

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 27, 2012 9:03 AM  
**To:** Kevin Cathers  
**Subject:** RE: against 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](mailto:publichearing@vancouver.ca)

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**From:** Kevin Cathers s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 27, 2012 1:20 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** against The Rize

As a resident of Mount Pleasant, as soon as one high rise is accepted into our neighborhood it will bring others. Mount Pleasant has these height restrictions for a reason. This area is not downtown, the west end, or gastown. Having less density and height restrictions gives residents a sense of home and where you know your neighbors and hangouts. Having The Rize develop such a building is totally against what Mount Pleasant represents. Not only will this development change the community I invested in it will also decrease my property value. Go back to the drawing boards and listen to the community.

Sincerely,  
Kevin Cathers

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 27, 2012 11:43 AM  
**To:** Andy Longhurst  
**Subject:** RE: I oppose 228-246 East Broadway & 180 Kingsway (Rize) Rezoning

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**From:** Andy Longhurst s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 27, 2012 11:36 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose 228-246 East Broadway & 180 Kingsway (Rize) Rezoning

Dear Mayor and Council:

**I am opposed to the proposed rezoning of 228-246 East Broadway & 180 Kingsway by the Rize Alliance.**

I am 22 years old, and I write to you as both a young person increasingly excluded from this unaffordable city and as a UBC Urban Geography honours student. I live off Main Street. I have outlined why I am opposed below.

1. **There are no market rental units or non-market rental units included in this project. There has been no consideration made for low-income residents in this neighbourhood.** This project is an attempt to remake this neighbourhood for wealthier people, and eventually push out low-income people. This is a neighbourhood overwhelmingly of renters and low-income residents. This proposed development will encourage further gentrification and will put upward pressures on commercial and residential rents in the area. This proposed development is an example of gentrification, and there is extensive research on the effect on new condo developments on low-income neighbourhoods. Low income residents get pushed out as rents increase in the neighbourhood. You can look to the Downtown Eastside to see this trend and the loss of SROs as condo developments infiltrate the neighbourhood. You can look to other Canadian cities, and many other North American cities. This processes are well documented, and I can assure you that this project will be no different.

2. **19-storey tower/podium development is inconsistent with Mt. Pleasant Community Plan**, and inconsistent with the design and community feel of Mt Pleasant. **Towers belong in downtown.** Density can be achieved without towers.

3. **CAC is substantially inadequate** for the gross profits which will be realized by Rize. Keep in mind that this development will likely have the most incredible views in the city, by being perched upon Mt. Pleasant. Prices will reflect this.

4. Broadway Corridor buses are beyond capacity. If this is being marketed as a transit-oriented development, then firm transit service improvements **must** be made by Translink.

5. Unfortunately, **this is not a transit-oriented development** because of the parking for 320 vehicles on a major transit line. **This is a luxury development.** Let's be honest and call it what it is.

6. This will turn Watson Street into a major traffic route and loading bay.

7. The 10th Avenue Bike is already too congested by car traffic. This will make this route more dangerous and more congested. **This development is inconsistent with the City Greenways/Bikeways program, and will make the 10th Avenue Bikeway increasingly dangerous.**

**8. The history of this rezoning application reveals that the public has been misled from the original intent of this project to what is now proposed.** Rental units were included, then taken out. Artist rental space was included, then taken out. Rental units were included, then taken out. And now City Staff and Rize seem to suggest that if the height must be reduced, then rental units / artist space can no longer be included. This is a false dichotomy.

**9. There is no formal commitment for CAC to go directly towards affordable housing and cultural facilities.** There is no timeline, no specific plan, no formal commitment. **There has been no property identified or institutions identified to receive funding for affordable housing or cultural facilities/programming.** The same goes for cultural facilities. This is to be determined at a later date by the community. Based on the history of the rezoning process, why should the community have faith that this will actually be honored? The proposed development, upon approval, is certain to occur. This is not the same for use of the CAC funding. **If we are to support this rezoning, shouldn't we know EXACTLY what the community will receive with the Community Amenity Contribution?** This commitment must occur in tandem with the rezoning process, otherwise there is no certainty that any community benefits will materialize in a reasonable time period.

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Andrew Longhurst

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