

January 24th, 2017

RE: MOUNT PLEASANT INDUSTRIAL AREA - PROPOSED
AMENDMENTS TO THE ZONING AND DEVELOPMENT
BYLAW

To Whom It May Concern:

I am writing to support the proposed amendments to rezone the Mount Pleasant and Railtown neighbourhoods as a hub for innovation. Our office is currently located at s.22(1) Personal and Confidential in close proximity to the proposed zoning. I feel our business and others like it will benefit from the the proposed changes. Our office employs more than a dozen design professionals, most of whom live and work nearby and enjoy the creative mix of industry, services and residential uses that these neighbourhoods represent. This mix is precisely the reason we have located our business in Mount Pleasant. Kudos to the city for continuing to search for innovative ways to nurture this kind of mixed use development.

Furthermore, as a resident of Strathcona, adjacent to the Railtown community, I have a strong affinity for neighbourhoods where industrial and residential uses can co-exist, so I support attempts to bring a similar mix of use to that neighbourhood as well.

The proposed policy changes have my enthusiastic support.

Respectfully,

Bryce Gauthier, Principal
LANDSCAPE ARCHITECT, BCLSA CSLA

Enns Gauthier Landscape Architects

s.22(1) Personal and Confidential

Please check out our new website: www.ennsgauthier.com

Enns Gauthier Landscape Architects
202-175 East Broadway, Vancouver, BC, V5T 1W2, www.ennsgauthier.com



Dear Members of Council,

As the founder and CEO of Hootsuite, I'm writing on behalf of my company to support the proposed zoning amendments for Mount Pleasant and Railtown.

Vancouver's been great to us and we're proud to call it home. We've been able to scale-up to almost 1,000 employees, and attract some of the best and brightest to come work with us.

It's imperative we and others in our industry, have the space to grow. There are more jobs in technology and IT, than there are in mining, forestry and all of the resource extraction sectors combined. More jobs = more people = a need for more space.

It's my hope, that Hootsuite can be a nucleus company here in Vancouver, with our alumni going on to reinvest in our community for years to come.

Finding space to scale our company has been a challenge, and opening up development in Mount Pleasant and Railtown will enable growth, not only for us, but for the entire tech industry here in Vancouver. We have a real opportunity in this city to demonstrate our foresight on the economic benefits that come with creating a space for the tech industry to thrive.

Thank you,



Ryan Holmes

CEO | [Hootsuite](#)

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Team Hootsuite [questions and suggestion box](#)

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Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 26, 2017 9:24 AM
To: Public Hearing
Subject: FW: Mt. Pleasant zoning bylaw amendment

Follow Up Flag: Follow up
Flag Status: Flagged

From: Myles Galvin s.22(1) Personal and Confidential
Sent: Wednesday, January 25, 2017 5:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Mt. Pleasant zoning bylaw amendment

Dear Mayor and Council,

I am writing to you in support of facilitating growth in Vancouver's innovation economy in **both** the Mount Pleasant Industrial area and in Railtown. I am a resident in the Mount Pleasant Industrial area living at s.22(1) Personal and Confidential and work in the Railtown area at s.22(1) Personal and Confidential. As an individual working closely with the tech and innovation industry, I appreciate the City's efforts to promote this industry's growth, enabling more creative minds to work together in a closer environment.

If this proposal were to be approved there would be a positive impact on both local neighbourhoods.

Kind regards,
Myles Galvin

—
Myles Galvin, Co- Founder

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Smart City Media Inc.

s.22(1) Personal and Confidential

To: DTESPLAN@vancouver.ca c/o Bonnie Ma

From: Michael Goodman and Sandra Hartney.

s.22(1) Personal and Confidential

Re: Comments regarding I-4 Light Industrial Zone proposal in Railtown.

Hello DTES Planning Team,

Thank you for opportunity to make comments regarding the proposed I-4 zone in the Railtown Industrial Sub-Area. My wife and I are owners-residents at s.22(1) Personal and Confidential

For the most part, we are supportive of the proposed policy direction. Items presented at the open that we support are:

- Maintain 5 FSR (Floor Space Ratio) maximum
- Maintain 30.5 metre building height maximum
- Maintain 235 square metre office space maximum or 25% of floor area up to a maximum of 1 FSR (Floor Space Ratio)
- Allow 25% floor area for creative manufacturing, or 50% in buildings constructed before 1951
- Continue to prohibit new residential use
- Limit retail use to 500 square metres

Another item that we are very supportive is of street community BBQs, such as the event put on by the Railtown Café in June 2015 (<http://www.vancitybuzz.com/2015/06/july-food-events-vancouver/>) and the Japanese Language School Moshi Open House. These type of events bring a sense of community, linking the residents, small business and their employees in a social atmosphere.

I would like to highlight two areas of a concern with the proposed zoning:

- 1) Loud constant machine noise over nighttime hours.

Although the new zoning will prohibit new residential use, it should be noted that there are a number of existing residences that border the proposed zoning district. For instance, at the corner of Gore and Alexander, there are 3 residential complexes ('The Edge' at 289 Alexander Street, 'Ross House' at 313 Alexander Street and 'Railtown Studios' at 321 Railway Street). Occasional and irregular machine noise is acceptable, but continuous and loud machine noise in nighttime hours is detrimental to residential living.

We propose that the new zoning by-law should contain nighttime noise restrictions similar to Quiet Zone, while daytime noise to be allowed similar to an Activity Zone.

Limiting size of restaurants and requiring separation distance.

I agree that limiting the size of retail space at 500 meters and limiting the amount of office space is important to encouraging industrial uses, but it should be noted that restaurants (cafes) are great meeting and socializing spaces for businesses and residences. Most of the industrial spaces are unique in Railtown and most of the industrial occupants are space constrained (in small units) – which means businesses frequent restaurants for meetings and socializing. Often in the Railtown Café, it can be witnessed that business conversations are occurring. By the sheer nature of Railtown historical buildings, there are only several suitable buildings for restaurants, so there will only be several in the neighbourhood regardless.

We propose that there should not be a limit to the size of restaurants and there should not be a limit to the separation distance for restaurants.

Thank you for accepting our comments and please let us know if you would like further information.

Sincerely,

Michael Goodman and Sandra Hartney.



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January 26th, 2017

Mayor Gregor Robertson and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Supporting the Innovation Economy with Zoning By-law Amendments

The Urban Development Institute (UDI) is supportive of proposed amendments to the Zoning and Development By-law, as they relate to industrial zones in Railtown and Mount Pleasant. The amendments are intended to facilitate growth by updating land use definitions related to Vancouver's innovation economy.

UDI supports the proposed zoning changes for the highlighted portion of the Mount Pleasant Industrial Area. The area under consideration for rezoning is adjacent to the downtown core, easily accessible by transit, and is a significant employment center with potential for continued employment development. Greater density and height allowances for this area will allow the Mount Pleasant Industrial Area to increase job space and facilitate employment growth.

As suggested in the Policy Report on the subject of the Mount Pleasant Industrial Area, UDI recommends that the current proposed zoning be extended to sites south of East 6th Avenue. The inclusion of these sites could occur in a Phase Two policy report. As a result of the potential redevelopment of the Broadway Corridor, in conjunction with the Millennium Line extension, an effective land use analysis of these two blocks will be critical.

The proposed land use definitions are one area of potential concern, as they may be too restrictive for future tenants. The performance of the proposed land use definitions should be addressed in a Phase Two review.

UDI understands the importance of maintaining and growing industrial employment opportunities in the City of Vancouver. Updating the Zoning and Development By-law to reflect current and future industrial uses is a positive step towards this goal.

Sincerely,

s.22(1) Personal and Confidential

Anne McMullin
President and CEO