

1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule - OPPOSED

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/08/2021	12:50	PH2 - 1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule	Oppose	The new FSR of 6.0 will completely cover the already rare fall/winter sunlight on East Park. Olympic village is a popular community with far higher residential density than the vast majority of the city. It is paramount that the city retain some sunlight on the already mostly shaded walkways in this community. I think 4 FSR up to 6 floors is far more reasonable for the north facing strip MPIA. Most of this land isn't close to public transit and is only has 1 bus line 84 that's already at capacity.	Ming Yin		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
01/08/2021	13:08	PH2 - 1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule	Oppose	This rezoning significantly impacts the sunlight exposure at East park. The FSR at the Ontario and 2nd intersection needs to be reduced to account for lighting impact on East park. I usually support rezoning in our city, however, I cannot do so without accommodations being made for East Park. I would also strongly recommend expanded retail uses for this strip as Olympic Village is a populous community but has limited retail options within walkable distance.	Ellie Chen			Mount Pleasant	No web attachments.
01/09/2021	18:14	PH2 - 1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule	Oppose	Dear Mayor and Council: Let me begin by asserting that I am pro-development, pro-density, and pro-growth. The densification of residential and employment areas outside of the downtown core are critical to more livable and affordable cities for individuals and families. Broadly, across the city, I support the rapid densification of areas within 800m distance of SkyTrain stations and rapid bus routes. I also believe that the density needs to be spread out rather than concentrating building elevation in confined areas. Spreading out density alleviates traffic and transit saturation, creates more harmonious neighbourhoods where people can both live and work, and it reduces the adverse impact on existing business and residents in the areas. As it relates to the proposal before council, the Mount Pleasant New I-1C District Schedule, I am concerned that council is focused on increasing the proposed maximum elevation of the lands in question by more than 160% while leaving the land immediately to the south, extending to Broadway, at its current maximum elevation of 18.0m. A more preferable option would be to modify the I-1A district schedule and apply it across the entirety of the currently zoned I-1 district between 2nd Avenue and Broadway. This more widespread densification would lower building heights and reduce the impact of traffic noise from 2nd Avenue echoing throughout Olympic Village. It would also ensure that as much of the view south towards Queen Elizabeth Park and sun exposure is maintained. Current height limits: 'I-1 District: 18.0m ' I-1A District: 33.5m ' I-1B District 38.0m ' I-1C District: 46.5m (proposed) Thank you for considering my opinion. Sincerely, Nicholas Smith	Nicholas Smith			Mount Pleasant	APPENDIX A
01/18/2021	00:09	PH2 - 1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule	Oppose	The traffic in the area is bad enough, and the current usage of the light industry / retail purpose is not fully utilized, we do not need re-zoning. The new re-zoning will only add nuisance to the neighbourhood with never ending construction and truck traffic.	Yin Ping Chiu			Mount Pleasant	No web attachments.

January 10, 2021

Subject: Mount Pleasant New I-1C District Schedule

Dear Mayor and Council:

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I also believe that the density needs to be spread out rather than concentrating building elevation in confined areas. Spreading out density alleviates traffic and transit saturation, creates more harmonious neighbourhoods where people can both live and work, and it reduces the adverse impact on existing business and residents in the areas.

As it relates to the proposal before council, the Mount Pleasant New I-1C District Schedule, I am concerned that council is focused on increasing the proposed maximum elevation of the lands in question by more than 160% while leaving the land immediately to the south, extending to Broadway, at its current maximum elevation of 18.0m.

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Current height limits:

- I-1 District: 18.0m
- I-1A District: 33.5m
- I-1B District: 38.0m
- I-1C District: 46.5m (proposed)

Thank you for considering my opinion.

Sincerely,

Nicholas Smith