

To the Mayor and Council mayorandcouncil@vancouver.ca

Re: Notice of Public Hearing 1837-1847 Main St, 180 East 2nd Avenue and 157-185 East 3rd Ave , Nov. 24, 2015

I am strongly opposed to the City of Vancouver approving the rezoning from IC2 Industrial to ACD1 Comprehensive development. We need to protect our rapidly disappearing and valued IC2 zones.

I would like to open by sharing a QUOTE by Jane Jacobs, a prominent Canadian urban studies expert, from her book, *The Death and Life of Great American Cities*. 1961.

"Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings I mean not museum-piece old buildings, not old buildings in an excellent and expensive state of rehabilitation—although these make fine ingredients—but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings.

If a city area has only new buildings, the enterprises that can exist there are automatically limited to those that can support the high costs of new construction. These high costs of occupying new buildings may be levied in the form of an owner's interest and amortization payments on the capital costs of the construction. However the costs are paid off, they have to be paid off. And for this reason, enterprises that support the cost of new construction must be capable of paying a relatively high overhead—high in comparison to that necessarily required by old buildings. To support such high overheads, the enterprises must be either (a) high profit or (b) well subsidized.

If you look about, you will see that only operations that are well established, high-turnover, standardized or heavily subsidized can afford, commonly, to carry the costs of new construction. Chain stores, chain restaurants and banks go into new construction. But neighborhood bars, foreign restaurants and pawn shops go into older buildings. . . . Well-subsidized opera and art museums often go into new buildings. But the unformalized feeders of the arts—studios, galleries, stores for musical instruments and art supplies, backrooms where the low earning power of a seat and a table can absorb uneconomic discussions—these go into old buildings. Perhaps more significant, hundreds of ordinary enterprises, necessary to the safety and public life of streets and neighborhoods, and appreciated for their convenience and personal quality, can make out successfully in old buildings, but are inexorably slain by the high overhead of new construction.

As for really new ideas of any kind—no matter how ultimately profitable or otherwise successful some of them might prove to be—there is no leeway for such chancy trial, error and experimentation in the high-overhead economy of new construction. Old ideas can sometimes use new buildings. New ideas must use old buildings.”

WHO I AM AND MY RELATION TO PROPOSAL

I live in and work in this area, have rented, owned and, operated in , live, live/work, work spaces adjacent and close by the proposed development. I utilize a great many of the art, production, and photographic services and businesses in the area between 1st and Broadway Ave , Main and Cambie Streets. I have used this area for 40 years and have been part of numerous business', artist's spaces, and entrepreneurial opportunities. In 1973 as a founding director of VIVO (Satellite Video Exchange Society) I was instrumental in negotiating the move into 1965 Main St., From 2007-2014 I operated On Main Gallery (On The Cutting Production Society) out of one of the storefronts. In May 2014, 1965 Main Street was sold to real estate speculators who acquired the south half of the 1900 block. VIVO moved on to city owned property deep in east van, On Main Gallery has ceased to operate. In 2015, 1965 Main Street and the remainder of the 1900 block was resold to another investment group. All of this is hinging on future big profits rezoning.

THIS AREA AND ITS IMPORTANCE

Particularly in the Mount Pleasant area, we have witnessed the rapid development of this area surrounding this industrial zone. This has taken place on the north side 2nd Avenue and on the east side of Main St. We do not need further intrusion of 'comprehensive development zoning' in this area between Main and Cambie St.

Permitting this development infringes on manufacturing, artistic spaces, and will contribute to the rapid erosion of this much needed manufacturing and production businesses. Small entrepreneurs and artists will be further pushed out of the neighbourhood and the city.

Despite the use of buzz words like “social housing” and “artist studios”. Rezoning of this one block will radically change the economics of this designated IC-2 zone and will generate ongoing rezoning of this nature.

The city encourages these short term solutions by further abdicating the need to provide ongoing social housing and affordable cultural spaces by jumping into bed with the developers. The so called affordable, below market rates are not established by reality but determined by the new developments.

This will make the area unaffordable, displacing artists, entrepreneurs, and the former businesses that once relied on the district. This is one of the last such areas in central Vancouver. You will be forcing manufacturers and cultural

organizations to further decentralize and move further outside to municipalities not in Vancouver.

Another failure of these higher density developments has been allowing developers to not provide adequate parking spaces based on the idea that there is less and less need for parking. This has indeed been very a profitable motive for the developers in which parking stalls are now valued at \$50K. This has made more and more public streets designated as permit parking only – making impossible for businesses and studio's to operate .

Conclusion

I am aware of Vancouver's small tax payer base. I am also aware and supportive of the need for higher density housing. This development plan is not compatible to existing usage: the industrial, manufacturing , artists, entrepreneurs, affordable spaces in central Vancouver. I believe it will drastically diminish economic opportunities for citizens, artists, and entrepreneurs. There are plenty of opportunities for this type of social gesture to take place in existing CD1 districts. The thinly disguised provision of providing 30 social housing units and 4000 SF of artist production space is a short-sighted trade-off for this rezoning. It replaces far less than what it displaces.

Paul Wong

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