

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 3:35 PM
To: Public Hearing
Subject: FW: Raintown - Zoning and Development By-law Amendments for I-4 (Historic Industrial) District

From: Shawn Neumann s.22(1) Personal and Confidential
Sent: Thursday, January 26, 2017 3:00 PM
To: Robertson, Gregor
Cc: Roberts, Gayle; Correspondence Group, City Clerk's Office
Subject: Raintown - Zoning and Development By-law Amendments for I-4 (Historic Industrial) District

Greetings Mr. Robertson,

I'm writing as a concerned Vancouver business owner regarding the proposed changes to zoning in Vancouver's Raintown district. We see this area as ideally suited for creative service technology growth and as we are looking to greatly expand our business in the next 12 months, it is a prime area for us to explore. It is our understanding in reading the proposed changes to the zoning, that restrictions will remain or be introduced that will make it impossible for landlords to lease to growing companies like ours.

Alternatives to the Raintown area for us likely mean moving out of the Vancouver city boundaries into Burnaby. I would urge you to ensure there is robust zoning in the area that allow for companies in their fluid early stages to be part of making this a vibrant and growing neighborhood.

Thank you for your attention to this matter.
Shawn

SHAWN NEUMANN
CEO | Domain7

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 2:21 PM
To: Public Hearing
Subject: FW: Raitown public hearing

From: Randy Bishop (s.22(1) Personal and Confidential)
Sent: Thursday, January 26, 2017 2:14 PM
To: Johnston, Sadhu; Correspondence Group, City Clerk's Office
Subject: Raitown public hearing

Dear all.

We are building owners and occupants of Raitown (s.22(1) Personal and Confidential) and have reviewed the Raitown-Zoning By-law Amendments for I-4 (Historic Industrial) District.

We strongly believe that the definition of "Creative Manufacturing" is simply too narrow and should be more inclusive to allow uses that are more in tune with market demands. To suggest that the uses that fall under "Creative Product Manufacturing" are market drivers of employment and space-needs is wrong. The evolving Technology sector should be addressed so that the allowable uses outlined under "Digital Entertainment and Information Technology" should fall within the "Creative Product Manufacturing".

The reality for Raitown is that most of the traditional "Industrial" uses have already disappeared, and the demand for space is mainly from small companies with a focus on programming, web design, social media, gaming, etc. By limiting the amount of space that we can allocate to them, is in my opinion, short sighted.

Randy Bishop

BOCCI

(s.22(1) Personal and Confidential)

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 9:22 AM
To: Public Hearing
Subject: FW: I4 Historic Industrial District Proposed Zoning Bylaw Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

From: Gair Williamson s.22(1) Personal and Confidential
Sent: Wednesday, January 25, 2017 5:06 PM
To: Correspondence Group, City Clerk's Office
Subject: I4 Historic Industrial District Proposed Zoning Bylaw Amendments

From: Gair Williamson s.22(1) Personal and Confidential
Sent: Wednesday, January 25, 2017 4:50 PM
To: s.22(1) Personal and Confidential
<ed
Subject: see letter attached- i will try to be there to give it in person if my public notification for Hastings Street ends in time

Your Worship and Members of Council.

My name is Gair Williamson.

My architectural practice is concentrated in the heritage and light industrial zones of the City of Vancouver.

I am speaking tonight to the most salient caveat of the proposed rezoning of the M2 Railway street to I4.

This is the definition of use known as noted as General Office and its allowable proportion in new projects in this zone.

First to the definition of General Office.

General Office is considered by policy planners as someone sitting at a desk performing a usually sedentary task possibly involving a computer.

It does not distinguish between a creative task using computer technology or a bureaucratic task using computer technology

Architects, Engineers, filmmakers, coders and gamers have no legitimate use designation or FSR qualification

The new proposed use of Creative Manufacturing of custom items does not encompass such uses and is pretty short on the few on the uses it does permits.

If the City is nostalgic for the good old days when cobblers and Farriers hawked their services in industrial zones, they should take a cue from Williamsburg, Virginia and subsidize them, because the land values in the M and I zones have become prohibitive to accommodate them with reasonable rents.

That ship has sailed.

These artisans are now clustered in East Vancouver along streets like Triumph Street where there is a rich interactive creative community

It is clear from what I have heard from the Planning Department in recent days that the City must embrace the new digital economy

This means revising the Zoning Bylaw to accommodate this new paradigm.

In 2013, we met with the City to present the first new industrial/ commercial building to be built on Railway Street in my memory.

At the meeting with Senior Staff we were told that the City would soon be reviewing the zoning in that area to possibly increase the office percentage.

This never happened.

Instead we are getting Creative Manufacturing.

The allowable office percentage in new construction still remains at 25% while increasing for existing renovations.

Land economics would presume that this is to dissuade land speculation for new construction.

But as I said earlier- that ship has sailed.

Our 33,000 square foot building is now on hold at Issued for Tender stage, a project which could invigorate this quirky neighborhood with young creatives who are now working in downtown towers.

In 2014, we designed a 2,000,000 square foot film hub on Evans Avenue in the i-2 zone.

The owner and developer is a major landowner in Vancouver and the lead tenant, who owns the rights to Bladerunner, wanted to seed the area with film and animation and all the related uses that sustain them.

But there was no use designation that could accommodate them and the percentage of office use was insufficient for their requirements.

Rick Michaels presented a report that explained how pre and post film development differed from office use and deserved a use category.

The Planners got excited

There was even a term mooted by the City- Creative Industries.

Instead, we got Creative Manufacturing

The project is now abandoned.

Creative Industries or Creative Manufacturing

The first is inclusive of the many new and emerging digital professions, the second is a dated vision where creations are physical and the product of manual labour.

It of course can still be included under a broader definition such as Creative Industries

I agree that the use in General Office in this zone should be limited to protect its unique character, but I would ask that, in consultation with the new General Manager of Planning, Urban Design and Sustainability, Creative Manufacturing be replaced with a more broadly defined definition of creativity.

We want this zone to maintain its unique character and thrive.

This is our chance.

This proposal is too limiting for an invigorating growth of the area and the definitons of use need some more thought.

Thank you.

Gair Williamson

GAIR WILLIAMSON ARCHITECTS

s.22(1) Personal and Confidential

January 16, 2016

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

Attention: Mayor and Council

Proposed Rezoning of the Railtown Area

There seems to have been a great deal of consideration to the history of the area and that is good in that the area has character and charm. However, it was an industrial area at a very different time. Many things regarding the original uses back at the beginning of the 1900's have changed. Technology has changed the need for all industry to be near railway lines and ports and the types of vehicles we use to move goods have changed. This area is now completely severed from access to the port and access to the railway. In fact, the physical separation from the railway has left the rear access to the north side of the buildings on the north side of Railway Street either non-existent or so narrow that even small delivery trucks can not get access.

The city has indicated that it is desirous of keeping an area near the downtown core accessible to low rents and that by maintaining the Industrial uses they can try to force the rents down and keep industrial uses near the core. While the intention makes some sense, the practical implications are not workable. Industrial uses need the easy movement of goods. They need raw materials delivered and they need finished products to be shipped out. Warehousing has the same need for items large and small to be offloaded and uploaded. With virtually no access to the rear of the buildings this leaves all the movement of goods to the front of the buildings which has two main impediments. Firstly, the engineering department has said categorically that there are to be no loading facilities on Railway. Secondly, the area has limited parking so there is no room for trucks to park on the street. For the trucks that do currently try to deliver they must double park illegally on the street. Then the curbed sidewalks pose an obstacle to moving items easily without damage to the products or the sidewalks. There is a reason why industrial areas have migrated to other areas since this area was developed over the last 100 years. The efficient movement of goods requires safe and efficient truck access. There is nothing more dangerous than a panel truck backing up in tight quarters near parked cars and pedestrians. What it seems the city is saying is that we are forcing you to have Industrial uses even though we know you can't move your products in and out of the area easily, legally or all that safely.

Because of the impracticalities of industrial use and the appeal of the architecture, the area has organically grown into creative centre for design. This is very much inclusive of software design. Whether designing clothes, video games, cartoons, art, buildings or machine tools, virtually all design contains some form of digital work and most requires innovative software design to facilitate the work. Every computer, tablet and smart phone is a design tool. The more creative the process the more innovative the software needs to be. The Railway Street area is appealing to creative people doing creative things

These people need a vibrant area with places to eat and provide retail services. The current proposal is limiting the size of restaurants below a size that is feasible and retail uses are proposed to be reduced or removed.

Please give more consideration to this emerging and vibrant area. Please talk to more of the landlords and tenants in the area to get further information about the challenges of forcing industrial uses and the benefits of encouraging more creative design. Including both physical design, software design and the amenities that would compliment these uses. My understanding is that while there has been consultation your proposal has not been changed to consider any of the feedback planning has received from the public.

Respectfully,

C. Ferguson