

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 24, 2013 2:22 PM
To: s.22(1) Personal and Confidential
Subject: FW: opposed to high rise at 2290 Main.
Importance: High

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.

From: paul daniels s.22(1) Personal and Confidential
Sent: Monday, September 23, 2013 8:52 PM
To: Public Hearing
Subject: opposed to high rise at 2290 Main.

I was fine with the 7 story building. Why is council going back on their word and rezoning again to 10 story. This makes no sense as area is already heavily populated with buildings all around.

Paul Daniels
The District
s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 09, 2013 9:58 AM
To: Leona Rothney
Subject: FW: 2290 Main St. CD1 Re-zoning application

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.

From: Leona Rothney s.22(1) Personal and Confidential
Sent: Wednesday, October 09, 2013 9:46 AM
To: Correspondence Group, City Clerk's Office
Subject: Fw: 2290 Main St. CD1 Re-zoning application

From: Leona Rothney
Sent: Saturday, September 21, 2013 12:22 PM
To: mayorandcouncil@vancouver.ca
Cc: Brian.Jacson@vancouver.ca ; Penny.Ballem@vancouver.ca
Subject: 2290 Main St. CD1 Re-zoning application

TO: Mayor and Council
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

RE: REZONING APPLICATION 2290 Main Street (Main & 7th)

Dear Mayor and City Council

I must express my strong opposition to the rezoning application for a proposed development at 2290 Main Street (Main & 7th) to a height of 98.5 feet (9 storeys) and a density of 4.92 FSR (Floor Space Ratio). This site is currently on industrial

lands until a complete area-wide rezoning is done on Main Street from 2nd to 7th Avenue per section 6.1 c of the Mount Pleasant Community Plan. Until that happens the building heights are allowed to be up to 6 storeys (18 m).

REASONS for my opposition to this project:

1. The proposed development does not conform to the Mount Pleasant Community Plan. <http://vancouver.ca/files/cov/MP-community-plan.pdf>

- I. **Section 5.2**, "Allow up to 6 storeys for mixed use developments along Main Street from 2nd to 7th Avenues; investigate permitting additional height during plan implementation (see Section 6.1 c)"

The Mt. Pleasant Implementation Plan has not been reviewed by MPIC as yet and we have been given 2 weeks to do so due by October 4, 2013.

- II. **Section 6.1**, "They also expressed concerns about allowing buildings above 6 storeys at the intersections of Main Street with 2nd Avenue and with 7th Avenue."

2. The proposal does not conform to existing rezoning policies.

The applicable rezoning policy for Main 2nd to 7th Avenue is the Industrial Lands Policies <http://vancouver.ca/docs/eastern-core/industrial-land-policies.pdf>

- I. The proposed development should not affect the operations of adjacent existing and potential future industrial activity in the area.

- II. The proposed development should not increase land values of surrounding industrial land.

This is what the MPC Plan says under section 6.1 New Programs and Projects, *"An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue."* *"Further work to be done on these issues when the Main 2nd to 7th area enters a rezoning process: clarifying the dimensions of the view cone, and carefully examining potential development in and around the view cone, in consultation with the broader community, demonstrating how altering the view cone will improve site development and street character, and provide public benefits, without compromising important public views".*

How is it even possible to recommend that Council change the view cone when the Mount Pleasant Community Plan clearly says that only when the MPC Plan is implemented with a new planning program of rezoning all of Main Street from 2nd to 7th will the View Cone also be looked at in consultation with the broader community?

City reports, Metro Core Jobs and BC Assessment all say that if building heights or density increases within a zone then surrounding land values increase.

This site should be developed with a four storey (12.2 m) street façade, set back to a maximum of six storeys (18 m) and a density of up to a maximum of 3.0 FSR.

This site does not conform to the Hilltown concept as stated in the Community Plan section 3.2

Are City staff recommending that surrounding buildings, Social, District and #1 Kingsway are setting a precedent to build higher? Since the time these buildings have been occupied the traffic has greatly increased in the area. East 6th is now like a freeway with major traffic all day and late into the night. This area has 2 schools, a park, a kids club ,and is a bike route.

Please re-consider this application going forward to council and to a public hearing. It does not adhere to the Mt. Pleasant Community Plan.

regards

L. Rothney

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 15, 2013 9:20 AM
To: annette reinhart
Subject: RE: 2290 Main Street rezoning application

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.

From: annette reinhart s.22(1) Personal and Confidential
Sent: Saturday, October 12, 2013 10:44 PM
To: Correspondence Group, City Clerk's Office
Subject: 2290 Main Street rezoning application

I will not be able to speak in person so wanted to voice my concerns about the extremely rapid densification of the Main Street corridor. TOO MUCH, TOO FAST. With all the condo towers and residential units being added to this neighbourhood there is no mention of more green space to sustain this community. Before long there will be nothing but concrete boxes and traffic making for a very unpleasant corridor. PLEASE DECLINE THIS APPLICATION!!
Annette Reinhart

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 15, 2013 9:20 AM
To: Barry Landeen
Subject: RE: 2290 Main Street

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.

From: Barry Landeen s.22(1) Personal and Confidential
Sent: Saturday, October 12, 2013 10:53 PM
To: Correspondence Group, City Clerk's Office
Subject: 2290 Main Street

I am opposed to yet another high tower on the Main Street corridor without adding any more green space for the rapidly densifying population. Please consider the consequences for the neighbourhood.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 15, 2013 9:21 AM
To: Annette Frances Reinhart
Subject: RE: 2290 Main Street

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.

From: Annette Frances Reinhart
Sent: Sunday, October 13, 2013 11:19 AM
To: Correspondence Group, City Clerk's Office
Subject: 2290 Main Street

s.22(1) Personal and Confidential

This is getting ridiculous!
Dude, where is our green space???

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 15, 2013 9:22 AM
To: annette reinhart
Subject: RE: 2290 Main Street

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.

From: annette reinhart s.22(1) Personal and Confidential
Sent: Monday, October 14, 2013 1:22 PM
To: Correspondence Group, City Clerk's Office
Subject: 2290 Main Street

Mayor and council,

Please consider carefully the already congested corridor of Main and Broadway when looking at this application for a 9 storey block. The B line on Broadway is plugged all the time with passengers and the Main Street buses are not frequent. The densifying area around Main and Terminal makes for a highly congested artery for transport and movement. How will all these people get to work and back?

In addition, there are so many clubs (The Fox) and breweries sprouting up in the neighbourhood without considering how people will come and go at late night hours. Drink and drive?

Can there not be some green space factored in to all this? Otherwise it will become a dense corridor of concrete and glass blocks without pleasant places that provide liveability.

I would not like to see this rezoning passed considering the huge Rize project nearby, the dense projects going in at Main and Terminal, and the nearly completed condo at 8th and Quebec. Enough already!! It feels like a neighbourhood under siege.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 21, 2013 9:50 AM
To: Don Gardner
Subject: RE: Rezoning 2290 Main Street

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.

From: Don Gardner s.22(1) Personal and Confidential
Sent: Saturday, October 19, 2013 9:11 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning 2290 Main Street

Mayor and council,

We are against the rezoning application at 2290 Main and I trust you will do the right thing by respecting the community's wishes and reject it.

Why this is before you when the Mount Pleasant Implementation Plan had not been completed nor approved is very disconcerting and certainly doesn't instill any trust in the planning process. You gave planning staff specific direction to develop an implementation plan for the Mount Pleasant Community Plan. The planning department has failed to carry out your direction by unilaterally deciding that a comprehensive rezoning plan was not going to be developed for the area from 2 to 7 on Main. Why? Why did they not follow your directions and that outlined in the Mount Pleasant Community Plan? On that fact alone this rezoning must be rejected.

Planning staff have also told the Mount Pleasant Implementation Committee that the addition height at this location was justified because of the height of One Kingsway and the Rize. Staff have said that the density is based on what the Rize received. This is incorrect and you must go back over your own statements and those of planning during the approval process of both those rezonings in that their approval WOULD NOT set a precedent to be used for additional height and density in the community, with the exception of the three sites identified in the MP Plan. This is NOT one of those three sites. So again given this fact you must reject the rezoning.

The ball is in your court. Are you accountable for your own words? Can the community place any trust in the planning process and commitments made? If the answer is yes then reject this rezoning. If the answer is no then by approving this

rezoning you are sending a very loud and clear message to every other community in this city that the planning process and your commitments can not be trusted.

Don & Marilyn Gardner
Mount Pleasant Residents.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 21, 2013 2:14 PM
To: Stuart Alcock
Subject: RE: Public Hearing regarding 2290 Main Street

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.

From: Stuart Alcock s.22(1) Personal and Confidential
Sent: Monday, October 21, 2013 1:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing regarding 2290 Main Street

I am unable to attend the hearing on 24 October but want to go on record as opposing the amendments to the Zoning and Development By-Law and the Sign By-Law in regards to this property.

I have observed in an earlier communication to Council that the Mount Pleasant Community Plan approved by Council includes a section which proposes a full rezoning exercise for Main Street between 2nd and 7th Avenues, including maintaining the existing view cone. The Plan does say that the question of additional height at 2nd and at 7th would be considered in the rezoning exercise.

The Mount Pleasant Implementation Committee has been advised that the City does not have the resources to undertake this comprehensive project. Logically, the existing zoning remains in place unless and until Council passes a formal motion to change it – a move that would require a public hearing, I believe.

As I understand it, the current zoning would cap developments at 6 storeys or 60 feet. Instead, we have learned that the proponents of the project at the south-west corner of Main and 2nd Avenue seek to build to eleven storeys and the project proposed for the north-east corner of 7th and Main would go to nine storeys. The speculative question of additional height is being regarded as an invitation to add density and go higher. It appears that City Planning has determined, without the consent of Council or consultation with the community, that site by site (or "spot") rezoning is permitted. Proponents are not being advised that proposals do not fit with current zoning requirements.

Replies from staff to questions about the legitimacy of this approach are at best defensive and offer the rationale that it allows the City to collect Community Amenity Contributions. They do not provide information about how this change was mandated and by whom. There is no indication that Council has ordered the pursuit of CACs as an exception to current zoning. Consequently we face rezoning by stealth and a City Department usurping powers reserved for Council, it seems. This feeds the perception that City Hall is somehow "in the pockets" of the developers and indifferent to the local community.

I ask Council to reject this proposal, one that does nothing to increase the stock of affordable housing in an area that has almost a third of its population described as low income, and I ask that Council intervene to set the record straight.

Sincerely,

Stuart Alcock

s.22(1) Personal and Confidential

