

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

Date: Feb 25/2012

Attn: Mayor Gregor Robertson and City Councillors

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

VANCOUVERITES want to live in a vibrant, AFFORDABLE city. LAND IS Restricted by water & mountains; and additional restrictions. We need this Project to Go up.

THIS Project HAS NO BEARING OR IMPACT to Mount Pleasant. MANY OF THE Protester, live in New modern Condos Near by and are worried that IF Rize Builds it 25 or 30 STORY BUILDING it will eliminate their Views, AND Reduce the Value of their Condos - THAT IS THE ONLY Reason they are out there today.

Name: Constantine Anast.

Address: s. 22(1) Personal and Confidential

VANCOUVER

REILLY CASEMENT

s. 22(1) Personal and Confidential

February 23, 2012

Vancouver City Council

RE: Rize Development at Broadway and Kingsway

I am writing to support the subject project. As a resident of Mount Pleasant for nearly eight years, I feel it's important my voice is heard.

Rampant, unmanaged development of high-rise projects throughout my community of heritage homes and small businesses would be completely unacceptable to me. Fortunately, Rize is not such a project. This site has been crying out for renewal since the 1990's. It is located at a major intersection and the density here is something that will benefit surrounding residents (like me) in the following ways:

- Positively altering the economics of transit in the neighbourhood, opening the door to urgently needed improvements on the number 3 bus as well as an eventual skytrain connection
- Contributing patrons to local businesses, keeping them viable and ensuring I don't have to travel far for essentials and amenities
- Ensuring the neighbourhood remains vibrant and eclectic with new faces and energy
- Providing new places for people (like me) to live, countering demand with supply and making the city *more affordable*

This project fits into a neighbourhood plan that was set out to *balance* the interests of density and growth with single-family homes and the neighbourhood we love. It fits with the city's stated aims of reducing our per capita ecological footprint through smart, planned, dense growth. It won't turn Mount Pleasant into Yaletown, and with the community plan it won't be the start of any slippery slope in that direction.

It is an important project, and contrary to the increasingly shrill naysayers it will *strengthen* our community. I ask you to consider these facts before rendering any decision.

Sincerely,

Reilly Casement

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


Date: ~~11/24~~ Feb. 24 / 2.

Attn: Mayor Gregor Robertson and City Councillors

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

I support affordable housing in
communities with character.

Name: Pam Chan

Address:  s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 27, 2012 11:57 AM

To: David Duprey

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

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 27th, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

From: David Duprey s. 22(1) Personal and Confidential

Sent: Monday, February 27, 2012 11:38 AM

To: Correspondence Group, City Clerk's Office

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

Letter of suport for 228 246 east broadway.

I am sending a quick letter of suport for the development at 228-246 east broadway. I own 2 restaurants in the area, the rumpus room at 2689 main street and the narrow lounge at 1898 main. Thought I would have like to see more direct amenities created inside the current space that would have benefit the area as a business owner I know this development will just improve what we already have.

Please consider passing this rezoning application.

Sincerely

David Duprey

Rumpus Room

Narrow lounge

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 11:27 AM
To: David Godin
Subject: RE: 180 Kingsway Rezoning - Support

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: s. 22(1) Personal and Confidential
Sent: Monday, February 27, 2012 10:59 AM
To: Correspondence Group, City Clerk's Office
Subject: 180 Kingsway Rezoning - Support

To the Mayor and Council of the City of Vancouver,

My name is David Godin and I am a first-year graduate student in urban planning at Ryerson University in Toronto. Previously I served the City of Vancouver for four years as a Commissioner on the Vancouver City Planning Commission and for three years as a Panellist on the Urban Design Panel.

In my opinion, the proposed mixed-use development adheres to the City's prevailing land-use and planning policies with which I am familiar. The most salient of these is the EcoDensity Charter, which in my understanding is the overarching sustainability document for the City of Vancouver. Upon my review, I believe that the proposed development at 180 Kingsway meets the tests of the Charter's seven core commitments and the City is obliged by commitment eight to consider the Charter in all of its city-building decisions. I will briefly cover these commitments and comment on how I see the proposed development respond to these commitments.

COMMITMENT 1 - AN OVER-ARCHING ENVIRONMENTAL PRIORITY

This commitment calls for using "...strategic, well-managed density, design and land use as primary tools in achieving... [an environmental focus] in all city-building decisions."

The City of Vancouver has recognized that its greatest contributor to greenhouse gas emissions comes from buildings. We know that greater densities in locations that promote non-automotive travel yield lower greenhouse gas emissions and make better use of our land and infrastructure. The proposed project meets these tests and will locate housing and jobs within existing built-up areas, within the Metro Core, and along presents and future transit routes.

COMMITMENT 2 - TOWARD AN ECO-CITY

This calls for city-building decisions that "Align density, design, and land use... to achieve mutual and cumulative benefits".

There is a synergy that is created when density, mixed-use, and location are mixed together. In Vancouver we are experienced and getting better with mixed-use urban development all the time and the proposed project represents the best-practices of our time by combining ownership and rental residential dwellings with retail and employment space, all the while contributing to the public realm and the "body heat" of the neighbourhood by increasing the number of people living there.

COMMITMENT 3 - A GREENER, DENSER CITY PATTERN

This calls for city-building decisions that “Achieve greater densities smartly and strategically in land-use patterns, locations and designs where carbon footprint improvements and environmental gains are highest (e.g., around fixed transit; walkable shopping, employment and amenity areas; district energy sources)”.

The global best practice in urban planning is to locate density where it is best able to be served by existing infrastructure and services and where it can improve existing conditions. There currently is good transit service at the crossroads of Kingsway, Broadway, and Main, and it will only improve further when the UBC Line is built, as per the Provincial Transit Plan. This location is ideal for landing density and if this site cannot support medium to high densities, then were outside the downtown core can this take place?

COMMITMENT 4 - MORE HOUSING AFFORDABILITY, TYPES, AND CHOICES

This calls for city-building decisions to “Use density, design and land use strategically to support and facilitate greater housing affordability and diversity...” and calls for “an increased and consistent supply [of housing] to help moderate housing prices”.

The project will include a variety of housing sizes and types, including family-friendly townhouses. This provides choice for ownership, private rentals, and purpose-built rental units. While the dwellings are not purpose-built rent-geared-to-income housing, the addition of more dwellings in the neighbourhood helps alleviate the upward pressure on housing prices of similar types of properties in the neighbourhood.

COMMITMENT 5 - GREENER AND LIVABLE DESIGN WITH A “SENSE OF PLACE”

Proponents of new developments must “Design new density to achieve both sustainable, timeless design, and respect for authentic neighbourhood values, context, character and identity at all scales.”

The proposed development uses brick, locates its massing so that the Lee Building still reigns over Broadway, and it embodies current architecture design. We are one hundred years removed from building Edwardian walk-up apartments and in time the present style will also be dated to a certain point in time. This is the natural evolution of our built environment and the proposed development exemplifies this while also introducing a degree of mixed-use, environmental performance, and dwelling variety that was unknown in previous building periods.

COMMITMENT 6 - GREENER AND LIVABLE SUPPORT SYSTEMS

This calls for the city to “Ensure that parks, open space and public places, and other amenities... are provided in a timely way.”

The proposed project aims to accomplish this commitment by improving the public realm through wider sidewalks and improvements to 10th Avenue and Watson Street. It also contributes millions of dollars towards public amenities and infrastructure through its Community Amenity Contribution. It is regrettable that the proposed project no longer includes the on-site artist production space, however its \$6+ million dollar CAC will add substantial amenities to the neighbourhood.

COMMITMENT 7 - NEIGHBOURHOOD VOICE, NEIGHBOURHOOD RESPONSIBILITY

This crucial commitment “requires a balance between the need for City leadership, and respect for neighbourhood-level influence, capacity-building and ownership.”

This commitment falls primarily in the realm of the City of Vancouver. The community has been engaged in active dialogue on this project and it does adhere to the Mount Pleasant Community Plan, in which residents identified the 180 Kingsway site as one of several in the neighbourhood, including the Kingsgate Mall site across the street, where significant density and greater height could be successfully located. The height of the proposed development has been lowered at the request of the community and this, unfortunately, came at the cost of the purpose-built rental apartments that were responsible for the building’s height under the Short Term Incentives for Rental program. When

the height was reduced the development's pro-forma undoubtedly could not support the low return of the STIR rental apartments. In retrospect I think that this fact should have been better communicated and I supported the greater height since it was for the purpose of including rental apartments.

COMMITMENT 8 - HOW WILL THE CITY USE THIS CHARTER AND MEET OUR COMMITMENTS?

The City committed that "We will consider this Charter in all aspects of our decision-making regarding the management of change in the city, and all decisions on city-building."

This commitment is wholly within the realm of the City. The decision of whether to allow the rezoning of the 180 Kingsway site requires Council to consider many variables and factors. While the EcoDensity Charter commits the City to consider the Charter when making any and all decisions on city-building, there are also other considerations, especially the willingness of the City to approve densities in locations where there are vocal members of a community that are unwilling to accept the proposed changes. The reality is that the city is growing and the downtown core is nearly built-out. While low- and mid-rise buildings will represent the majority of developments along our avenues and major streets, at strategic crossroad locations greater density and a more intensive mixture of uses is warranted. This is doubly so when there are plans in the works for rapid transit to have a station in the vicinity.

Some further thoughts:

Architecture

I feel that a more modern architectural character for new buildings along Kingsway will not detract from the more classic Edwardian character of the principle buildings that anchor Main Street. Personally, I like the juxtaposition of new and old and recent experience in the neighbourhood has shown that new development can integrate itself well into the neighbourhood without compromising its character.

Transit

I must return to transit because it is of critical importance when considering the merit of the proposed development. Regardless of the exact form the proposed rapid transit line to UBC takes, the crossroads of Main, Broadway, and Kingsway will be an important station for the network. In fact in the likely event that the Millennium SkyTrain line is extended west in a tunnel under Broadway or 10th, the current parking lot at the corner of Main and Broadway will likely become a public plaza with the transit station entrance. I am wholly in favour of putting residential and commercial density close to the stations so that we can maximize the number of beneficiaries within walking distance of the rapid transit system and in the City of Vancouver I feel we under-build with too few trip generators in the immediate vicinity of our rapid transit stations.

The Kingsway/Broadway/Main Street crossroads is also already home to significant public transit service, which is a prerequisite support for new developments and density. We have seen time and again throughout the city that new development does not have to equal greater automobile use and congestion, provided that there is an excellent walking-friendly public realm, cycling routes, and frequent, reliable public transit.

In conclusion, I believe that the proposed development at 180 Kingsway represents good urban planning for its site within the context of the broader city. It does not represent a precedent whereby the tower form of development will be the default for development throughout the city. My preference is for mid-rise buildings to line our main streets and avenues with denser, more intense nodes at rapid transit stations and at major crossroads. The Kingsway and Broadway crossroads is one of these sites and Council should, therefore, approve the proposed rezoning and allow the project to advance to the detailed design development permit stage.

Thank you for your time and consideration.

Best regards,

David Godin, BA, BA, Cert. Urban Studies Master of Planning, Urban Development, Graduate Student School of Urban and Regional Planning Ryerson University

s. 22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 3:56 PM
To: [REDACTED]
Subject: FW: Letter in support of Rize Alliance

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: Foreign Electronics s. 22(1) Personal and Confidential [REDACTED]
Sent: Monday, February 27, 2012 3:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter in support of Rize Alliance

Hello Mayor and Council

I have been a business owner in Mount Pleasant since 1996 and endorse the proposal for rezoning by Rize Alliance. It is our business's view that the change will have a positive impact on the area.

Among the aspects, it will

- bring much needed improvement as the corner is currently sitting vacant
- the location as a focal point around 3 main Vancouver Streets (Broadway Ave, Kingsway Ave & Main St) makes sense to have a larger building, including the housing it will provide.
- As a small business, the increased density the building offers will increase the number of people in the area

We are aware of reservations by some in the local community, but we are impressed with Rize Alliance's efforts to engage in the community and inform everybody.

We are looking forward to this.

Thank you for your time.

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Sincerely,
Gurjeet @ Foreign Electronics.

s. 22(1) Personal and Confidential [REDACTED]

[REDACTED]

[REDACTED]

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:44 AM
To: Jaclyn Inkster
Subject: RE: Support for the Rize Alliance 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: Jaclyn Inkster s. 22(1) Personal and Confidential
Sent: Sunday, February 26, 2012 9:18 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony; McNeill, Yardley; scothein@vancouver.ca
Subject: Support for the Rize Alliance rezoning

Hello Mayor and Council,

My name is Jaclyn Inkster and I am emailing to show my support for the Rize Alliance rezoning in Mount Pleasant.

My husband and I rent in the Mount Pleasant area. We love this community and feel this project will only bring more things to the community that we like (shopping, restaurants, etc.). Having run my own business in the past I understand the many challenges of retail and I think introducing more housing through the project will help support the existing businesses in the area as well as the new ones that will come as part of the project.

While I understand there are people in the community who are resistant to this project or feel that it is out of scale I think it will bring many benefits to the community and the scale and height of the project make sense at this location since it is so close to the downtown core and well connected to all parts of the City by transit.

Sincerely,

Jaclyn Inkster

s. 22(1) Personal and Confidential

[Redacted]

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

Date: Feb. 14th ♡ 2012

RE: RIZE ALLIANCE PROPERTIES LTD

APPLICATION FOR REZONING

(180 Kingsway / 228 – 246 East Broadway)

Dear Mayor Gregor Robertson and City Councillors

A project like this is much needed in this area! It is one of the main HUBS of Art & Design in Vancouver. As well as providing much needed housing, it will reflect and even bring the community together much more. The art based inspirational design is amazing! Vancouver really needs to jazz up its architecture with projects, like this! In the last 20 years this neighborhood has come a long way! Let's keep it moving forward into the future!

Name: Nbelle Nikas

Address:

s. 22(1) Personal and Confidential



From: Correspondence Group, City Clerk's Office
Sent: Friday, February 24, 2012 5:06 PM
To: Michael Pover
Subject: RE: Rize rezoning application 180 Kingsway / 228 - 246 East Broadway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 27th, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

From: Michael Pover s. 22(1) Personal and Confidential
Sent: Friday, February 24, 2012 4:59 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; McNeill, Yardley; scothein@vancouver.ca
Subject: Rize rezoning application 180 Kingsway / 228 - 246 East Broadway

Dear Mayor Gregor Robertson and City Councillors,

I am writing to endorse the rezoning application for 180 Kingsway / 228 - 246 East Broadway submitted by Rize Alliance Properties.

My wife and I have recently purchased a new condo in the Mount Pleasant area last summer and have greatly enjoyed all it has to offer. Even as a two working professionals, the cost of housing has become almost unaffordable and we feel more development in this area can only help the demand that is so prevalent in the Vancouver housing market. I believe that the landscape of Mount Pleasant has changed for the better in the last 10-15 years because of carefully chosen developments that have been constructed in the area. I feel the height of the building will not hinder the community feel of the area as there are other buildings that have a significant amount of height and are not undesirable. (i.e. Lee building, and The Stella) A good example of redevelopment is the Cambie/Broadway area that has a very clean and inviting feel to it that has allowed great establishments to be introduced into the area. I have lived in all four corners of the Downtown core and I would endorse the Mount Pleasant area first before all of them. It does have a wonderful eclectic feel that will always be there because of its rich heritage.

Presently, there is a derelict building on the site that is quite an eye sore, which could be replaced by a respectfully designed project that could become future homes for Vancouver's growing population. It will introduce much needed retail and hopefully a transit line which will only enhance the area.

Thanks in advance for your consideration of my endorsement.

Best regards,
Mike Pover

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

Date: FEB 25/12

Attn: Mayor Gregor Robertson and City Councillors

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

Having an opportunity to hear about the residential/business redevelopment proposal & content it is a great plan. The area needs to bring in art, shops, multi-purpose retail, recreation, and residential planning.

The plan appears to be similar to community development in Barcelona, Spain. The steps for people to sit on, the canopies, arches, greenways and low-density residential make it accessible and a great place to congregate or meet and chat.

I am in support of residential projects that involve CAC initiative, green initiatives and mixed use urban development.

Name: Terry Schenk

Address:



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

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

Dear Mayor Robertson and Members of Council,

- good for business
- make people in neighbourhood
- good for the community
- improves that corner.
- increases the value of the community

Sincerely,

Signature: Peter S. Rivas

Name: Peter S. Rivas

Address: s. 22(1) Personal and Confidential

Date: Feb 12. 2012

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 27, 2012 9:43 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Public hearing - 228-246 East Broadway

Thank you for your email. Since this item has been referred to a Public Hearing scheduled for Monday, February 27th, all correspondence will be given to the meeting coordinator during regular office hours, who will circulate your correspondence prior to the meeting. If you have any questions, please contact Pat Boomhower at 604.873.7015 or via email at: pat.boomhower@vancouver.ca.

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

From: Marc Venot s. 22(1) Personal and Confidential
Sent: Saturday, February 25, 2012 11:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Public hearing - 228-246 East Broadway

Hello,

I am in favor of this building as presented if it's all mirrors (the best way to see it at minimum). I hope that you have prepared what is needed for such increase of density, in particular for transit (metro) and bixi.

Marc Venot

s. 22(1) Personal and Confidential

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Empfehlen Sie GMX DSL Ihren Freunden und Bekannten und wir belohnen Sie mit bis zu 50,- Euro!
<https://freundschaftswerbung.gmx.de>