many of the residents will not be proud if what is proposed is built.

I urge Council to visit the site and area (more than just once) as a pedestrian, a bike rider and as a driver to imagine and understand how this development will negatively impact the neighbourhood.

My biggest fear is that you've already come to a decision in favour of Rize and are just listening to speakers because that's the policy. I desperately hope I am wrong.

Best,

Krista Jahnke

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 26, 2012 1:02 PM
To: Otto
Subject: RE: Oppose RIZE application

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

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

From: Otto s. 22(1) Personal and Confidential
Sent: Monday, March 26, 2012 12:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Oppose RIZE application

Dear Honorable Members of Council,

Thank you for all your thoughtful work to date. I am emailing in opposition to the RIZE application for development in its large scale. I am a resident and work in the community of Kingsway/broadway. I believe this would increase congestion and safety risk (traffic) to pedestrians and cyclists. I often walk my toddlers to MT Pleasant CC and feel this would jeopardize the community feel and character of our neighborhood.

Than you,
Otto Lim

s. 22(1) Personal and Confidential

Mayor and City Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

March 1, 2012

Dear Mayor and City Council,

Subject: CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway.

We are writing to express concern regarding the rezoning application put forward by Rize, and brought to Public Hearing along with the City Council Policy Report RTS No.: 8840.
<http://vancouver.ca/ctyclerk/ccclerk/20120131/documents/p5.pdf>

We write to you as an organization in Chinatown, just off Main street with 7000 square feet of artist studios and 2000 square feet of presentation space for three different non-profit organizations, providing studios to over 30 artists and public access to contemporary art and design.

We feel it is important to convey to you that the continued development of podium-tower style condominiums is an invariable threat to our operations. As the City makes efforts to relax zoning for artists and arts organizations, it also remains committed to ineffective design that continues to preclude mixed-income communities. Artists and arts organizations thrive in an environment that can support varied income levels. It is a necessity that costs of living remains affordable in the Mount Pleasant area - as those who work, present, speak, perform, build and think in our spaces must also have somewhere affordable to live.

The City, presumably since the enactment of Larry Beasley's Living First policy, has looked to density as a means of bringing people together in a promise of the powerful overlap of diverse communities. However, while condominium towers have quite successfully increased the density of Vancouver, the diversity of residents and the type of public activities have been truncated substantially.

The Rize development at Kingsway and Broadway, in its latest manifestation, makes a commitment to increase pedestrian interaction - depicting vibrant multi-ethnic groups engaging in shopping and leisure activities - not the 'vertical gated communities' that have become categorically gentrifying forces downtown. However, we think that the unadorned glass and concrete building physically, financially, and culturally limit the activities of the neighbourhood. The building's main threshold will be the garage door—where 300 cars will make their way underground before beeping up to their isolated homes.

The flat, and unified commercial storefronts Rize proposes will follow within a tradition of indistinguishable condominium buildings in Vancouver - why are we so committed to this type of architecture and this model of density? Only substantially financed enterprises will be able to afford the rates for the commercial units, not entrepreneurs from Mount Pleasant, nor non-profit organizations like ours. In reading the recommendations in your report we can only assume that this is condoned by City staff who are making recommendations that value expedited density over an engaged design and development process that responds to the needs and desires of its environment.

Adding new residents to community is not an unwelcome gesture. As relatively new members of the community in Chinatown, we understand that a neighbourhood must allow for portions of change, but we also respect and value the context in which we find ourselves. We have worked to create a presence in the community that has developed over time through mindful observation and slow growth. Our approach acknowledges certain constraints—facade, noise levels, street presence—while making the most of what is available—the diverse culture and history, architecture, affordable rent

and an active community. We chose this location consciously. It is a desirable area in proximity to viable residences as well as a cluster of other art centres.

As members of this community, we have invested ourselves in the betterment in a small part of this city, without much fanfare. We have converted buildings into spaces for the production and presentation of art. The slow tide of shifts we bear with us contains safer streets, opportunities for public engagement, non-commercial meeting spaces, cultural awareness, community building endeavors, a tradition of volunteerism, avenues for the exchange of ideas, civic engagement, and a sense of belonging. We know that our collective labour, which is enabled by the combined generosity of many individuals, is often followed by cycles of gentrification, but we remain steadfast in the belief that we need not be the harbinger of unbridled growth that displaces and replaces. That is only one of many possible options in the future of our City.

Ultimately, it is the structure of the options presented by Rize through the City report that we take issue with. We write now to add our voice to many others who call for a more consultative process, one that recognizes and respects the history and future of the neighbourhoods that are facing change. It is the present community members who will absorb more traffic, who will struggle to maintain homes amidst an inevitable rise in commercial and residential rents, and who will every day be confronted with towers that lack any significant cohesion with their surroundings, unless something changes in the way the City approaches development.

Being centrally located shouldn't be a privilege afforded only by the wealthy, offered only as a luxury to the rest of us. This is particularly explicit in the recent decisions by City staff to remove the 9,200 square feet of proposed artist production space in exchange for a cash contribution towards another site, likely further east. We implore you to reconsider your approach. How much longer will the City continue to give up diversity for density?

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left, and the second is on the right.

Brian McBay, Executive Director, 221A Artist Run Centre
Allison Collins, President, Board of Directors, 221A Artist Run Centre

From: Correspondence Group, City Clerk's Office

Sent: Monday, March 05, 2012 10:47 AM

To: s. 22(1) Personal and Confidential

Subject: FW: Public Hearing - CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

Attachments: Murphy-Rize Public Hearing - March 1-2012.pdf

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

From: Elizabeth Murphy s. 22(1) Personal and Confidential

Sent: Friday, March 02, 2012 5:15 PM

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

Cc: Ballem, Penny; Magee, Michael

Subject: Public Hearing - CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

March 1, 2012

Mayor Robertson and Councillors

City of Vancouver

453 West 12 Avenue

Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Public Hearing - CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway

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

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

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

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

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

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

1. Entirely remove the first two storeys of big box podium that currently cover lot line to lot line over the entire site. This would also eliminate the large semi-trailer truck loading bay and truck traffic that negatively impacts on Watson Street.
2. Provide small frontage commercial along the street grade consistent with the area.

3. Consider at-grade townhouses with apartments above facing 10th Ave., Watson St. and any interior courtyard or mews to be consistent with other developments in the neighbourhood (such as the Sophia) and for eyes on the street.
4. Keep the street wall in scale with the existing majority of the area which is 3-4 storeys and stepped back to the highest part of the project on the NE corner at about 70 ft. or as per Zoning Guidelines.
5. Work with staff and the community to make the design a sympathetic fit with the character of the area and to reflect the values expressed in the Mt. Pleasant Community Plan.

Thank you for your consideration.

Yours truly,

Elizabeth Murphy

Hello Mayor and Councillors,

I was registered to speak on the matter of "REVISED Rezoning Application - 228-246 East Broadway & 180 Kingsway" as speaker number 63. I was present for the entirety of both meetings on the 27th and 28th, but alas my turn to speak did not come in time. None the less I was happy to see so many Vancouverites speak out about this important and community altering rezoning issue. This evening I cannot attend as I have a volunteering commitment, therefore I will write my comments here in hopes that they will be considered with the same force as if I had been able to speak in person.

The Basics

- 1) My name is Julie Sabau
- 2) I rent and live in an apartment (with my partner) at 10th and Alberta
- 3) **I am opposed to this rezoning application as it now stands.**

My Thoughts

I support the need to increase density in Mount Pleasant as this is a necessity in the City of Vancouver. I encourage you to place a condition of approval on this application that would allow the development to have a FSR of 5.5 (as Rize Alliance has proposed) BUT with a design that limits the height to 12 stories (non high ceiling!) and also allows nonresidents of the development access to the site. I oppose the height but I also oppose the huge block like and impenetrable footprint of this proposed development.

My Vision for the Site

I noticed that councilors often asked speakers to explain what they wanted for this site, when an opposition was voiced. My vision for this site is a horseshoe shaped building that would allow the inside of the horseshoe to become a public space - there could be store fronts on both the outside and the inside of the horseshoe (I picture cafes with outside patios on the inside of the horseshoe where the noise of traffic will be dampened). If the entire horseshoe was 12 stories tall, and included regular ceiling heights, and cleverly designed appropriately sized apartments, this may allow the development to reach its target of 5.5 FSR; I am sure there are other ways to approach this target FSR...perhaps the number of parking spaces could be cut in half, perhaps the retail space meant for the large grocery store could be moved underground. I am certain that clever engineers, architects, designers, planners, etc. could come up with many other implementable ideas. And wouldn't it be a fantastic challenge for them?

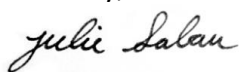
I have never come to speak at a public hearing before in the city of Vancouver or elsewhere, I am not a political person and have never been vocal about a rezoning issue in the past, but this particular proposal just breaks my heart, and I know we can do better!

You won't see me opposing plans for the Kingsgate Mall or IGA site; if we have to build higher there, let's do that in an effort to reduce the height and block like footprint of this site. Let us not make the geographic and emotional heart of our community become impenetrable to Vancouverites who do not own property inside the development.

If you have any questions please do get in touch.

s. 22(1) Personal and Confidential

Sincerely,



Julie Sabau

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 26, 2012 10:42 AM
To: Andrew Starovoytov
Subject: RE: Rezoning Application - 228-246 East Broadway & 180 Kingsway

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

From: s. 22(1) Personal and Confidential
Sent: Sunday, March 25, 2012 5:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 228-246 East Broadway & 180 Kingsway

Dear Mayor and Council,

I am strongly opposed to the rezoning application at 228-246 E Broadway.

I've been a Mount Pleasant resident for nearly 8 years and one of the reason for to me to live here is that it does not look like downtown.

Mount pleasant is changing... please protect the unique feel of this one of the oldest neighborhoods in Vancouver!!

- 1) The current design violates the Mount Pleasant community plan
- 2) The proposed building will be much higher than anything around it will create a huge shadow and look like an eye sore...
- 3) A huge retail space with high rents will not benefit the small business...

Thank you for your consideration.

Andrew Starovoytov

s. 22(1) Personal and
Confidential

From: Correspondence Group, City Clerk's Office

Sent: Friday, March 02, 2012 3:54 PM

To: s. 22(1) Personal and Confidential

Subject: RE: Rize development

Thank you for your email. Since this item has been referred to a reconvened Public Hearing scheduled for Tuesday, March 27th, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting.

For information on the meeting please call Pat Boomhower, Meeting Coordinator, at 604.873.7015 or email pat.boomhower@vancouver.ca.

To register to speak, please call the Public Hearing Information Line at 604.829.4238, or e-mail publichearing@vancouver.ca.

From: Mark Stoakes s. 22(1) Personal and Confidential

Sent: Thursday, March 01, 2012 8:37 PM

To: Public Hearing; courier.yvr@gmail.com

Subject: Rize development

Dear Mayor and Council:

The relentless use of spot zoning by the current council to over-ride the wishes of the local communities - in this case the Riley Park South Cambie Vision - is showing a developer favouring council this city hasn't seen in decades. EcoDensity (Easy-on- Developers) started by the Sam Sullivan regime, and refined by the current council to a fine art, is a slap in the face to any community that has the pleasure to have a "choice" development parcel in their neighbourhood. Listen to the developer of the Rize: "we bought this site with the belief that Mount Pleasant, only minutes from downtown Vancouver, will become a critical area to accommodate Vancouver's growth". This is called speculation. There was no community plan to make this site "a critical area" in Vancouver's growth. The developer buys the site, lobbies council to change the zoning (not too hard with the Vision folks) and they get what they want. The City takes a cut of the profits as a "lift" (officially called a Community Amenity contribution) based on how much they have been able to push-up the value of the site. If I did that it might be called extortion. So if Vancouverites are wondering why property prices are so high in Vancouver - 10 lots on Cambie sold for \$3.4million a pop - it's very much driven by this speculation. There is no other building in this region of the Broadway corridor with this proposed height or density. OK, sooner or later the densities along the Broadway and Kingsway may increase, and so they should. But as Arthur Erickson, one of the greatest architects of our times, apparently used to say - change should happen incrementally...new buildings should relate to the old, even though one knows bigger buildings may come along over time. Dropping the building height from 26 stories to 19 stories is simply a ruse - we can all feel good that the developer and city has made a huge compromise for us. This is utter rubbish. 19 stories is still way more than this neighbourhood should have to put-up with. In addition, the deceptive rendering of the building height at the community meetings is unforgivable and reveals how much backing the city planners and council are giving this development.

And I should also make one thing clear. This is not a NIMBY neighbourhood. The RPSC Vision clearly shows that this community is prepared to accept their fair share of density increases. Rize, Little Mountain, 3333 Main - this council is simply not listening to it's constituents.

Simply put, the Rize and Little Mountain developments are inappropriate and council should turn them down.

Mark Stoakes

s. 22(1) Personal and
Confidential

A large grey rectangular redaction box covers the text below the name. A smaller grey rectangular redaction box is positioned to the right of the word 'Confidential'.

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 26, 2012 10:42 AM
To: Robin Walker
Subject: RE: Rezoning Application - 228-246 East Broadway & 180 Kingsway

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

From: Robin Walker s. 22(1) Personal and Confidential
Sent: Sunday, March 25, 2012 6:21 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 228-246 East Broadway & 180 Kingsway

Rezoning application- 228-246 East Broadway & 180 Kingsway

Dear Mayor and Council,

I am strongly opposed to the rezoning application at 228-246 E Broadway.

I like in the area and find that this is one place is the city that we can see the sky. Making buildings taller and allowing more people to live in this neighbourhood won't make it more of a community, it will just make it more crowded!

Mount pleasant is changing... please protect the unique feel of one of the oldest neighborhoods in Vancouver!!

- 1) The current design violates the Mount Pleasant community plan
- 2) The proposed building will be much higher than anything around it will create a huge shadow and look like an eye sore...
- 3) A huge retail space with high rents will not benefit small businesses...

Thank you for your consideration.

Robin Walker
s. 22(1) Personal and Confidential

--

s. 22(1) Personal
and Confidential

Eat your vegetables, hug your friends and be nice to yourself.

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 20, 2012 1:01 PM
To: Vancouver Children's Safety Association
Subject: RE: NO to RIZE development in Mt. Pleasant

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

From: Vancouver Children's Safety Association s. 22(1) Personal and Confidential
Sent: Tuesday, March 20, 2012 12:03 PM
To: Correspondence Group, City Clerk's Office
Subject: NO to RIZE development in Mt. Pleasant

NO to RIZE development in Mt. Pleasant

I do not want the RIZE development at the proposed site in Mt. Pleasant , nor do I want it elsewhere in our community. I am not able to attend the public meeting on March 27th so I wanted to send my comments in advance in lieu of personal attendance due to lack of childcare availability.

1. Mt. Pleasant is 2nd to last with park space in the city (people to park space ratio). Adding several hundred more people when there are lineups to use tennis courts at nearby Robson Park and there are long wait lists to participate in community gardens at local parks erodes our quality of life.
2. There is no childcare planned for the site despite over 400 names on the childcare waitlist for the Mt. Pleasant Community Centre. Adding several hundred more people when we are already not able to meet present childcare demand is irresponsible.
3. Adding several hundred people and having their cars exit onto already congested Kingsway, Main, or Broadway will increase accidents and having them exit onto a designated bike route is stupid and dangerous.
4. The proposed design height is inconsistent with the neighborhood and other buildings in the area. Mt. Pleasant is not Yaletown and does not want to be. We have become the fastest growing neighborhood but have not had new parks or childcare places or the new pool we were promised to meet the needs of all the new bodies that keep being dropped on us with all the new buildings city hall approves.

In closing putting density where you do not have sufficient community amenities is not acceptable. Our quality of life is going down in Mt. Pleasant with each new development. Put higher density on the West Side which has low density and more park space and other community amenities to soak up all those people and their needs. Dumping all the growth on the East Side is not acceptable.

NO to the RIZE development in any way shape or form!

Elizabeth Wilkinson
Vancouver Taxpayer