

**Kennett, Bonnie**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 9:37 AM  
**To:** Public Hearing  
**Subject:** FW: Zoning and Development Railtown Public Hearing April 11, 2017  
**Attachments:** Railwayletter.docx

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**From:** Rausenberg Esther s.22(1) Personal and Confidential  
**Sent:** Monday, April 10, 2017 7:06 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Re: Zoning and Development Railtown Public Hearing April 11, 2017

Please see attached letter.  
Kind regards,

Esther Rausenberg  
Executive Director  
Eastside Culture Crawl Society  
s.22(1) Personal and Confidential

April 10, 2017

**Re: Proposed Zoning and Development Railtown**

**To Mayor and Councilors:**

Since the 1970's and possibly before, Railway Street buildings were primarily occupied by art studios and manufacturing. Over several decades, there has been an erosion of artist studios, primarily to office use conversion. Most notably was the building located at 349 Railway, which, in the 1980's and 90's housed 50+ artists who were all subsequently evicted. This was a major loss to artists and artist spaces in Vancouver. 349 became home to the Maritime Employers Association of Vancouver, and today is essentially office space.

The "Railtown" district is a vital component of the Eastside Culture Crawl Society (ECCS) annual visual arts festival, the Culture Crawl, which, sees up to 30,000 studio visits during the 4-day event. The concentration of artist studios within this zone is key to the success of artists. Any loss to studio spaces in this area greatly impacts the arts community and diminishes the vitality of the area.

Upon reviewing the proposed re-zoning changes, ECCS supports in principle the general thrust and direction of the zoning changes, which do acknowledge artist studios as a vital component to the area. However, the proposed zoning changes fall short as they do not provide any specifics that will ensure current artist studio spaces are either preserved, and/or incentives are created to provide for additional studio spaces in potentially new developments. In this unique geographic location, the issue of a lack of affordable and tenured studio spaces continuously confronts artists. The ECCS hopes that the City will consider finding new ways to ensure that artist studio spaces are preserved and supported in this district.

The ECCS is appreciative of the time that both Planning and Cultural Services staff committed to engaging artists in the review process.

If you require further information, please do not hesitate to contact us.

Kind regards,

**Esther Rausenberg  
Executive Director  
Eastside Culture Crawl Society**

## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 2:31 PM  
**To:** Public Hearing  
**Subject:** FW: SBIA letter on I-4 zoning  
**Attachments:** SBIA comments I-4 amendments 11 April 2017.pdf

**From:** Joji Kumagai s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 1:25 PM  
**To:** Mayor and Council Correspondence  
**Cc:** Emma Carscadden  
**Subject:** SBIA letter on I-4 zoning

Dear Mayor and Council,  
On behalf of the Strathcona BIA, please accept the attached letter in regards to the I-4 amendments.

Thank you,

Joji Kumagai  
Executive Director  
Strathcona Business Improvement Association  
s.22(1) Personal and Confidential

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April 11, 2017

Mayor and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue,  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

**Re: Proposed revisions to Railtown - Zoning and Development By-Law  
Amendments I-4 District**

The Strathcona BIA (SBIA) expresses its support for the revised Railtown I-4 Zoning & Development Bylaw as proposed in the memorandum to Council dated March 27, 2017.

We would like to acknowledge City staff who have worked with many local stakeholders to address concerns on the initial proposed policy. Since the original proposal, the SBIA has helped facilitate two meetings between the City and Railtown members and also a tour of five buildings. City staff have also accommodated further conversations with property owners, business owners, artists and others.

The additional time spent by staff to better understand the uses in Railtown illustrates the complexity and diversity of businesses and perspectives of stakeholders in this area.

This diversity is ultimately what has made Railtown such a success by providing the critical elements to foster innovation. There are a variety of built forms to house businesses at different stages, a small but tight knit community to support the development of human capital and an assortment of distinct yet complementary and creative uses. This environment of sharing ideas, information and experiences across several sectors, and supplemented by unique spaces, drives the area's entrepreneurial ethos that permeates start ups, manufacturing entities, mid to large-sized businesses, artists, educational institutions and more.

Through this process, it is apparent that crafting a zoning policy that satisfies such a wide range of interests is a tall order. The SBIA views the proposed I-4 amendments through the lens of continuing to keep Railtown as an astonishingly creative, productive and organically-driven district of ambition and opportunity. Through the additional consultations, the revised proposal has seen a number of significant improvements.

In terms of next steps, the SBIA would like to propose the following:

- That the City work with Railtown stakeholders on clearly defining Creative Products Manufacturing. During the course of discussions, the parameters of what would define CPM was unclear.
- When the Railtown bylaw amendment is ultimately approved by Council, we hope that the City will be willing to reconvene the Railtown stakeholders for a review of the bylaw after a set period of time to ensure the bylaw supports business development in the area. While compliance is one objective of the amendment, there should not be a diminishing of the assets of Railtown.

- Ensure the SBIA is consulted on the parking discussion. We have already provided the City with an inventory of parking in our catchment and work regularly with the parking department on issues throughout the SBIA.
- Work with the SBIA and other stakeholders to try and find ways to provide some of the amenities required to support Railtown businesses and property owners through the revitalization of Powell Street, which has a number of vacancies on the 300 block.

Thank you for taking into consideration these comments and to staff for its time and efforts particularly over these past three months.

Sincerely,



Joji Kumagai  
Executive Director

**Kennett, Bonnie**

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**From:** Homeless Dave s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 2:36 PM  
**To:** Public Hearing  
**Subject:** Re: RE RAILTOWN DTES REZONING SUPPORTING DOC

**i believe the amendment word is --amend Section 2 to add the Creative Products Manufacturing use--- (TECH)--iam against this**

**Thanks Dave**

On Tue, Apr 11, 2017 at 2:25 PM, Homeless Dave s.22(1) Personal and Confidential wrote:

**i support the Railtown light industrial land to be protected----and not for TECH to be included as a protected group---they can go to Mt Pleasant or Gastown which are being developed as TECH centers---**

**Thanks Dave**

On Tue, Apr 11, 2017 at 11:55 AM, Public Hearing <[PublicHearing@vancouver.ca](mailto:PublicHearing@vancouver.ca)> wrote:

Hi Dave:

Please clarify whether you would like your correspondence filed as "support" or "opposed".

Thank you.

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*City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)*

**From:** Homeless Dave s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 9:13 AM

s.22(1) Personal and Confidential

**Subject:** RE RAILTOWN DTES REZONING SUPPORTING DOC

**AS U KNOW I AM 4 THE ORIGINAL CITY PROPOSAL 2 PROTECT THE LIGHT INDUSTRIAL LANDS IN RAILTOWN.**

**THE REOPENING OF HEARING IS ALMOST UNHEARD OF---I WILL SEND MORE INFO 2DAY--**

**BUT SUFFICE 2 SAY I AGREE WITH THE HEAD OF VANCOUVER PORT AUTHORITY ON THIS ISSUE BUT NOT ON THE PORT EXPANSION DTES.**

**SEE HIS LETTER BELOW TO THE PROVINCE**

**PS ALSO NOTE---CLUSTERING TECH IN A MAIN HUB LIKE MAYOR'S ROBERTSON'S FRIEND RYAN HOLMES CEO HOOTSUITE AND HIS OTHER FRIEND**

**MAJOR DEVELOPER CEO HEAD OF WESTBANK--Ian Gillespie named #1 on the 2015 Vancouver Magazine Power 50 List--**

**WHAT THEY ARE DOING IN MOUNT PLEASANT IS HOW U DEVELOP A TECH SUCCESSFUL TECH HUB CLUSTER---**

**IF U LET RAILTOWN DEVELOP AS TECH HUB---U KILL THE GOOSE THAT LAYS THE GOLDEN EGG--MT PLEASANT- WHY?**

**CHEAPER 4 STARTUPS TO GO TO DTES AND CHINATOWN----BUT OFFERS NO PROTECTION TO SMALL BUSINESSES THAT SERVE THE**

**LOW-INCOME MAJORITY POP IN THOSE AREAS.**

**SEE BUSINESS ARTICLE ALSO BELOW--**

**PS I ALSO HAVE A BUSINESS PROPOSITION 4 THE CITY CONCERNING DTES RAILTOWN---I WILL SEND IT LATER 2DAY--**

**FORMERLY HOMELESS DAVE**

# **Letters: Port commends city for protecting industrial land**

**<http://vancouver.sun.com/opinion/letters/letters-port-commends-city-for-protecting-industrial-land>**

**27**

**I'm writing to address a common misperception about industrial land. An opinion article published last week states that Railtown technology companies are in jeopardy due to a proposal by the City of Vancouver to protect the land for industrial use and citing historical activities such as auto-parts manufacturing and tobacco as examples of industrial activity.**

**Today's industries are not factories and smokestacks as some may imagine. Among others, industry can include food and retail, distribution centres, and warehouses that support Canadian businesses and our lifestyle, helping put groceries on our store shelves, cellphones in our pockets, and furniture in our homes.**

**By Metro Vancouver's numbers, 23 per cent of all local jobs are on industrial land. However, the availability of industrial land is declining at an alarming rate as municipalities rezone such land for commercial and residential use. The port authority commends the City of Vancouver for seeking to protect industrial land, and urges the public to embrace the importance of industrial land to the livability of this region.**

## Oxford Properties and startup incubator team up to create a new Toronto innovation district

OMERS-linked incubator wants to serve as the centrepiece for a district of growing tech companies

<http://www.theglobeandmail.com/report-on-business/small-business/startups/oxford-properties-and-startup-incubator-team-up-to-create-a-new-toronto-innovationdistrict/article34614368/>

Oxford Properties Group and technology startup accelerator OneEleven are aiming to turn Toronto into the next San Francisco with Union Park, a long-term redevelopment of Front Street meant to transform it into a downtown innovation cluster.

The linchpin in the plan is the official reopening in May of 325 Front Street West, a cavernous 250,000-square-foot space that used to serve as an RBC data centre. The five-storey building, currently in the midst of renovations, will eventually house hundreds of high-growth startups and development labs for blue-chip companies.

“It’s a catalyst for the innovation community,” said Oxford Properties executive vice-president Michael Turner. “We think we can bring all of it together to do something that is totally unique to this city.”

The plan has already allowed OneEleven, which moved into the building in January, to significantly expand its operations. The accelerator provides support services and office space to post-seed-level startups, or those that have already raised between \$1-million and \$5-million in funding.

In its previous 15,000-square-foot space, OneEleven was able to accommodate up to 14 companies at a time. With 50,000 square feet of newly renovated offices so far, it has 26 companies, and expects to have 50 by the third quarter of this year.

Participating startups, which pay membership fees rather than give up equity stakes, typically range from a few employees to up to 40, and stay with the accelerator between 18 to 24 months.

Current companies include corporate benefits facilitator Humi, courtroom case predictor Blue J Legal and sales software provider Nudge. Graduates include fast-growing startups such as point-of-sale software provider Tulip Retail, online lending marketplace Borrowell and law firm management tool maker Clio.

OneEleven expects to add one net new company every month for the next 12 months.



“We are completely amazed at how many incredible companies are out there that fit our model and our criteria,” managing director Bilal Khan said.

**Clustering companies into a singular hub is the best way to take Toronto’s vibrant startup scene to the next level, he added. Putting them together will allow them to share advice and resources, including talent and customer leads.**

**The centralized location can also serve as a one-stop-shop for out-of-town investors, who can meet with a number of startups when visiting, rather than just one or two companies.**

Paul Teshima, co-founder and chief executive of Nudge, said clustering can also deliver intangible benefits.

“If you’re a small team and you’re working hard or working late, it’s sometimes lonely. When you have a hundred people in the office, it’s way less lonely. You feed off that energy.”

Outside observers are also fans of the strategy.

Technology hubs can act as talent magnets because they reduce the risk for employees of working for unsuccessful companies, according to Ajay Agrawal, the Peter Munk professor of entrepreneurship at the University of Toronto’s Rotman School of Management.

With the demand for tech talent being so high, workers can easily walk across the hall at a hub and get a job with a new company if the one that hired them goes out of business.

“You don’t have to move and get a new parking spot and get a new day-care place for your kids,” he said. “They decouple the risk to the worker from the risk to the company.”

The other floors in 325 Front Street will eventually house companies that outgrow OneEleven’s accelerator, Mr. Khan said, as well as those that secure larger series B and C funding. OneEleven is also receiving interest from large corporations, including banks, that want to locate their innovation labs in the building.

Many such operations are currently scattered throughout Toronto and adjoining municipalities, and they, too, will likely benefit from the centralization of talent, he added.

OneEleven sold Oxford Properties on the cluster plan via their mutual relationship with the Ontario Municipal Employees Retirement System. The fund counts Oxford as one of its major investment divisions, while OneEleven is also a key partner.

Oxford, which owns 13 acres of property along the south side of Front Street, sees the Union Park tech hub expanding eastward toward Simcoe Street. The company is working with the Metro Toronto Convention Centre, which sits right in the middle of that corridor, to see how it could potentially benefit from the plan as well.

The Front Street hub will also act as a pipeline of new tenants for Oxford, Mr. Khan said, since graduates will inevitably seek out new office space as they outgrow OneEleven.

“They see the long-term and overall benefit to doing this.”

The 2017 Globe and Mail Small Business Summit is a one-day conference of insightful sessions, proven business growth strategies and innovative ideas from the country’s brightest business leaders. Full details at [globesummits.ca](http://globesummits.ca).

## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 2:51 PM  
**To:** Public Hearing  
**Subject:** FW: Railtown Rezoning

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**From:** Jacob Heilbron s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 2:35 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Railtown Rezoning

Dear Mayor and Council,

Sending this email as I'm unable to attend today's meeting.

My partner and I own and operate Kona Bicycles, which is a bicycle brand we established in Vancouver in 1988 and is sold in 50 countries worldwide.

Kona has been located at 381 Railway Street since 1993 and have been very happy to see the growth of this neighbourhood into a vibrant part of the city.

We fully support the draft zoning and development by-law, including the revisions proposed in the April 10, 2017 memorandum.

It recognizes the long term history of technology in the neighbourhood and the importance of the area to Vancouver's innovative business community.

I hope you can make a positive decision to support it!

Best regards,

Jacob Heilbron  
Kona Bicycles (The Bicycle Group)

[www.konaworld.com](http://www.konaworld.com)

**Kennett, Bonnie**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 3:50 PM  
**To:** Public Hearing  
**Subject:** FW: Railtown Rezoning and Development By-Law

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**From:** Harvey Reehal s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 3:29 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Railtown Rezoning and Development By-Law

Dear Mayor and Counsellors,

Please accept this letter on behalf of myself and my business partner, Niels Bendtsen who is currently in Europe.

We own 3 buildings in the Railtown Historic and Industrial District. We operate a multi faceted group of companies such as Bensen Manufacturing , Inform Interiors, Inform Projects and Inform Contract. For more than 15 years, we have grown and helped nourish this beautiful area of Railtown. The business diversity and social fabric of this area is unique and delicate which we feel very strongly about. It is a neighbourhood, it is a workplace, it is a community.

We acknowledge the planning staff for attending to our communities concerns and we acknowledge their thoughtfulness and consideration and their foresight in amending the original I-4 zoning proposal.

We FULLY support the Draft Zoning and Development By-law - including revisions put forward in the above Memorandum dated April 10, 2017 which recognizes the importance of Railtown to us and to our personal and professional families we support.

Thank you for your consideration

Harvey and Niels

**INFORM**

**Harvey Reehal**  
Principal

Inform Projects

s.22(1) Personal and Confidential

[www.informprojects.com](http://www.informprojects.com)

## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 3:50 PM  
**To:** Public Hearing  
**Subject:** FW: Railtown Rezoning

**From:** Kory Darnel s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 3:29 PM  
**To:** Mayor and Council Correspondence  
**Cc:** Kody Sabourin s.22(1) Personal and Confidential  
**Subject:** Railtown Rezoning


Hello,

My name is Kory T Darnel, I run/own Goldtooth Creative Agency Inc with my husband and founder of the company, Kody G Sabourin. We are in the digital entertainment field, specializing in marketing for video games.

We have been located in Railtown for the past 7 to 8 years. We love Railtown because, it has an artistic feel to the community, it is vibrant, and laid back.

We acknowledge the planning staff for attending to our communities' concerns and we acknowledge their thoughtfulness and consideration and their foresight in amending the original I-4 Zoning proposal.

We now fully support the

Draft Zoning and Development By-law - including revisions put forward in the above Memorandum dated April 10, 2017 

This draft rezoning recognizes the 17 year history of technology and DE&I businesses in Railtown and the importance of Railtown to Vancouver's Innovation Economy.

Thank you for your consideration.

Best,

--  
Kory T Darnel, *Producer*  
Goldtooth Creative Agency, Inc.

s.22(1) Personal and Confidential

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## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 3:51 PM  
**To:** Public Hearing  
**Subject:** FW: Draft Zoning and Development By-law

**From:** David Gratton §.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 3:35 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Draft Zoning and Development By-law

Attention Mayor and Council,

My name is David Gratton. I founded and operate Work at Play Media Labs which is a digital application and augmented reality design company. We have been located in Railtown since 2005.

When we started in Railtown there was absolutely no community here. It wasn't even called Railtown then. It was called Cracktown by the residents. Ryan Holmes (from Hootsuite) and I chose Railtown at the time for the cheap rent and funky offices. We were two of the first software companies in the area. Ryan has since outgrown Railtown, but since then many more software and digital companies have moved in and a vibrant community has formed. It's now one of the coolest and most creative areas in Vancouver. This was not made through any planning at city hall. Our community made it. We appreciate that acknowledgement from City Hall.

We acknowledge the planning staff for attending to our communities' concerns and we acknowledge their thoughtfulness and consideration and their foresight in amending the original I-4 Zoning proposal. We now fully support the

Draft Zoning and Development By-law - including revisions put forward in the above Memorandum dated April 10, 2017

This draft rezoning recognizes the 17 year history of technology and DE&I businesses in Railtown and the importance of Railtown to Vancouver's Innovation Economy.

Thank you for your consideration,

--

David Gratton  
CEO

Work [at] Play  
*The Art and Science of Customer Engagement*

5.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 3:51 PM  
**To:** Public Hearing  
**Subject:** FW: URGENT - Railtown Rezoning - Please submit a letter before 4:00 today

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**From:** Edward Von Dehn s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 3:44 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Fwd: URGENT - Railtown Rezoning - Please submit a letter before 4:00 today

To Mayor and Council of the City of Vancouver,

My name is Edward von Dehn. I am a principal of the company Railtown Works Building Inc. in Vancouver.

Railtown Works owns a century old building with manufacturing, design and software design companies.

We now fully support the Draft Zoning and Development By-law - including revisions put forward in the above Memorandum dated April 10, 2017.

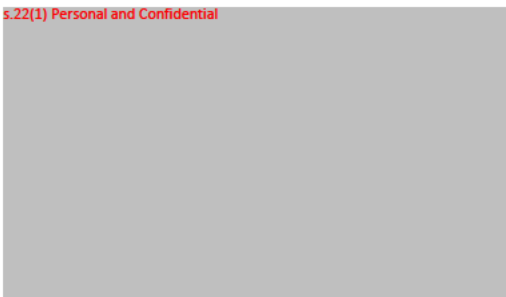
This draft rezoning recognizes the long history of technology and DE&I businesses in Railtown and the importance of Railtown to Vancouver's Innovation Economy.

Thank you for your consideration.

Best regards,

Ted von Dehn  
BCRE

s.22(1) Personal and Confidential





## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, April 11, 2017 3:57 PM  
**To:** Public Hearing  
**Subject:** FW: Submission for Public Hearing re: Railtown  
**Attachments:** BC Tech\_CoV Public Hearing\_04 11 17.pdf

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**From:** Raseel Sehmi s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 11, 2017 3:52 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Submission for Public Hearing re: Railtown

Dear City Council,

Please see attached our submission related to the Railtown Zoning for the public hearing this evening.

Thanks for your consideration.

Raseel Sehmi  
Manager, Policy & Strategic Initiatives, BC Tech  
s.22(1) Personal and Confidential



To: Mayor & Council Members  
From: BC Tech Association  
Date: 4/11/17  
Re: In Support of Space for Vancouver Tech Companies

On behalf of the BC Tech Association, I would like to re-emphasize the importance supporting the timely growth of tech companies in Vancouver. Critical to this is flexible conditions and more space to grow their operations and business.

This year's Startup Genome Report, a study evaluating global tech startup ecosystems, ranked Vancouver #15 in the world and #1 in Canada, ahead of Toronto and Montreal. This is an encouraging increase from our #18 ranking in 2015, however there is still much to do to meet our vision of being a top 10 global innovation hub.

Access to talent is top of mind for all global tech hubs. BC Tech Association's 2016 TechTalentBC Report released recently evaluated the labour market in BC. Our tech sector reached approx. 149,000 jobs in 2015 and is on pace to grow to 165,500 or 196,000 by 2021 under two possible scenarios. Under a constrained growth scenario, we forecast reaching 165,500 jobs, supporting 16,500 new tech jobs by 2021. However, the demand for employees from BC's tech companies is nearly 3x higher. Under an expanded growth scenario (meaning better conditions for growth), BC's tech sector will be able to reach 196,000 jobs, supporting 47,000 new jobs by 2021. This represents 30,500 additional jobs that could go unfilled if we do not create an enabling environment for talent to work here. About 80% of this growth could happen here in Vancouver and the lower mainland.

This demand for talent shows that tech companies are primed for business growth. Hence, we need more space available in all zones where tech is currently thriving and could thrive in the coming years, to meet the growing number of companies and employees. As you know Railtown has been fertile soil for tech companies over many years and these companies love the vibe of Railtown, which they would want to preserve.

We appreciate the consultation efforts undertaken by planning staff over the past several weeks to understand tech companies' concerns related to rezoning in Railtown. It is our understanding that there has been an update to the original proposal as per a Memorandum dated April 10 2017, which takes into consideration our concerns, including the inclusion of expanded tech/digital definitions in Creative Products Manufacturing. We support this change as it opens more space available for tech to thrive.

We would happy to engage in further conversation on this topic as it relates to zoning in other areas of the city, and on how BC Tech can work more collaboratively with the City of Vancouver from here on. Thank you for your consideration.