

Hildebrandt, Tina

From: Mayor and Council Correspondence
Sent: Thursday, April 06, 2017 1:20 PM
To: Public Hearing
Subject: FW: RTS 11641: Proposed Revisions to Railtown – Zoning and Development By-law Amendments for I-4 (Historic Industrial District)
Attachments: 2017-04-06 Herschel Supply Ltr re Zoning.pdf

From: Kane Tan s. 22(1) Personal and Confidential
Sent: Thursday, April 06, 2017 10:34 AM
To: Mayor and Council Correspondence
Cc: Katie Jamieson; Kelley, Gil; LYNDON CORMACK
Subject: RTS 11641: Proposed Revisions to Railtown – Zoning and Development By-law Amendments for I-4 (Historic Industrial District)

Please find enclosed correspondence from Lyndon Cormack, Director of Herschel Supply Company.

Kindly confirm receipt, and please let me know if you have any difficulties accessing the document.

Best Regards,

Kane.

Kane Tan
Executive Assistant to Lyndon Cormack
Herschel Supply Company
s. 22(1) Personal and Confidential

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VIA EMAIL

April 6, 2017

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

RE: RTS 11641: Proposed Revisions to Railtown - Zoning and Development By-law Amendments for I-4 (Historic Industrial District)

Dear Mayor Robertson and City Council,

I write as Managing Director, Co-Founder and a Director of Herschel Supply Company Ltd. ("Herschel Supply Co."). Vancouver-based, Herschel Supply Co. has quickly grown into a leading global designer and retailer of bags, luggage, apparel and travel accessories.

The first premises for Herschel Supply Co. was a small suite in a basement in Gastown, which we quickly outgrew. We relocated in 2012 to Railtown, to our current location at ^{s. 22(1) Personal and Confidential} where we currently occupy approximately 24,000 square feet of space in five suites on these premises. We began with nine employees, which quickly grew to 150 employees at our current Railtown location.

We design and prototype all of our products in-house, and do all of our story-telling and produce all images for catalogues and lookbooks here. We continue to be inspired by the city and the surrounding natural landscape from our premises here in Railtown.

We intend to continue to grow in this city as it evolves into a creative and global hub. We are in favour of the proposed I-4 zoning as modified by the March 27, 2017 revisions, which add Creative Products Manufacturing.

Yours Truly,

Lyndon Cormack

cc gil.kelley@vancouver.ca

s. 22(1) Personal and Confidential

Welcome to Herschel. Enjoy your stay.

Hildebrandt, Tina

From: Mayor and Council Correspondence
Sent: Thursday, April 06, 2017 1:22 PM
To: Public Hearing
Subject: FW: RTS 11641: Proposed Revisions to Railtown - Zoning and Development By-law Amendments for I-4 (Historic Industrial District)
Attachments: CCE20170406.pdf

From: Doug Dixon s. 22(1) Personal and Confidential
Sent: Thursday, April 06, 2017 11:02 AM
To: Mayor and Council Correspondence
Cc: Kelley, Gil
Subject: RTS 11641: Proposed Revisions to Railtown - Zoning and Development By-law Amendments for I-4 (Historic Industrial District)

Please see the attached letter from Alexander Centre re the proposed I-4 zoning.

ALEXANDER CENTRE
s. 22(1) Personal and Confidential

April 6, 2017

Mayor Gregor Robertson and City Council

Dear Mayor and Council,

Re: Proposed I-4 Zoning for Railtown With Revisions of March 27th

I write on behalf of the owners of Alexander Centre at (s. 22(1) Personal and Confidential) At 350,000 sf Alexander Centre is the largest building in Railtown by a considerable margin, and is home to tenants such as Aritzia and Herschel Supply.

We are in favour of the proposed I-4 zoning as revised by the March 27th Memorandum to Council. However we do have two revisions that we would ask Council to consider that we believe would solve an existing issue and make the proposed zoning more workable for the area:

- 1) Make Conditional Uses allowable up to lesser of 2.5 FSR or 50% of gross floor area. This would serve to meet the City's goal of preserving outright industrial uses to over 50% of gross floor area and allow flexibility for building owners to fill upper floors that are not appropriate for industrial use with various Conditional Uses up to a maximum of 50% of gross floor area. This one change would largely solve the very prevalent problem of upper floor tenants (largely tech and office tenants) already residing in the area not being able to obtain a business license. Without this change many will still not be able to obtain a business license and this long standing problem for the City will continue;
- 2) .Remove the 500 m limit on Wholesale B. This limit is arbitrary, does not exist under the M-2 zoning and serves no purpose. Wholesale B is a legitimate industrial activity and reflects modern wholesaling practice where samples are employed but stock is delivered from elsewhere. There are many Wholesale B tenants in Railtown that exceed the proposed 500 m limit. Furniture wholesalers in particular tend towards premises larger than 500 m. In Alexander Centre we have two tenants who will become "legally non-conforming" if this new limit remains in the zoning.

We thank Planning for taking the time to meet with and listen to area stakeholders, and to Council for considering the suggestions of area stakeholders.

Yours truly,
ALEXANDER CENTRE



Doug Dixon