

From: Correspondence Group, City Clerk's Office
To: s.22(1) Personal and Confidential
Subject: RE: 633 Main Street, public hearing
Date: Wednesday, February 27, 2013 6:38:00 PM
Attachments: [Letter to Mayor and council 633 Main rezoning 20130227.doc](#)

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website

(http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

City Clerk's Office

City of Vancouver

Phone: 604-829-4238

Email: publichearing@vancouver.ca

Website: vancouver.ca/publichearings

From: Robert Fung s.22(1) Personal and Confidential
Sent: Wednesday, February 27, 2013 5:49 PM
To: Correspondence Group, City Clerk's Office
Cc: Robert Fung; D'Agostini, Marco; Jackson, Brian (CSG)
Subject: 633 Main Street, public hearing

Please see the attached regarding the above rezoning.

Robert Fung



s.22(1) Personal and Confidential

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February 27, 2013

Mayor and Council

City of Vancouver
453 west 12th Ave
Vancouver, BC

Dear Mr. Mayor and Council Members

Re: 633 Main Street, Rezoning community Amenity contribution

We are writing with respect to the rezoning of 633 Main Street, and the Community Amenity Contribution proposed thereunder. While we support the application, we are requesting that the developer be permitted to direct the Community Amenity Contribution, in the amount of \$1,237,725, towards the reduction of transferable density created as an incentive to projects completed under the Vancouver Heritage Building Rehabilitation Program.

This program was created to kick-start economic activity in Gastown and Chinatown. Incentives were granted to attract private investment and developers to these areas. The largest incentive was in the form of density that would be sold in order to make the projects viable.

According to the City's "Transferable Heritage Density Inventory", as of October 30, 2012 there was 757,433 square feet of density, or \$49,233,145 that has been committed by council as incentive to complete these important economic and heritage revitalization projects. These projects have been funded, financed, and completed by the private sector to the City's satisfaction.

Again we are supportive of the application. We request that the developer, in satisfaction of its Community Amenity Contribution obligations, be allowed to purchase transferable heritage density from the heritage density bank.

In addition, we request that all rezoning applicants going forward to be permitted to purchase transferable heritage density as a portion of their Community Amenity Contribution, until the density created from completed projects to date has been absorbed.

Please do not hesitate to contact the undersigned for clarification or information.

Yours truly

SALIENT DEVELOPMENTS LTD

Robert Fung
President

cc: Kevin McNaney – Senior Planner NEFC
Marco D'Agostini – Senior Planner – Heritage Group