

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 9:24 AM
To: Martin Caky
Subject: RE: Rezoning Application for 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.

Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca

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

From: Martin Caky s 22(1) Personal and Confidential
Sent: Monday, October 21, 2013 11:39 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 2290 Main Street

Good Morning,

I would like to voice my opinion about the re-zoning on Main/7th to increase building height. I am not in favor of the additional height/re-zoning. Any building higher than 6 stories (which is already too high) will certainly block the mountain views.

I have concerns that with all the new developments, high-rise units coming into Mount Pleasant this area will be "cookie-cutter" like Yaletown/Downtown. As an owner living on Main/2nd I can already see massive changes in the last two years. Businesses are already moving out my area towards Main/22nd. It's sad to see the small business owners move and to eventually be replaced with major retailers.

The City must stick to their plans and ensure developers don't ruin the feel of this area. Olympic Village & surrounding is certainly over-developed and once all the current construction projects are complete, we should reiterate the community plan.

Regards,

Martin C.

s 22(1) Personal and Confidential

P.S. You should have a chat with whomever approved all those MASSIVE buildings on Main/1st. Wowzers!

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 23, 2013 1:30 PM
To: Public Hearing
Subject: FW: Rezoning Application for 2290 Main Street

From: Rezoning Centre
Sent: Wednesday, October 23, 2013 1:28 PM
To: Correspondence Group, City Clerk's Office
Cc: Zeng, Yan
Subject: FW: Rezoning Application for 2290 Main Street

Please see below for two additional emails, sent to rezoning@vancouver.ca by Leona Rothney in response to the rezoning application for 2290 Main Street, scheduled for Public Hearing on October 24, 2013.

I'm forwarding these comments in addition to Leona Rothney's email from October 3rd, 2013 (also included below, and already forwarded to mayorandcouncil@vancouver.ca).

Regards,

Linda Gillan

City of Vancouver
Planning Department | Rezoning Centre
T 604.873.7038 | F 604.873.7060
rezoning@vancouver.ca

From: Leona Rothney s 22(1) Personal and Confidential
Sent: October 3, 2013 4:00 PM
To: Rezoning Centre
Subject: Re: Public Hearing scheduled for 24 October 2013 - 2290 Main Street

I don't see how you can go forward with this when MPIC has not yet submitted our recommendations for review of the Implementation plan.

From: Leona Rothney s 22(1) Personal and Confidential
Sent: October 3, 2013 7:35 PM
To: Rezoning Centre
Subject: Re: Public Hearing scheduled for 24 October 2013 - 2290 Main Street

INDUSTRIAL LANDS POLICY STATES:

. All areas that are designated in the Regional Context Statement as Industrial or Mixed Employment are covered by the Industrial Lands Policies. Rezoning of industrial land will be considered only if it is based on a city-initiated planning process.

- Zoning and Development By-law

For all areas that are designated as Industrial or Mixed Employment, the base zoning is industrial (I or M District Schedule). These industrial zones permit industrial uses and a limited amount of compatible non-industrial uses. Residential development is not allowed

REGIONAL CONTEXT STATEMENT | 17

i) support continued industrial uses by minimizing the impacts of urban uses on industrial activities;

- Industrial Lands Policies (1995)

The Industrial Lands Policies minimize the impact of urban uses by clearly indicating that the retention of an industrial land base is a high priority. All Industrial and Mixed Employment areas across the City are subject to the Industrial Lands policy.

From: Rezoning Centre
Sent: October 3, 2013 4:25 PM
To: 'Leona Rothney'
Cc: Zeng, Yan; Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 2290 Main Street

Hello Leona,

Thank you for sending your comments on the rezoning application for 2290 Main Street.

Once a rezoning application is referred to Public Hearing, all feedback is received by mayorandcouncil@vancouver.ca rather than the Rezoning Centre. By way of this email, I am forwarding your comments to the Correspondence Group, City Clerk's Office.

Regards,

Linda Gillan

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Planning Department | Rezoning Centre
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rezoning@vancouver.ca

From: Leona Rothney s 22(1) Personal and Confidential
Sent: October 3, 2013 4:06 PM
To: Rezoning Centre
Subject: Re: Public Hearing scheduled for 24 October 2013 - 2290 Main Street

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.

From: Rezoning Centre

Sent: Thursday, October 03, 2013 11:28 AM

Cc: Zeng, Yan

Subject: Public Hearing scheduled for 24 October 2013 - 2290 Main Street

You are in receipt of this email as a person who has expressed interest in the Rezoning Application for 2290 Main Street. Please see attached for information regarding the upcoming Public Hearing for 2290 Main Street.

For more information on this application:

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

City of Vancouver

Planning Department | Rezoning Centre

T 604.873.7038 | F 604.873.7060

rezoning@vancouver.ca

Isfeld, Lori

From: Rezoning Centre
Sent: Wednesday, October 23, 2013 3:28 PM
To: Isfeld, Lori
Cc: Gillan, Linda
Subject: FW: 2290 Main Street Follow-Up

From: Dawn Hopkins s 22(1) Personal and Confidential
Sent: Wednesday, September 25, 2013 12:15 PM
To: Zeng, Yan
Subject: RE: 2290 Main Street Follow-Up

Hi Yan,

I reviewed the information you provided me with, and I wanted to be sure to submit some additional feedback as follows:

Although the report states that private views in the District should not be affected due to the various set-backs of the new building, that is in fact *very incorrect*. What the images on page 52 of 54 fails to consider is that there are units located in the southwest corner of the District that will be very adversely affected as 90% of the windows in each of these units faces west. I live in one of these units and am very surprised that our views were not considered.

Would it be possible to pass this information along to those taking feedback from the public, and I would be more than happy to take a photo of the building showing which windows I am referring to should you feel that would be helpful.

Warmest regards,

Dawn

From: yan.zeng@vancouver.ca
To: s 22(1) Personal and Confidential
Subject: RE: 2290 Main Street Follow-Up
Date: Tue, 24 Sep 2013 22:26:22 +0000

Hi Dawn,

This application was referred to a public hearing by Council this morning. The link to the report is attached below.

<http://former.vancouver.ca/ctyclerk/cclerk/20130924/documents/p4.pdf>

I will follow up with the applicant re. sign.

Yan

From: Dawn Hopkins s 22(1) Personal and Confidential

Sent: Tuesday, September 24, 2013 3:11 PM

To: Zeng, Yan

Subject: 2290 Main Street Follow-Up

Hi Yan,

I hope you are doing well and that you had an enjoyable summer. The reason for my email is that I wanted to touch base to see whether there have been any updates on the rezoning application for 2290 Main Street? Will there be a public hearing for this application, and if so has it been scheduled?

Also too - I had written you an email quite some time ago about the rezoning application sign being located behind a chain link fence and therefore making it difficult for people to read and/or even notice the sign. This was never corrected by the applicant and is still obscured by the fencing on the property. If you wouldn't mind following up that would be much appreciated.

Kindest regards,

Dawn