

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 4:39 PM
To: Public Hearing
Subject: FW: Proposed Railtown i-4 zoning is a threat to Vancouver's tech industry

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

From: Justin Omichinski s.22(1) Personal and Confidential
Sent: Thursday, January 26, 2017 4:27 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Railtown i-4 zoning is a threat to Vancouver's tech industry

Hello,

I have lived and worked in Railtown for the last 9 years.

The proposed changes do not work for several reasons but primarily because the majority of companies currently operating in the area not manufacturing uses. They are used for office purposes mostly relating to artistic type companies (clothing, architects, tech, VFX). The area became expensive long ago before I lived or worked there and pushed out most manufacturing uses.

The area has become very similar to Yaletown mostly because of its history and industrial look and feeling of spaces and buildings. The proposed changes will only make it more difficult for those creative types to operate in the area and many may have or will not come because of the time, cost and ability to actually get their business license. The new "Creative manufacturing" use should include those tech related type uses that would have fallen under software manufacturing or relating to artistic tech groups (video game companies, VFX, online software groups, design, etc.). Thank you.

Sincerely,

Justin Omichinski*

s.22(1) Personal and Confidential

*Personal Real Estate Corporation



Mayor Gregor Robertson and Members of Vancouver City Council
City of Vancouver
City Hall – 453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Robertson and Members of Council:

Re: Proposed Railtown Zoning Amendment

To create a frame of context for my letter I would first like to explain how I fit into the process. I own a real estate development and construction company and work throughout Vancouver. I own property in Railtown and Mount Pleasant and have recently completed two successful new buildings in Mount Pleasant and am working on several more. From 2005 to 2013 I owned a company with an office in Railtown and I have lived in Strathcona for many years.

While I agree that the industrial land base in Vancouver is important and we need to be on the front of the evolution of what qualifies as industrial uses, **I am opposed** to the adoption of the new I-4 policy as presented to council.

There are 3 points I would like to address in the new policy. The points are:

1. The allowance of restaurants being limited to 16 seats and 150m²
2. The deletion of the use “Software Manufacturing” from the approved use in manufacturing
3. The addition of creative manufacturing as an approved use, but not including any digital media, technology, or software as a defined creative manufacturing use and limiting the use to only 25% of the total FSR allowed to be built.

From the statistics, I could gather through the City of Vancouver business licensing site, which is very detailed and a great resource, there are approximately 1411 employees working in the Railtown area. Most employees only have 30 minutes for lunch breaks. Limiting the size of restaurants to 150m² or 16 seats does not service the Railtown area even for the existing employee base. Currently the only restaurants in Railtown offering affordable quick lunch options are JJ Bean and Railtown Café, which if you have ever been to the area at lunch time, all have very large lines. Ask for Luigi and Belgard Kitchen are 2 sit down options with very limited seating, similar to the proposed bylaw. The only other option is to eat at one of the various food trucks that come down to the area or you must walk into Gastown, or Chinatown to find more options. Allowing larger restaurants to move into the area would help alleviate the strain on the existing restaurants and give more options to employees with limited time. It would also give them places to go after work to keep Railtown more vibrant and populated in the evenings.

I further analyzed the City business license website and created the attached spreadsheet to demonstrate what Railtown looks like using the proposed new bylaw. What I discovered was:

- There is a total of 103 business licences in Railtown.
- There are 30 businesses that qualify under the “Manufacturing” designation, representing approximately 44% of the total population or 620 people. Out of this, one business, Aritzia has 300 of the employees and makes up 22.68% of the manufacturing use allowed, while the other 23% is from the other 29 businesses combined. This is very low compared to the proposed use of 50% under the new bylaw.
- Another 257 employees or 18.21% would fall under the Information Technology and Digital Media designation, which would now be considered General Office Use
- A further 32.46% or 458 employees current fall under the General Office use designation, so under the proposed new bylaw, 50.67% would now be General office and the businesses no longer comply to the bylaw for use.



This spreadsheet represents the type of organic growth that has occurred in Railtown and how the Tech and Digital Media companies play a very large role in shaping Railtown, while the manufacturing use is much lower when you remove the current definition of "Software Manufacturing" that was introduced into the Industrial Land Use policy through the CityPlan document created in 1995. This new bylaw refers to the CityPlan bylaw of 1995 as one of the guiding principles, however the 1995 plan introduced the definition of software manufacturing and recognized software manufacturing as an industrial use under the manufacturing designation and this new bylaw removes this definition and adds new definitions that contradict this CityPlan 1995 that it claims was its guiding principle.

An example of organic growth throughout the industrial land base of Vancouver is the relocation of two businesses that qualify under the new Creative Manufacturing designation in Railtown to my new developments in the I-1 zone of Mount Pleasant. I have placed Oak & Fort in one building and Native Shoes in the other. Both qualify as Creative Manufacturing under the proposed Railtown zoning policy, and Oak & Fort use to occupy space in Railtown, but both have chosen to move to Mount Pleasant. The point is to allow these areas and the businesses to organically grow throughout our City. To create a new term called Creative Manufacturing that does not include software manufacturing excludes the businesses that already thrive in Railtown and contradicts the CityPlan policy implemented in 1996.

What I am requesting of council is to postpone the approval of this bylaw tonight and recommend that staff go out for more public consultation, specifically organizing a focus group from the area. Secondly, to reconsider the inclusion of Software Manufacturing in the Manufacturing and Creative Manufacturing definition. Finally, an increase to the percent of allowable square footage designated to Creative Manufacturing that better represents the type of tenants that make up Railtown.

Thank You.

Sincerely,

s.22(1) Personal and
Confidential

Brian Roche
President
Rendition Developments Inc.

17-1437444	Noravera Visuals Ltd	Issued	Production Company	Video Production	Unit	329	RAILWAY ST	V6A 1A4	03-Strathcona	6
17-1437492	G02 Productions Inc	Issued	Production Company	Video Production	Unit	343	RAILWAY ST	V6A 1A4	03-Strathcona	10
17-144586	Ask For Luigi Restaurant Ltd	Issued	Restaurant Class 1	With Liquor Service	Unit	305	ALEXANDER ST	V6A 1C4	03-Strathcona	20
17-144612	0984000 BC Ltd	Pending	Restaurant Class 1	With Liquor Service	Unit	397	RAILWAY ST	V6A 1A4	03-Strathcona	11
17-139265	(Calvin Drysdale)	Issued	Retail Dealer	Furnishings	Unit	295	ALEXANDER ST	V6A 1C2	03-Strathcona	3
17-139265	Richard Turner & Shelley McKeen	Issued	Retail Dealer	Other	Unit	612	ALEXANDER ST	V6A 1E5	03-Strathcona	8
17-144282	Parkland Design And Manufacturing Inc	Issued	Retail Dealer	Shirts & Labors Equipment	Unit	505	ALEXANDER ST	V6A 1C3	03-Strathcona	0,00
17-139157	Prasad Metal Prod Ltd	Issued	Retail Dealer	Artist Studio	Unit	269	ALEXANDER ST	V6A 4H6	03-Strathcona	0
17-145927	Martina Voss Centre Upholstery & Furniture Atelier	Pending	Studio	Other	Unit	269	ALEXANDER ST	V6A 1C2	03-Strathcona	9
17-145749	Sequencia Post Inc	Pending	Studio	Other	Unit	203	RAILWAY ST	V6A 1A4	03-Strathcona	0,00
17-145851	Samantha Faye Green (Samantha Green)	Pending	Wholesale Dealer	Other	Unit	100	Unit	ALEXANDER ST V6A 1E1	03-Strathcona	0
17-145050	Carmal Upholstery (1985) Ltd	Issued	Wholesale Dealer	Other	Unit	811	ALEXANDER ST	V6A 1E1	03-Strathcona	16
17-145192	William Switzer & Associates (2011) Ltd	Issued	Wholesale Dealer	Other	Unit	811	ALEXANDER ST	V6A 1E1	03-Strathcona	13
17-145050	TRG Tru Group Inc	Issued	Wholesale Dealer	Other	Unit	108	Unit	ALEXANDER ST V6A 1E1	03-Strathcona	0,00
17-145050	Beaumont Performance Apparel Ltd	Pending	Wholesale Dealer	Other	Unit	339	RAILWAY ST	V6A 1A4	03-Strathcona	5
17-148910	Modern Doc Inc	Issued	Wholesale Dealer	Other	Unit	202	Unit	RAILWAY ST V6A 1A4	03-Strathcona	10
17-148531	Hofel Balansa Design Consultants Inc	Issued	Wholesale Dealer	Other	Unit	495	RAILWAY ST	V6A 1A7	03-Strathcona	6
17-148112	Benson Manufacturing Inc	Issued	Wholesale Dealer	Other	Unit	203	Unit	RAILWAY ST V6A 1A7	03-Strathcona	11
17-148083	Rebarr Allan Fabrics Canada Ltd	Issued	Wholesale Dealer	Other	Unit	430	RAILWAY ST	V6A 1B1	03-Strathcona	4,00
17-148081	Beam Canada Inc	Issued	Wholesale Dealer - Food	Other	Unit	329	Unit	ALEXANDER ST V6A 1E1	03-Strathcona	16
								Companies listing 0 Employees	% of Total Employees	1411,00
Category	Number of Businesses		Business Type							
	38		Tech and Digital Media Tenants	These companies fall under the manufacturing in the old bylaw and no longer do. They are now considered				6	18,2%	257,00
	30		Manufacturing	Almost 50% of this manufacturing class is made up of Artiza with 300 Employees in 1 building or 22,68%. The				5	49,94%	620,00
	4		Restaurants	other 29 companies make up less than 2% of the total use				1	5,03%	71,00
	29		Office	Would fall under General Office Use in the new Bylaw				5	32,48%	456,00
	2		Parking uses	*** Under the New bylaw almost 51% of these business licenses are now General Office use. The Organic Growth				1	0,35%	5,00
	103			of the area would be lost if this bylaw is approved.						1411,00

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 5:08 PM
To: Public Hearing
Subject: FW: FACILITATING GROWTH IN VANCOUVER'S INNOVATION ECONOMY – MOUNT PLEASANT INDUSTRIAL AREA – AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW

From: Brian Roche s.22(1) Personal and Confidential
Sent: Thursday, January 26, 2017 5:01 PM
To: Correspondence Group, City Clerk's Office
Subject: FACILITATING GROWTH IN VANCOUVER'S INNOVATION ECONOMY – MOUNT PLEASANT INDUSTRIAL AREA – AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW

Dear Mayor and Council,

I have reviewed the new policy amendment proposed for the Mount Pleasant area. While I am generally in agreement with the intent to spot rezone an area of Mount Pleasant, **I am opposed** to the amendment, because there has been language added to this particular zoning amendment that references other zoning districts. Specifically, the council is being asked to approve this amendment that includes Item 4 that deals with all industrial zones in the City of Vancouver. The specific section is:

4. In the MC-1, MC-2, M-1, M-1A, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3 District Schedules, Council strikes out Software Manufacturing as a permitted use under Section 2.2 M or 2.2.1 M, and substitutes "Information Communication Technology Manufacturing".

This section should be struck from the specific I-1A and I-1B zoning amendment before it is approved. This should be dealt with as a separate matter as it impacts every industrial zone in Vancouver, not just the proposed zoning amendment for I-1.

Thanks,

Brian Roche
President

Rendition Developments Inc

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Doug Dixon s.22(1) Personal and Confidential
Sent: Thursday, January 26, 2017 5:53 PM
To: Public Hearing
Subject: Proposed Rairtown rezoning

Dear Mayor and Council,

I represent Joe Segal and Brian Hill, who are the owners of s.22(1) Personal and Confidential At 350,000 sf our building is the largest commercial property in the area.

We, and many other property owners in the area, believe that the proposed rezoning needs to be amended to be of benefit to the area. More consultation is required to address the very real problem of keeping old heritage multi-storey buildings viable. Traditional industrial uses are no longer viable on upper floors with 14' ceilings and columns every 18'. Traditional industrial uses long ago moved to single storey buildings with 30' ceilings, no columns and property taxes a third of those in Rairtown (our assessment increased 121% this year and we expect our taxes to double).

Accordingly some more thought and consultation is required to address who the users of these upper floors will be. While the proposed Creative Manufacturing definition is a step in right direction unfortunately the proposed restrictions on the amount of this Use permitted in a building largely negates the benefit of this Use. 95% of the other Uses currently allowed and proposed to be allowed are heavy industrial Uses that disappeared many years ago.

We wholeheartedly believe that change is required. However the changes before Council are not the appropriate changes and we encourage that Council instruct Planning to consult further with area stakeholders to develop more appropriate zoning changes.

Yours truly,

Doug Dixon

Sent from my iPhone