

File No. 04-1000-20-2012-023

February 28, 2012

s.22(1)



Dear  :

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am writing in response to your request of January 22, 2012 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**Copies of all comment sheets from the January 17, 2012 Open House for the proposed rezoning for 228-246 East Broadway and 180 Kingsway.**

All responsive records have been located and are included with this letter. A minor amount of information has been severed, (blacked out), under s. 22(1) of the Act. A copy of the relevant section is provided below:

*22 (1) The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party's personal privacy*

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to:

Office of the Information & Privacy Commissioner,  
P.O. Box 9038, Stn. Prov. Govt.  
Victoria, B.C. V8W 9A4  
Tel. 250-387-5629; Fax 250-387-1696

If you request a review, please provide the Commissioner's office with the following:

- the file number assigned to your request (04-1000-20-2012-023);
- a copy of this letter;
- a copy of your original request for information sent to the City of Vancouver; and
- detailed reasons or grounds upon which you are seeking a review.

Please do not hesitate to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'Barbara J. Van Fraassen', with a stylized, flowing script.

Barbara J. Van Fraassen, BA  
Manager, Corporate Information and Privacy

*Barbara.vanfraassen@vancouver.ca*  
453 W. 12th Avenue Vancouver BC V5Y 1V4  
Phone: 604.873.7999  
Fax: 604.873.7419

Encls.

;sr

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This whole project has just gotten worst every time I come to one of these sessions. I can't believe they have now taken away the artist space & now the artist have no work space which I think is more valuable than the cash. I <sup>am</sup> still very unhappy with the height of this building. This building should be no taller than 2-3 stories higher than the height of the Lee building. This building will change the whole flavour of the neighbourhood & not for the better. It is so disappointing that <sup>See reverse →</sup> it feels like the needs of developer are being more heard than the needs ~~at~~ /wants of the neighbours/taxpayers. I guess

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I think the current rezoning does not fit the mount Pleasant Community Plan. The staff seemed to think that the current rezoning does fit the proposed large developments at this site but I disagree. First, this proposal will significantly reduce the affordability of the neighbourhood and now has now rental housing. It should have low-income housing included. Second, although the front along Broadway fits the character the 13 storey tower does not fit the "icon/landmark" designation. Finally, and most importantly, the tower is too tall. Although the developer reduced the height, the actual reduction in height (not just storeys) was minimal and needs to be reduced to at least 150 ft.



Overall, there are some positive aspects of this proposal, but on a whole ~~there are~~ there are far too many negatives to support this plan.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Affordable housing would be my number 1 priority, but I would prefer that the development included it, rather than a cash contribution. Compared to the development across the street, it seems to have far smaller benefit to the community. My second preference would be artist space or daycare space.

Thank you for attending this evening and sharing your opinion of the proposal. Please note that the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

For more information or to submit comments regarding this proposal online or by mail:

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Contact: Yardley McNeill, Rezoning Planner  
e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- The tower is too tall.
- The plans are unattractive.
- The development does nothing to add to the character of the neighborhood.
- the development does NOT maintain the character of the neighborhood.
- The block style of the development is terrible. Reminds me of King Edward Village or that Pink eyesore on the corner of Broadway + Nanaimo. YUCK YUCK YUCK.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Let the developer keep the money and design a smaller building. Foolish to think that the cash contribution is out of the generosity of the developer - they're making it back via larger FSR and more units. Just focus on the design and fit within the community - the area has plenty of amenities including a brand new community centre which meets the needs perfectly well.

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Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The same as my last - this proposal goes against the Mt. Pleasant Community Plan, doesn't fit with the character of the neighbourhood, is a flawed design, out of keeping with the spirit of the plan, and so on. I cannot + will not support the <sup>Rez</sup> proposal as long as it remains in its current form, height, lack of genuine amenities, etc.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

My hope is that the rezoning is rejected,  
and that Rice revises the plan to  
lower the height. If it does come to  
the point, make the area a public park.

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Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I WOULD LIKE TO QUALIFY THE ABOVE NO  
BY SAYING THAT I'M NOT AGAINST REDEVELOPING THE  
SITE. WHAT I AM AGAINST ~~THE~~ PRIMARILY IS THE HEIGHT  
OF THE PROPOSED DEVELOPMENT. THE CITY HAS DONE A  
GREAT JOB KEEPING ~~THE~~ A CERTAIN UNIFORMITY TO THE  
NEIGHBOURHOOD. ~~THE DEVELOPMENT~~ ALLOWING THIS  
DEVELOPMENT TO OCCUR, EVEN IN ITS REVISED FORM,  
WOULD BE A COMPLETE TRAVESTY TO THE NEIGHBOURHOOD.  
IT ALSO SETS A BAD PRECEDENT GOING FORWARD.  
I SIMPLY DON'T UNDERSTAND HOW THE CITY CAN  
EVEN CONTEMPLATE A DEVELOPMENT OF THIS SIZE

IN A NEIGHBOURHOOD WHERE BUILDINGS ARE  
HALF THE SIZE.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

WITH MY FIRST CHILD ON THE WAY I WOULD  
PROPOSE THE CONTRIBUTION BE SPENT ON A FACILITY  
GEARED TOWARDS CHILDCARE, PROGRAMS, ETC.

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Name:	_____
Address:	_____
Postal Code:	_____ Telephone: _____
E-mail Address:	_____

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

*NO 5, 5, 19 storey*

*NO 214 FOOT TOWER, NO FSR 5.38. 025.55*

*(35 FT + 45 FT)*

*BUILD ONE 70 FOOT TOWER SURROUNDED BY 2 TO 3 STOREY  
BUILDING WITH 3.00 FSR FOR THE ENTIRE SITE*



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

~~ENTER COMMENT~~ BUT ~~\$300,000~~ CAC IS  
~~WAY MUCH TOO LITTLE FOR THIS SITE.~~

THERE IS NO AMENITY THAT COULD BE  
GIVEN TO JUSTIFY THIS HEIGHT + DENSITY

214 FEET 513802  
5.55  
FSK

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Name:	Unhappy Vancouver Resident		
Address:			
Postal Code:		Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The City of Vancouver pursues an ongoing project to disrespect majority community wishes and to characterize all opposition as minority view. What "plans" do exist are used as nothing more than stepping stones to perpetual increase in density - especially in the form of non-human-scale height - an unecological form that does not serve community and has ~~everything~~ everything to do with developer profit margin. Jan Gehl would be ashamed of you.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

No allocation to daycare. The broad community must be evidently served by a universally accessible facility.

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Address:	s.22(1)	
Postal Code:	s.22(1)	Telephone:
E-mail Address:	s.22(1)	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I support density in moderation. In terms of property tax, economies of scale should apply by larger developments seem to increase surrounding property values and taxes.

The proposed height is also visually oppressive and light blocking oppressive.

I support the recommendations put forth by RAMP.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Can't comment w/o value of CAC.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

IT IS OBSCENLY OVERSIZED & OVERLY DENSE.

IT SHOULD COMPLY WITH ~~IF~~ CURRENT ZONING HEIGHTS  
OF 30 FEET & 1.00 F.S.R.

IF AN EXCEPTION IT SHOULD FOLLOW MOUNT PLEASANT  
COMMUNITY PLAN. WHICH ALLOWS MID RISE -  
OF 70 FEET OR 6 STOREYS (NO TALLER  
THAN LEE BLDG) - ALLOW FOR AFFORDABLE  
HOUSING. WHICH RESPECTS HERITAGE CHARACTER OF THE  
NEIGHBOURHOOD - AND DENSITY SHOULD NOT

EXCEED 3.00 F.S.R. (AS ALLOWED UNDER THE  
EXCEPTIONS CLAUSE IN THE MOUNT PLEASANT COMMUNITY  
PLAN.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I DON'T KNOW HOW TO ANSWER THIS  
"BAIT & SWITCH" QUESTION.

- CASH TO CITY HALL FOR ALLOWING THE  
DEVELOPER TO BUILD WHAT THEY WANT  
WHILST "LINING COUNCILS POCKETS" - WHO  
KNOWS IF THE COMMUNITY WILL EVER SEE  
THIS "CASH" COP-OUT - PLUS  
WE ALL KNOW THAT DAY-CARES &  
LIBRARIES & COMMUNITY CENTRES COST ALOT  
MORE THAN THE MEASLY 4-6 MILLION - CASH-  
COP-OUT THAT YOU ARE ALLOWING THIS  
DEVELOPER.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☒ unsure/neutral

*↖ somewhere in between*

2. What comments do you have regarding the proposed rezoning?

*The money from the converted market space (formerly artist space) would need some kind of preliminary guarantee that the money would go to something in the community's interest. The community should be consulted on how the money is spent BEFORE the proposal was approved.*

*The traffic issue is very worrying - I would need more info.*

*I don't like that there is no affordable housing guarantee.*



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affordable housing,

[illegible]

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Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

1. WILL BE TRAFFIC CONGESTION

2. WILL NOT SUPPORT MORE RETAIL

3. WILL ATTRACT HIGH END RETAIL

4. NEIGHBOURHOOD ~~WILL~~ IS MOSTLY LOWER

5. PROJECT WILL PREVENT VIEW

6. WILL NOT PROMOTE A LIVEABLE NEIGHBOURHOOD

7. THERE ARE ENOUGH BEAUTY SHOPS IN  
THE AREA

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- 
- 
- 
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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

DOES NOT MEET REQUIREMENTS  
OF COMMUNITY PLAN ~~PLAN~~ NO  
BENEFITS THAT I SEE  
WAY TOO BIG / OUT OF SCALE  
WITH NEILH BORITOOD  
DEVELOPER HAS LIED TO PUBLIC RE HEIGHT REDUCTION  
FROM FIRST RIDICULOUS PROPOSAL, HANDOUTS WITH CITY  
LAND LIFT CALCULATION FOR AN <sup>LOGO</sup> ON  
ADDITIONAL CIRCA 2.5 FSR OR <sup>17</sup> ETC  
CIRCA 150 APARTMENTS IS WAY  
TOO LOW — \$7 MILLION — <sup>THAT'S</sup> RIDICULOUS  
NONE LIKE \$30 MILLION (\$200,000  
PER APARTMENT — MY APARTMENT 3<sup>rd</sup> FLOOR  
PER B.C. TAX APPRAISAL HAS A 260,000 LAND VALUE <sup>See reverse →</sup>

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[illegible]

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

*not in current form*  
While I am OK with the idea of some increased density for the site, a 19-storey development is way too high. With 2/3 of the City of Vancouver zoned for single-occupancy housing, it is not serious to say such density is required. I would think 8-10 storey ~~is~~ is the highest that should be considered.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

The money discussed (\$4.5 million) seems way too little to offset the negative impacts of this development

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Contact: Yardley McNeill, Rezoning Planner  
e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes    ☒ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

TOO TALL

TOO MUCH DENSITY

- NOT ENOUGH

CONCESSIONS TO THE COMMUNITY



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

THESE COMMUNITY CONTRIBUTION WERE THE  
ONLY "TRADE-OFF" TO ALLOW THE DEVELOPER  
TO EXCEED THE BLDG. CODE - BY LAW &  
COMMUNITY PLAN - NOW THEY WILL  
HAVE NO REASON TO COMPLY WITH THE  
COMMUNITY GUIDELINES -

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I think it is a terrible plan! The beauty of Mount Pleasant lies in its lack of high rises and the fact that the mountains and downtown skyline can still be seen.

I realize gentrification started long ago in this area but please don't take away the character of this neighbourhood. Buildings can still go up, but why do they have to be so tall?!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Make this city more affordable to live in!  
The city ~~has~~ continues to say that they want to build more affordable housing. This is the opposite of that plan. This city also is being surrounded by tall, characterless buildings that block the amazing nature that is all around us.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I am opposed of this development because ~~it~~ mainly of the height of the tower. Even the developer has lowered the number of ~~storeys~~ storeys from 26 to 19, it still is too high for this neighborhood. It will be an eye sore to this community since there are no other buildings that are this height and size. Another reason ~~of~~ why I am opposed of this development is the purpose. It seems like they are redeveloping this site purely for developer's profit since this building is mainly for residents. There doesn't seem to have benefits for the community. The ~~cons~~ <sup>cons</sup> outweigh the pros.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Name:	<small>s.22(1)</small>
Address:	
Postal Code:	Telephone:
E-mail Address:	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THE PROPOSAL IS WAY TO HIGH & DENSE.

THIS DOES NOT FIT WITH THE NEIGHBOURHOOD &  
IS IN CONFLICT WITH THE RECENTLY APPROVED  
COMMUNITY PLAN.

THE HEIGHT SHOULD BE NO HIGHER THAN THE  
LEE BUILDING AS PER COMMUNITY PLAN.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

THE PROPOSED CAC WILL NOT SERVICE THE  
INCREASED DENSITY.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I still feel the building is way too high for this area. I live in the Stella building which will be directly behind it and a ~~large~~ <sup>big</sup> large part of my view will be cut off. It is also way to obtrusive & over-whelming. Also the current bus (~~tra~~) routes do not support the current population in this area & will definitely not support the ~~pro~~ proposed density.

There will be a dramatic increase in traffic which is already congested in this area.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

A Dog park is needed in this area as well as regular park space.

A Swimming pool would be a fantastic idea since our original one was taken away.

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Address:	s.22(1)	s.22(1)	
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- overall height reduction is not as advertised
- this building is not in context with the surrounding areas & ~~is~~ is way too large - even according to your new Mt. Pleasant community plan.
- shading - from 0 shade to total encapsulation.
- this should not be allowed -> period.
- 99 B-line is already in distress - could you imagine if you allowed all these units.
- Watson St. not developed to handle that sort of new traffic.
- look at the massing model closely -> HUGE - don't underestimate the size - 200 plus feet tall.

See reverse ->

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

If the CAC goes into cashes → the community will never see it → if it does see it, it should be in DAYCARE because 2 incomes are required for families to live in this city.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Does not follow Mount Pleasant Community Plan.  
Lee Bldg. @ Main & Broadway be the highpoint.  
It exceeds height guidelines of C-3A  
- Should not be higher than 6 storeys - 70 feet.  
The FSR is also exceeded - the city allows  
1.00 F.S.R. the density can increase to  
3.00 F.S.R. in Community plan is followed,  
- which it is not.  
- Loss of artist space & Rental units for  
a "cash" trade-off is contrary to  
the community plan

This High-Rise with overshadow &  
bill this neighbourhood!

NO TALLER THAN 7 STORIES!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

If you are to loose this amenity at this  
sight - then the development should  
conform to building code & ~~also~~ density  
codes - "Some place else" is  
unacceptable!!

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Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I do not support the proposed redevelopment of this site. Key reasons should be clear based on what has been voiced:

- height is ~~26~~ 7 storeys too high. Max should remain consistent with the heritage of the area. Max should be in the 8-12 range

- the building looks fantastic but in the wrong area

- seems like original plans were 19 storeys. 26 was first proposed and lowered as a way to "pretend" the public's voices were heard. 19 is still too high.

- the <sup>negative</sup> consequences and impacts to this does not warrant this proposed redevelopment

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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Name:	[Redacted]	
Address:	[Redacted]	
Postal Code:	[Redacted]	Telephone: [Redacted]
E-mail Address:	[Redacted]	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The building will change the character  
of the community in a negative way.  
It's height is too great. It doesn't  
adequately address social housing (subdivided  
units). It will set a poor precedent  
for future similar developments  
where the IGA is & at Kingsgate Mall.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

*I don't think this is a good route to go.  
The cash contribution will not offset  
the negative impact of this  
structure on the community.*

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

→ Too tall

→ No consideration for communities concern on height.

→ 8-12 Max. stories

→ ~~8-12 Max. stories~~

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

- Cash is a one time payment  
VS. on going benefit of studio. there  
are no long term benefits.
- if the space is returned to retail it only  
= a cash cow for the Developer.
- Not leading from original proposal.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I don't believe anyone but people who can afford to buy luxury condos (off shore speculators etc.) <sup>& the proponent</sup> will benefit from this development. The city will get <sup>\$</sup>money instead of citizens getting artist space & rental housing. This money may take decades to get returned to the community. There's a chance little of it will get returned. This is too political for words. The community plan <sup>emphasised</sup> ~~want~~ the need for <sup>1</sup>a variety of housing types e.g. rentals & not more luxury condos <sup>2</sup>the need to keep Watson Street a special use lane / not loading bays for parking & trucks servicing massive structures & businesses. <sup>3</sup>the need for artist-type space which has now been dumped into the political pot & be melted out as from a pork barrel for political gain.

See reverse →

Basically, before another step is taken, the \$30 million due back to the community in lieu of amenities has to be written in contract form & delineated to particular uses & locations for affordable (not homeless towers) housing & artist space & green projects

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

see above, why would you say libraries/comm. centres in this context? You know we need affordable housing (artist spaces) parks. I believe \$30 million can relieve the housing affordability <sup>problem</sup> by adaptive re-use of wasted civic-owned properties that exist all over Mt Pleasant.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

PLEASE DO NOT ALLOW THIS BUILDING TO GO  
AHEAD. THE INTEGRITY OF THE NEIGHBOURHOOD  
WILL SUFFER. LETS NOT LET THIS BE  
ANOTHER EXAMPLE OF SELLING OUT TO THE  
HIGHEST BIDDER. <sup>THE</sup> BROADWAY/KINGSWAY  
CORRIDOR IS ALREADY VERY BUSY. ~~ADD~~  
ALLOWING THIS BUILDING WILL INCREASE  
TRAFFIC FLOW & <sup>BY</sup> SLOWING DOWN TRAFFIC.  
THE NEIGHBOURHOOD DOES NOT NEED SUCH A <sup>TALL</sup> HIGH  
RISE. THIS NEIGHBOURHOOD IS BUILT AROUND  
COMMUNITY NOT HELPING RICH PROPERTY OWNERS  
GET MORE WEALTHY. - THOSE ARE THE ONLY PEOPLE  
WHO WILL BENEFIT FROM THIS, AS WELL <sup>SEE REVERSE</sup> AS  
THE DEVELOPER.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

— AFFORDABLE HOUSING FOR ARTISTS

~~— THERE IS ALREADY A COMMUNITY CENTRE~~  
~~— DAYCARES~~

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Address:	<div>s.22(1)</div>	<div>s.22(1)</div>
Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Mount Pleasant does not need a high rise.  
We welcome density - but low rise buildings  
that fit into the existing neighbourhood eg  
new builds at 10<sup>th</sup> + Main + 12<sup>th</sup> + Main  
Those buildings are low rise - with heritage  
like features.

Tower Blocks spoil the mountain view and  
degrade over the years. Low rise buildings  
use less energy to heat and are generally  
less offensive as they age. We have a heritage  
neighbourhood: let's use heritage "echo" in  
building design !!!



high rise buildings do not create affordable housing. If that was the case, we would have affordable housing in the city - we do not have affordable housing in the city

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Replace Mount Pleasant Outdoor Swimming Pool

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tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>	
Address:	<div>s.22(1)</div>	
Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Neither the Zoning Bylaw's language on discretionary FSR increases, nor the Central Broadway CBA Design Guidelines language on form, massing, shading, or any other design priority, nor the Community Plan support this development in any way at all. All the language in ALL of these documents allow for relaxation, BUT with conditions. The development proposal meets none of those conditions -- except perhaps for setbacks for a wider sidewalk. That is insignificant if not insulting, BECAUSE the sidewalk will be a dark canyon, as will

the sidewalk 20 metres away across the street.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

We know we will NEVER see the money or anything destined or needed.

The city is broke and will use the money to bail out the Olympic Village, already an "amenity" to our neighborhood, a ~~bank~~ bankrupt development that is already in a safe area and will get worse. \$4.5 million is a result for granting the applicant a 455% increase in density. A lower, cheaper building could bring the same density! 300 units could easily fit in a midrise development across the whole block with a public pedestrian Galleria through the site, as requested in the Community Plan.

Thank you for attending this evening and sharing your opinion of the proposal. Please note that the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I have concerns about the amount of traffic through Watson Street. The height and scale of both tower and on Watson Street is problematic to the character of the neighborhood. It also affects the amount of light coming through onto Broadway. While I am not opposed to redevelopment, I prefer it to be within zoning guidelines. Also

10th Ave is also a bike lane and the extra traffic through Watson Street is a safety concern.

There ~~was~~ would be more support for this project if scale, character and traffic were reconsidered.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Cultural facilities, green space, proper community centres, more public sitting space, open space

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Why so large? Why not at least close to FSR 3.0 (what is allowed). Why so tall? Why not at least close to the height of the Lee building?

The Pictures shown here are misrepresentative of the street view and actual height of the building.

This building in its current form will overshadow (literally) the heritage buildings of the area, and the # of units and cars/pedestrians to go with ~~this building~~ ~~these units~~ will negatively impact the local traffic + overflow transit. (THERE IS NOT YET A RAPID TRANSIT SYSTEM IN THE AREA). Reduce the FSR + height of this building SIGNIFICANTLY and the community will likely support it. Do this building to PROPER scale: a building that fits with the See reverse → current height + density of the community.

The size of this building is NOT needed in the community, considering enCave, the Olympic Village, 3333 Main, and other new buildings are still ~~selling~~ <sup>(trying to)</sup> empty units!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

1<sup>st</sup> off, I'd rather have a smaller building + no CACs.

2<sup>nd</sup> off, if I have no choice (!?), the area needs PUBLIC parks + daycares. No concrete parks, <sup>we need</sup> Grass + Trees and open spaces. Public gardens.

and AFFORDABLE HOUSING → why not start by putting a cap on how high units can sell in new buildings? <sup>(more realistically)</sup> or stop rezoning UP + the land value won't go up with the rezoning. Then you get more affordability. or build more coops vs. just market sale units!

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Address:			
Postal Code:		Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Too expensive as the cost not  
well increase levels of rent pleasant  
renters + community



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- I SAW THE SAME PROPOSED  
BUILDING IN T.O. 2 MONTHS AGO  
ON BLOOR ST EAST. WHY THEN IS  
THIS ONE SO SPECIAL?

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

It doesn't fit the neighborhood.

Suggest building a 4-5 story building.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:		
Postal Code:	<small>s.22(1)</small>	Telephone:
E-mail Address:		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THIS PROPOSAL IS ~~KA~~ VERY UNSATISFACTORY IN MANY WAYS. YES, THE MT  
PLEASANT COMMUNITY PLAN DESIGNATED THIS SITE AS A SPECIAL SITE. BUT  
I BELIEVE IT SAID THERE SHOULD BE A MID-RISE ON THE SITE. 26/19 STOREYS  
IS NOT "MID-RISE." COMMUNITY FEEDBACK ABOUT THIS SITE  
GATHERED BY RAMP SHOWS THE COMMUNITY IS VERY OPPOSED TO THIS  
DEVELOPMENT. ~~AND~~ WHILE THE NUMBER OF STOREYS HAS BEEN REDUCED  
FROM 26 TO 19, RAMP DISPUTE THE REDUCTION IN THE BUILDING'S  
HEIGHT, SAYING THE REDUCTION IS 11.8%, NOT THE CLAIMED 27%  
FINALLY, TWO BENEFITS OF THE PROPOSAL — THE STIR HOUSING AND ARTISTS'  
SPACE — HAS NOW BEEN REPLACED BY CACS, FROM WHICH THE IMMEDIATE  
COMMUNITY MAY DERIVE BENEFIT.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

THE SUBSTITUTION SHOULD <sup>NOT</sup> HAVE BEEN MADE. THE ARTIST SPACE  
SHOULD BE RESTORED

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

As a young family <sup>starting out</sup> ~~starting out~~ this area is becoming a great place for up and coming families. I feel that the proposed building will change the area in a negative way. I feel that the wonderful neighborhood that is currently being developed will be compromised if higher storey buildings are approved. It would be very unfortunate to see this area ~~over~~ filled with tall buildings, and would change the family oriented neighbourhood currently being created, and destroy the current character of the area. If the building is within the standard



height for this zoning, I would have no problem with an apartment being built there. Maximum of 12 stories and the current maximum height.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

With the recently opened community center and Library on Kingsway, I am happy with the current amenities in the area.

Although this is not an amenity, I would like to suggest that the dangerous intersection at Kingsway and 7<sup>th</sup> <sup>(crossing with main)</sup> be improved.

Nearly every time I cross or drive through there is another driver clearly confused trying to navigate through. The intersection needs to be more clearly defined.

Daycare space would also be appreciated by many of the young families in the area.

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

In no particular order:

- The proposed development is absurdly too tall. The view-blocking, shadow issues, and overall impact on the neighbourhood's skyline and overall appearance will be disastrous.
- The removal of the artist space is indicative of the overall disingenuous ~~way~~ manner in which this development has been proposed. Putting up some billboards in a vacant lot and declaring it a "park" is another example. As is the listing of the height change ~~in~~ stories rather than the much smaller overall height reduction is another.
- The proposal has underground parking for over 300 cars,

and I question the ability of the neighborhood to absorb the added volume, as well as the reality of maintaining safety on the 10<sup>th</sup> ave bike route with that much traffic coming and going.

- I have serious problems with this ~~pro~~ development remaining on the table despite overwhelming opposition in the community.
- The lack of any consideration to housing affordability is also extremely problematic.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

- Buy some of the commercial spaces that would have been artist studios and convert them to artist studios.
- Give it to groups that represent actual community interests (RAMP among others) so that they can use it ~~for~~ towards lobbying and political contributions to outweigh the massive funding of both major civic parties by development groups.
- Daylight St. George creek and restore as much of brewery creek as possible.
- Subsidize the rental costs of long-term month pleasant residents to offset the increases they will no doubt see as a result of this development.

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Address:	s. 22(1) Personal and Confidential		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

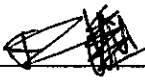
2. What comments do you have regarding the proposed rezoning?

The 19 storey tower is much too high for the surrounding neighbourhood and is not consistent with the OCP. The proposed density of 5.38 FSR is getting close to twice the allotted FSR (3.0 by the current community plan Design Guidelines. This building should be a maximum height of 70 feet with 3 + 4 storey surrounding it. A giant tower is more consistent with False Creek + Yale Town (excluding the old warehouse district) The large towers

See reverse →

should be allowed down the hill  
in the old Industrial Areas on 1<sup>st</sup> +  
2<sup>nd</sup> East Avenues.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Daycares 

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Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Please respect the community's wishes and build something that conforms to the Community Plan. What is the point of working to create a Community Plan if developers can simply ignore it? This is not Yaletown; towers do not fit with what Mount Pleasant's community members want their neighbourhood to look and act like. Please respect the recommended max height in the Community Plan.

Please respect the fact that the community comes out in droves to these meetings to voice our objections to this plan. Please listen

to the community that will need to live with your decision. If this tower gets built as proposed, it will be a beacon of ~~the~~ this Council's disrespect to the Community, visible for miles around and reminding us whenever we see it that Council ignored us.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

We need another community centre already; you never should have ~~been~~ down the old one at 16<sup>th</sup> + Oak. We will need one even more if you move in 19 storeys of people.

We desperately need childcare in this neighbourhood. Waiting lists are always full.

Affordable housing is necessary everywhere. How will 19 storeys of Yaletown condos help?

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I find it extremely disturbing that although there has been much opposition to this development, very few recommendations from residents have been implemented. You are building increasing offensive buildings in this so-called "heritage" neighbourhood that are solely for the rich. I also find it disgusting that although the number of floors has decreased, the height of each floor has increased, which does not address the issue.



concerning total height of the building. You are destroying a community and leaving the surrounding businesses in the dust. Shame.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

I had a few  
more thoughts.  
Thanks!

2. What comments do you have regarding the proposed rezoning?

Too high!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

This decision needs to be rejected. This is ~~purely~~ purely to allow developers to profit. THIS SPACE SHOULD BE USED FOR AN ON-SITE ARTIST STUDIO. We do not need another big box food market or drugstore (like the Price Waints that are spreading like a plague). We need all the art space we can get - not more retail.

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Address:	<div>s.22(1)</div>	
Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THIS PROJECT WILL NOT BE AFFORDABLE FOR MOUNT  
PLEASANT RESIDENTS. ~~VANCOUVER~~ ~~WANT~~ THE PROPOSED  
REZONING WILL LEAD TO DISPLACEMENT FROM INCREASED  
RENTS, ~~AND~~ AND PROPERTY TAXES. ALREADY STRATA  
CONVERSIONS AND RENOVATIONS ARE LEADING TO  
DISPLACEMENT IN MT. PLEASANT. THIS SITE NEEDS  
TO RESPECT THE WISHES OF THE LONG TERM  
COMMUNITY, AND WE NEED AFFORDABLE HOUSING, NOT  
UNAFFORDABLE CONDOS.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

THE PROPOSAL SHOULD BE REJECTED, BUT THE CITY'S PRIORITY SHOULD BE THE CONSTRUCTION OF ACTUALLY AFFORDABLE HOUSING.

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tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	X		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

TOTALY out of sight AS to the NATURE  
OF THE community. HAVE you DONE your  
HOMEWORK - MNT PLEASANT IS NOT THE  
NEXT YALE TOWN

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

GIVE US SPACE, you CAN AFFORD IT, BUT  
NOTHING HIGHER THEN THE LEE BUILDING!  
MT PLEASANT DOESN'T NEED A PHALLIC symbol  
THE IMAGE MIGHT STICK TO YOU!

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Address:	s.22(1)
Postal Code:	s.22(1)
E-mail Address:	s.22(1)
Telephone:	s.22(1)

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I don't think the height is appropriate. It is too high and not in keeping with the neighbourhood. Please refer to the RMP material. It seems like the city wants to overrun distinct quaint neighbourhoods with big monstrosities. to dwarf the rest of the neighbourhood also concerned about 35<sup>RP</sup> + main - same thing again!



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Something for kids & art.

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Please do not develop this project  
I own 2 restaurants in the  
area and do not want to  
see my rents rise due to  
a wave of gentrification. I was  
in yale town in 2002-2005 and  
was force out due to redevelopment  
and a insane rise in rent.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the ~~proposed~~ redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

*It will change the community feel negatively & ruin  
existing views.*

*Also, the resulting pressure to local business will be  
negative.*

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THE PROPOSED PROJECT IS EXCESSIVE, THE TOWER IS MUCH TOO TALL AND THERE IS TOO MUCH DENSITY. THE TOWER WILL OVERPOWER THE SURROUNDING AREA. THE STYLE DOESN'T REFLECT THE HERITAGE CHARACTER OF THE NEIGHBOURHOOD, THE COMMUNITY PLAN CALLS FOR ALL NEW DEVELOPMENTS TO RESPECT THE SCALE AND CHARACTER OF MOUNT PLEASANT. THIS TOTALLY FAILS IN THAT CRITICAL RESPECT THE VERY THOUGHT OF A 200+ FOOT BUILDING THERE MAKES ME FEEL SICK.

IT IS NOT TOO LATE TO SEND THIS  
DEVELOPER TO CREATE SOMETHING THAT  
THE PEOPLE OF MOUNT PLEASANT CAN  
SUPPORT. PLEASE LISTEN TO THE CITIZENS,  
THIS PROJECT WAS IL-CONCEIVED AND  
IT IS ALL WRONG FOR MOUNT PLEASANT

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

THE ONLY "AMENITY" OF ANY VALUE IN  
THIS CONTEXT IS A DRASTICALLY  
DIFFERENT PLAN WITH A MIXTURE OF  
LOW TO MID RISE BUILDINGS

Thank you

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Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

very opposed.

2. What comments do you have regarding the proposed rezoning?

I went to quite a few of the workshops and I am not opposed to increasing density or even height. But at all the workshops I attended the see Bldg and Heritage Character <sup>were</sup> ~~were~~ key matters so an increase in height may be 10 or 11 storeys. I am so concerned about the shadowing of the Heritage Heart, the congestion and diminishing of Watson St. for pedestrians, walk and feel, cyclists. I am also so



concerned about affordable housing. I think high rises diminish affordability. I also think 4.5 million is not nearly enough of a contribution. And the design is not Iconic to me. I would not oppose a truly memorable contemporary

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

design to juxtapose ~~xxx~~ with the Heritage Heart. Thus to say yes, preserve the Heritage Character but enhance with some wonderful contemporary development. I do not consider the Rye proposal that.

3. affordable housing, open spaces, cultural facilities

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Postal Code:	<div>s.22(1)</div>	Telephone:	
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- THIS REZONING IS NOT APPROPRIATE AND SHOULD GO TO PUBLIC HEARING WITH A CLEAR STATEMENT FROM THE PLANNING DEPARTMENT STATING "PLANNING DOES NOT RECOMMEND THIS PROPOSAL TO COUNCIL"
- THE SHEER HEIGHT OF THIS PROPOSAL IS TOO HIGH
  - THE AMENITIES ARE NOWHERE TO BE FOUND
  - A CASH CONTRIBUTION
  - SHADOW IMPACTS ON NORTH SIDE OF BROADWAY  
WILL HAVE NEGATIVE IMPACT ON OUR COMMUNITY
  - TRAFFIC WILL NEGATIVELY IMPACT CYCLISTS  
GIVEN HOW MANY CARS WILL BE GOING IN-AND-OUT.
  - NO ~~THE~~ SOCIAL HOUSING → CITY REQUIRES 20%

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

ALL OF THE ABOVE → LET THE COMMUNITY DECIDE

MAKE ~~BEAT~~ SURE THAT ALL OF  
THE MONEY GETS RE-INVESTED  
IN THE COMMUNITY.

~~I~~ I DO NOT SUPPORT A CASH  
ONLY CONTRIBUTION!

I AM NOT OK WITH  
THIS.

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Address:			
Postal Code:	s. 22(1) Personal and Confidential	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THIS BUILDING HAS NO FIT INTO THE  
CHARACTER & LIVABILITY OF THE NEIGHBOURHOOD  
IT IS TOTALLY OUT OF PROPORTION & IS OF  
POOR DESIGN IN RELATION TO THE NEIGHBOURHOOD.

THE CITY NEEDS TO KEEP NEIGHBOURHOOD'S  
CHARACTER & LISTEN TO THE RESIDENTS  
NOT DEVELOPERS.

THERE ARE FAR BETTER OPTION FOR  
ADDITIONAL DENSITY & THE DESIGN HAS  
NO FIT TO THE NEIGHBOURHOOD.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

FIRST GET THE CASH AND DON'T  
COMPROMISE THE NEIGHBOURHOODS CHARACTER  
TO GET THE CASH.

USE THE CASH TO LOWER TAXES.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Any development need to be  
absolutely kept to no higher  
than 13 floors -

Mount Pleasant is a real community -  
no place for a skyscraper to  
tower over the rest of the  
community -

Keep it real - Keep it PLEASANT

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☒ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Absolutely, I am opposed to it.  
Mount Pleasant does not need a 14 floor  
building. It has character & charm  
as it is. This would destroy the  
neighbourhood.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Keep the size of the building  
respectful of the neighbourhood.

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- ① loss of affordable rental housing (I cannot afford to buy) right now the rental housing in this area is affordable to us people who work in and keep this city running.
- ② loss of the character of the buildings and architecture.
- ③ I live here because I cannot afford to buy or rent on the west side, downtown or Kerrisdale. I also do not wish to live downtown even if I could afford. You appear to wish to make this area the same as downtown - congested - dark (due to tall buildings) too busy - too commercial - No Community

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

If you see no room for this in this development how can we be assured you will find it any place else. You already have no idea or suggestion where that will be, or could be so to me this sounds,

like rhetoric.

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Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I think if the city could look beyond  
the #8 signs, which will never happen!!!!  
They would be able to see how they are  
destroying our city "Neighbourhood"  
"What about the people who rent"!! See these  
water closets being built in the sky are brought  
by "offshore" who don't live here and rent them out for  
they can for ridiculous prices.  
I'm to stop offshore buying in this City  
(and)

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

*Yeah right! Like the cash would come back into this community.*

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Postal Code:	s.22(1)	Telephone:	s. 22(1) Personal and Confidential
E-mail Address:	s. 22(1) Personal and Confidential		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

~~TO HIGH~~  
to HIGH  
↳ I TRULY FEEL THIS PROJECT HAS ~~NOT~~  
NOT FULLY LISTENED TO THE RESIDENTS IN  
THIS NEIGHBOURHOOD. I DO SUPPORT  
RIZE DEVELOPING A BUILDING THAT HAS  
LESS IMPACT (HIGH). 19 STORIES WILL  
STICK OUT LIKE A SORE THUMB.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

DAY CARES + OPEN SPACES

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)	s.22(1)	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- DOES NOT CONFORM TO COMMUNITY PLAN
- OUT OF SCALE WITH COMMUNITY STANDARDS & HISTORY.
- WILL IMPACT NEGATIVELY ON SURROUNDING HISTORIC SITES & LIVING ENVIRONMENT
- PROPOSED DENSITY CONFLICTS WITH COMMUNITY CHARACTER / LIFESTYLE & FUTURE VISION.
- INCREASED TRAFFIC & USE OF CARS/TRUCKS UNACCEPTABLE
- RETAIL SPACE APPEARS EXCESSIVE GIVEN LOW OCCUPANCY RATES IN MALLS SUCH AS IGA & KINGSGATE



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

COMMUNITY CENTRE / LIBRARY / AFFORDABLE HOUSING.

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Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Contact: Yardley McNeill, Rezoning Planner  
e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

How is 19 stories a change and improvement from the prior open house. Yes they decreased from 26 to 19 is progress, but there is no ~~substant~~ significant change in the project. Also there is no promise to the "CAC" space is for sure as written in the Rize Card that a cash contribution can be substituted in ~~the~~ exchange for the space. Keep the space, the cash is not equivalent exchange. The Rize spin doctors are great hired guns but

does not represent what the community wants.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Again the cash contribution is not equivalent to space. We are already have a great community centre a few blocks away why the replication

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Postal Code:	s.22(1)	Telephone:	s.22(1)
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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The opposition from the community regarding the original 26 storey high building has only been addressed by the minimal difference 19 storey. This is way too high still for this neighbourhood. Other concerns raised have been similarly ignored.

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I believe this is completely against what the majority of the community would like. This project is to benefit the developer, and what seems to be bribes toward the city.

My specific concerns are:

- loss of biking and pedestrian space.
- loss of "heritage" look and feel.
- Inconsistent with Mount Pleasant community plan, and its true intentions. <sup>Should not be</sup> Loophole wording and exceptions are not valid in allowing this development.
- Community (actual residents) hates this application and concept.

I think this process should be more transparent, the community is feeling ~~betrayed~~ that they are not being heard. Betrayed even. Community feedback seems to be ignored.

\* the community seems to want (and myself of course) a height and density consistent with the Main/Kingsway "Triangle" 6-7 stories?

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

~~The b~~

I haven't considered this before tonight, as this is "news" to most people from tonight, despite how long this has been "planned" by Rize.

~~It should not go to go to benefit the district area around the~~  
~~it would not like~~

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E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

ABSOLUTELY OPPOSED TO A HIGH RISE BUILDING  
(19 STORES) IN THAT LOCATION - BAD FOR THE  
COMMUNITY - WE KNOW REASONABLE HOUSING IS  
REQUIRED, AFFORDABLE HOUSING IS REQUIRED,  
BUT NOT IN THIS FORMAT - NOT AT THE COST  
OF THE COMMUNITY LIVABILITY.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	s.22(1)	Telephone:	s.22(1)
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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I do not feel like this developer is the right company to develop this property. Their original proposal demonstrates that they value their profit over the existing character of the neighbourhood. In particular, the density increase with no community contribution and the sheer height of the building, demonstrate their focus on profit above community.

Their follow up 19 story proposal, at almost the same height as their original 26, demonstrates their refusal to acknowledge community concerns. It also demonstrates their desire to obfuscate & their disrespect for our neighbourhood.

I want lower housing prices. I want environmental

choices. I am prepared and hope for increased density. But this development will NOT provide affordable housing, or improve our environment. There is no payoff for the increased density.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Affordable housing.

4. This evening was entirely unsatisfying. It seems evident that the views expressed by the audience don't suit the meeting leaders' ~~own~~ needs. It seems like the decision has already been made. The point was made that other people aren't opposed to this development - but do these imaginary people have names? Do they care enough to come out in the cold to be here? Do they live in this neighbourhood?

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I AM COMPLETELY OPPOSED TO ANY REZONING APPLICATIONS  
IN MOUNT PLEASANT. I BELIEVE THAT THE GUIDELINES  
SHOULD BE ADHERED TO. MY MAIN OBJECTION IS THE  
HEIGHT, AND THE DETRIMENTAL EFFECT IT WILL HAVE ON  
SO MANY MEMBERS OF THE LOCAL COMMUNITY.

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

DOES NOT COMPLY WITH COMMUNITY PLAN  
DOES NOT FIT THE HERITAGE OF MT. PLEASANT  
OVERSHADOWS AND BLOCKS MANY VIEWS (MOUNTAINS)  
10TH AVE. IS BIKE LANE AND THIS WOULD BE MORE  
DANGEROUS FOR CYCLISTS AND PEDESTRIANS AS THERE WOULD  
BE MORE TRAFFIC IN THE AREA. LANEWAYS IN CITY PLAN  
WERE CLEARLY TO BE FOR PEDESTRIANS  
AS BUILDERS/DEVELOPERS TAKE OVER TAXES AND RENTS GO UP  
NEED TRAFFIC ANALYSIS NEEDED - ALREADY VERY DIFFICULT  
TO CROSS KINGSWAY  
POLLUTION FROM TRUCKS AND CARS

CITY IS DISREGARDING COMMUNITY

CITY WON'T MAKE PUBLIC WHO IS FOR AGAINST RIZE PROJECT

PUBLIC HAS LOST TRUST IN CITY

THE MORE THE CITY BUILDS THE HIGHER THE COST OF LIVING

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

AFFORDABLE HOUSING IS NEEDED

DO NOT WANT CORPORATE BUSINESS i.e.

STARBUCKS, SUBWAY

LOW RISE ONLY

WHERE IS MT. PLEASANT POOL?

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Postal Code:	s.22(1)	Telephone:
E-mail Address:	s.22(1)	

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The build out of the entire site without relief at the ground level is far too bulky for what should be a people oriented area. → This is the heart of Mount Pleasant and should represent the people & community not commerce and density.

The massing along Broadway & colonnade is <sup>specifically</sup> oversized relative to the historic character & people scaled historical buildings around this site.



The architectural design overall is not iconic.  
It is becoming a mishmash of trendy  
architectural detailing (coloured glass, offset balconies)  
without relationship to the simplicity and  
honesty present on the existing streetscape

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

A well designed building &  
site accessible to the whole community  
should be considered a public  
amenity. Reject the cash  
contribution & give the community  
a meaningful development that  
will strengthen & benefit the  
community over time - not destroy  
it.

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This redevelopment does not respect the neighbourhood. The Community Plan is vague so as to support the business nature of Buy/King/Main but the rezoning application must not be abused by building higher than any existing structure in the neighborhood.

Density for residential suites can be achieved as it was in False Creek South, by low-rises. ~~Stop~~ Stop ~~maps~~ defending developers' desire to sell views

at the expense of ~~street~~ + traditional  
home-views of the mountains.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Build a pool at 16th + Ontario!

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1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☒ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- Please reduce height of building (R12E)
- Design of building is contrived and does not fit the "feel" of the neighborhood. The building will date.
- I travel to UBC daily and already have to struggle to get a bus every day, so there needs to be a transit solution (however..... see next point)
- VERY against having a transit station at the proposed location

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

AFFORDABLE HOUSING!!  
e e

for renters

I moved to M.P. in 2006, my rent was \$650 for a one-bedroom apartment. I now pay \$1,000. My salary has not increased to reflect that rental increase, and I'm sure others have similar stories.

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E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes    ☒ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

THE BUILDING IS TOO HIGH. IT SHOULD NOT  
EXCEED 8 FLOORS OR 90 FEET FROM THE  
STREET LEVEL ON 10th. I SUPPORT  
DEVELOPMENT OF THE SITE. I DO NOT  
SUPPORT THIS DISPROPORTIONATE DEVELOPMENT  
HEIGHT.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The development does NOT respect the  
Community Visions approved by City Council  
I don't understand why City Council would  
look at this development for approval, when  
the developer does not respect the community wishes  
and furthermore the development does not meet the  
City's Greening plan 2020.

Furthermore not to offer affordable housing being  
needed in Vancouver.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Council cannot approve the development in good  
conscience, because there is already a great shortage  
of amenities in the city

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Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☒ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I am in favour of redevelopment on this site, and  
supportive of additional height. My concerns are:

1) Impacts on the bike route. How can loading docks +  
parking not have negative impacts on the bike route.

A report of the situation ~~be~~ can be + that is not ok.

2) The height. This still seems too high to me.

3) ~~that~~ I can't really say if I support this  
proposal, not knowing what community benefits will  
result.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

My preferences, in order of from most preferred to least:

- 1) affordable housing for families (ie 3 bedroom or more)
- 2) daycares
- 3) libraries
- 4) open space

\* I also think that how well any of these options are implemented could have more impact on actual community benefit than what kind of community benefit is chosen.

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Contact: Yardley McNeill, Rezoning Planner  
e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Spot rezoning has a very negative influence on Mt. Pleasant - it will kill community.

8 stories or more.

Follow your own City Planning guidelines. Lee Building - no higher.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

What happened to the Amonities?  
The cash pay off<sup>a</sup> to the city  
should be used to pay  
for affordable housing.

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Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I support a sustainable community. The proposed rezoning at 10th & Kingsway is too tall. 19 stories will provide way too much shade on the north side of Broadway and vicinity. I believe the City of Vancouver has ~~got~~ "jacked up" the prices of real estate to an artificial level. Don't let greed deepen the inequities between OWNER, RENTER and HOMELESS, or spaces for dwelling become more distorted by the "HEROES of MARKET FORCES".

The TRAGEDY turning to FARCE here in this city, is that a "LIFESTYLE" for the FEW has ECLIPSED the GOAL of a FULL LIFE FOR ALL. 12 STORIES IS QUITE ADEQUATE for MT. PLEASANT. TRAFFIC on WATSON WOULD BE A NIGHTMARE WITH THE REZONING PROPOSAL.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

The CAC should go to the Mt. Pleasant LIBRARY. (IF THE REZONING BYLAW IS AMENDED and IS PASSED).

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☒ yes      ☐ no      ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

WE NEED MORE DENSITY ALONG BROADWAY, TO:

1) ENCOURAGE TRANS LINK TO ADVANCE ~~THE~~ BROADWAY  
RAPID TRANSIT

2) INCREASE HOUSING STOCK



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

ARTIST SUPPORT

PUBLIC TRANSIT

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

TOWER IS TOO TALL. HEIGHT IS OKAY BUT THIS IS TOO MUCH.  
DESIGN IS NOT ICONIC  
WATSON STREET IS DESTROYED BY THIS  
THIS PROPOSAL GENERATES TOO MUCH OF THE WRONG TYPE OF TRAFFIC  
THERE WOULD BE TOO MANY NEGATIVE IMPACTS  
ON PEDESTRIANS + BICYCLES  
ALL IN ALL THE PROPOSAL DOES NOT CONFORM TO THE COMMUNITY PLAN  
THERE HAS BEEN NO GUARANTEE THAT A COMMUNITY  
CONTRIBUTION WOULD REMAIN IN MOUNT PLEASANT  
TO BENEFIT MT PLEASANT



## COMMENT SHEET

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The height is way too high.  
Only 70' is allowed by the guidelines.  
Hence 6-7 storeys maximum.  
FSR 1.0 is maximum outright  
density; maximum conditional is 3.0.  
There is overwhelming opposition  
from the neighbourhood (at least from  
residents). The concerns about height  
and density were not addressed in  
the revision.

Do not recommend approval to Council

See reverse →

In your report.

You set the bar very high in the Mt. Pleasant Community Plan; this proposal does not even begin to match your criteria.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

We don't want any amenity.

REDUCE HEIGHT SUBSTANTIALLY.

REDUCE FSR.

Please. This was identified on the workshop on March 20<sup>th</sup> 2016 and NEVER adequately addressed.

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Name: <span style="color: red;">s.22(1)</span> <span style="background-color: black; color: black;">[REDACTED]</span>	
Address: <span style="color: red;">s.22(1)</span> <span style="background-color: black; color: black;">[REDACTED]</span>	
Postal Code: <span style="color: red;">s.22(1)</span> <span style="background-color: black; color: black;">[REDACTED]</span>	Telephone: <span style="color: red;">s.22(1)</span> <span style="background-color: black; color: black;">[REDACTED]</span>
E-mail Address: <span style="background-color: black; color: black;">[REDACTED]</span>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This proposed redevelopment is unacceptable:

- Height is too great
- ~~will~~ Encourage speculation and gentrification
- Businesses will (are) get(ting) pushed out as rents increase/increasing
- There ~~is~~ ~~are~~ are no social housing or rental units included
- The CAC is a complete joke - it is insufficient ~~to~~ in contrast to the degree of profit + speculation which will benefit developers at the cost to area renters (business + residential)

See reverse →

- changes character of neighbourhood
- overwhelms transit and bike routes, and streets

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

CoV should reject this from Rize.

Rental units + affordable housing  
MUST be provided by developer,  
City, and Province.

CAC is a farce. Absolutely ~~and~~  
~~inadequate~~. inadequate based on  
possible capital accumulation by  
development industry.

Amenities should not be dependent on  
development.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes



☐ unsure/neutral

OWNER / RESIDENT  
Direct NEIGHBOUR

2. What comments do you have regarding the proposed rezoning?

- too tall — too much increased density
- Not in keeping with neighborhood in scale or design
- Not in keeping with community plan for the area
- Will affect me and my building for these reasons
  - loss of direct sunlight
  - loss of views
  - traffic congestion
  - Noise increase
  - Reduced privacy
  - Danger to cyclists
  - Watson St congestion
  - reduction of the value of my property
- This a poor solution for such an important ~~and~~ area of Mount Pleasant, this will set a dangerous precedent for future builds



I don't feel the changes to the original proposed plan has taken in the feedback that the public provided.

As an owner/resident of this direct neighbourhood I am dreadfully concerned that this rezoning application is approved.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

The proposed cash contribution does not justify the increased density to this site. As a concerned citizen I don't believe that a monetary gain is a proper solution. Actual community benefits need to be incorporated that demonstrate an understanding and consideration to the residents of the neighbourhood. Permanent - Long term contributions need to be the focus - something to live for generations to come. These type of decisions require proper dialogue and thoughtful processes. Cash for public space is shows little thoughtfulness and is a dangerous direction for the city to head.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed <sup>rezoning</sup> redevelopment of this site?
- ☐ yes    ☒ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Highly opposed to the variation in  
height + density. Especially as proposed  
by the developer.

Very extreme proposals - the scale  
is totally wrong for our neighbourhood.

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This is the third comment sheet I've filled out since the beginning of this process.

So little has changed from the first time I saw the proposal. I have very little faith in this process, and starting to think you are wasting the time of a lot of good people in this community. The optics of this whole proposal stink.

Please see my previous comments (extensive comments).

Were not NIMBYs.

If this was a social housing project or  
an icon building I would be very interested.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I reject the project as proposed.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes



no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The proposed development does not respect the MP Community Plan as adopted by Council. The proposed height (and total FSR) exceeds acceptable boundaries envisioned by those (including myself) involved in the MP Community Plan consultation process. In the discussions that led to the Plan's consideration of high-rises, the size proposal does not respect the intent in any way. Given the importance of the location to the community, we were expecting much more architectural and community values respected.

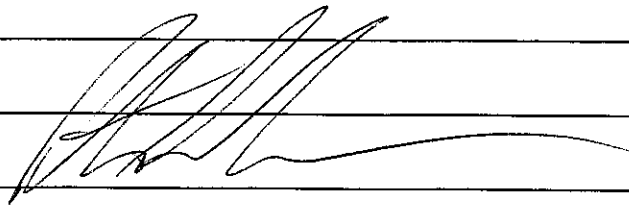
Also, it is clear that Council is moving further away from the community's interests.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

WHAT ? ! / /

Get real.

Stop segregation of the diversity of our community.



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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

YOUR RUINING A GREAT NEIGHBORHOOD, Greed  
politicians, and developers working together  
to fill their pockets. Keep this heritage  
community the way it is.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

There are ways to encourage development without putting  
27 storey building. if you look up main there a tons  
of new developments being made that have  
apartments and condos that don't exceed the height  
limit.

our city is growing yes. however there  
are ways to increase density without doing  
it 27 stories

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

~~Ask the Dept~~

Artist production space would be great because of the space that was lost in the fire.

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Postal Code:	<div>s.22(1)</div>	Telephone: _____
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I am not opposed to the idea of developing this area; however as it is, I am concerned at what I perceive as excessive height. I also have concerns about the cash contributions in lieu of amenities; based on what was said I don't feel adequately secure those will a) stay in the neighbourhood b) stay designated for the original purposes. (I'm a visual artist; I had friends lose their studios in ~~the fire that opened the space up~~ ~~the fire that opened the space up~~ so ~~that~~ I was kind of keen ~~that that area~~ on the artists' live/work spaces. These are becoming harder to find, esp. in this neighbourhood!)

I'm also a cyclist and I worry about the volume of  
traffic the development will bring on to the bike route.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space), libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

②

①

③

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- MUCH TOO TALL!

- UGLY BUILDING NOT SUITABLE TO  
COMMUNITY

- TOO DENSE

- I SUPPORT "LEE BUILDING"  
HEIGHT DEVELOPMENT

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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**Contact:** Yardley McNeill, Rezoning Planner  
e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes    ☒ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This development proposed is too tall for the  
neighbourhood. It does not belong in this  
heritage zone.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I am in favour of a residential building on this site but not in this form. The height is completely out of sync with the neighbourhood and is too much, too quickly as the area changes. In addition, it is very disappointing to hear that both STIRs and the artists' space has gone. To my mind, these positive aspects to this development went a long way to convincing me it was a good idea but I no longer have this view. The community plan was clear in talking about a 'landmark' building on this site but the current plan seems to be just another condo tower.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Affordable housing/rentals in this community

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☒ yes      ☐ no      ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The height consideration should  
continue to be reassessed

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Cultural Facilities as originally intended.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes    ☒ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

• DON'T DO IT, KEEP MAIN STREET'S CHARM

• THIS ISN'T THE PLACE FOR A TOWER THIS SIZE

• I'M A HOMEOWNER IN THE AREA, I BELIEVE MY PROPERTY VALUE  
WILL RISE WITH THIS PROJECT BUT I STRONGLY BELIEVE THIS  
IS NOT THE NEIGHBOURHOOD FOR A PROJECT LIKE THIS.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Postal Code:	<small>s.22(1)</small>	Telephone: _____
E-mail Address:	<small>s.22(1)</small>	

1. Do you support the proposed redevelopment of this site?

☒ yes    ☐ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

In light of the comments at the open house today,  
I wanted to be sure to mention my support  
for the project, including its height. I would  
like to see more discussion about the  
impact on transit and how that might be  
taken into account.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I feel the scale/height of the proposed building is too large for the neighbourhood. Not only would it be an eyesore, it would negatively impact the "human-scale" feel of Mount Pleasant. I love the area, and as a current renter I have been looking at places in the neighbourhood to buy. If this building goes forward as currently designed it would damage the quality of the area (and its future, since it is likely more large-scale buildings would follow) enough that I would probably decide to live/buy elsewhere. Please don't ruin my favorite part of Vancouver!

See reverse →

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Save the money and make a smaller building.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

-19 stories is too high. should be 12 stories max. This proposed building does not fit into the Mount Pleasant community. I chose to live in this community because of the low to mid rise density. If I wanted high rises, I would have bought downtown. I support development in our neighbourhood, but keeping with the existing height + density.

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Tower is too high. ~~There is no need for~~  
New density can be met w/out tower development  
in Mt Pleasant. Examples: 13333 Main  
and 133 East 8th Ave as more  
appropriate massing/scale for Mt  
Pleasant.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

*This change should be in consultation with the community if it is to be made at all.*

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The height of the tower is totally out of proportion for the area. It should be a maximum of 12 floors. It will also bring too much density / population to the area.

No to this application.



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

In this order =

① Artist production space, to replace the studios that burnt down.

② Affordable housing.

③ Civic facilities.

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The building is too high and brings no value to the neighbourhood.

No amenities, a cash contribution is a joke in its vague commitment.

Met Pleasant is unique in its diversity and community. Current height rezoning should be respected the additional height requested should be denied and something built that fits the 70' maximum height and physically the exterior suits

the neighbourhood

Get more subsidized, lower  
rental units built, give us more  
"proper" daycare facilities and a  
pool for the community.

Give small business more protection.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I don't believe the city will  
allocate the funds respectfully  
so I decline to answer this.

Once again Mayor Robertson has  
lost focus in allowing these types  
of developments to even be  
considered.

Focus! on lowering property taxes  
cost of living in this city and  
affordable? housing.

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E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

TOO MUCH VOLUME of CONSTRUCTION of THIS PROPERTY - IN  
ESSENCE ITS ANOTHER "WHITE ELEPHANT" SIMILAR to KING EDWARD  
VILLAGE, THE SHEAR SIZE of THE TOWER & PODIUM DWARF ALL of THE  
SURROUNDING BUILDING in MT. PLEASANT, THE CONSTRUCTION METHODS / APPEARANCE  
of ~~THE~~ PROPOSED DOES NOT HARMONIZE with OUR NEW & EXISTING ARCHITECTURE  
of HERITAGE, BRICK, SMALLER WINDOWS, DECORATIVE CORNICES, NOT IN ITS MASSING  
- ALONG KINGSWAY FROM 12<sup>th</sup> to BROADWAY THE NEW (LAST 10 YEARS WORKS)  
BUILDINGS ALL STAY TO THE GRADE / HEIGHT TO THE HEIGHT of THE LEE  
BUILDING. IN THE MT. PLEASANT DESIGN MANUAL IT STATES THE LEE BUILDING  
IS SUPPOSED to BE THE "BENCHMARK" of HEIGHT, THE PROPOSED RILEY  
BUILDING GOES AGAINST THIS, IDEALLY, THE PODIUM SHOULD BE 3-4  
FLOORS, + 10 FLOORS MAX AT THE 10<sup>th</sup> & KINGSWAY CORNER. 10 FLOORS  
WOULD FOLLOW IN THE SLOPE ALONG KINGSWAY,

See reverse →

THIS BUILDING PROVIDES NO BENEFIT TO MT. PLEASANT, THERE WILL BE NO AFFORDABLE HOUSING WITH BENEFITS US. THIS BUILDING ONLY BENEFITS OUTSIDERS & THE DEVELOPER, IN FACT IT WILL COME TO MT. P. MORE LIKE A BATTLESHIP/DESTROYER THE "STIR" UNITS WHERE - WE ARE A SHAM, THEY ARE NEVER "AFFORDABLE", AFFORDABLE IS 850<sup>+</sup> - 1 BR - 600 SQ FT. WHAT OF THE IMPENDING "FREEWAY" THAT WILL ENSUE ALONG 10<sup>th</sup>, TO WATSON ST, TO BROADWAY?, AS WATSON ST IS PARTLY A SMALL 1/2 LANE

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

BEST, LARGE TRUCKS REQUIRE 3 LANES TO TURN OUT, ITS AN ACCIDENT/DEATH ZONE TO OCCUR - THE SHADOW STUDIES, DO NOT REFLECT THE 5PM - 9AM WHICH IS THE HOME TIME OF OUR RESIDENTS. ON A LANE QUESTION FROM A COMMUTER, BREWER CREEK RUNS DIAGONALLY THRU THIS CIZE, WILL IT BE RE-DIRECTED?, REDUCED IN CAPACITY?? THE SIDEWALK AT MAINT 11<sup>th</sup> SW. CORNER IS COLLAPSING IN FRONT OF MY APT BLOCK, THIS STARTED ABOUT THE TIME OF CONST. OF ST. PATRICKS GYM ON 12<sup>th</sup>, WITH THIS CONSTRUCTION LOAN & POSSIBLE RE-ORIENT. OF THE CREEK, THERE LIES FUTURE CREEK/SIDEWALK CONCERNS.

S.22(1)

MT. PLEASANT Resident for 17 years.

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E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☒ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

the proposed building is too high, as expressed at the mtg.  
I'm curious about what qualifies as affordable housing.  
Downtown the new affordable housing 800/mn is not affordable.  
Housing to be considered affordable should be 1/4 of gross monthly  
income, with minimum wage still hovering around \$8/hr  
~~who~~ who can afford a tiny apartment at \$800?  
Who will be moving into this building? the bubble gum wall  
does not appeal to my sense of creativity, if anything it strikes  
me as a half hearted attempt to create a community, and increase  
bubble gum sales. A community existed in the proposed location  
and it was burned down. The retail spaces I would like to see

June 7 Community

were are the same ~~area~~ types of businesses that existed before  
the arson at Xmas day; ~~the same area~~ a philipino hairdressers,  
a chinese restaurant, affordable retail space for an affordable community.

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I don't think the area needs a new park.

Artist production space, affordable housing

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1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

My concerns for this development include: a) amalgamation of lots that permit large scale developments that do not reflect the local built form.

b) vehicle access for development especially vehicles turning left off Watson onto Broadway which will alternatively exit off Watson to 10th ave which is a major cycling route. Increased traffic on 10th is dangerous with increased cycling traffic / year.

c) the city could be emphasizing 8-10 storey buildings along main + Broadway rather than fighting residents who oppose 19 storey developments

See reverse →



The same FSR can be accomplished with 8-10  
storey buildings as this one.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Artist co-operative businesses such as  
seen in Toronto's Queens Quay + Distillery  
areas.

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E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I am in support of new development in the Mount Pleasant area - new housing and retail space. I agree that this site is appropriate for the future new development.

My concern is the height is still too large and not a fit for the community. I would like the height to be 13 stories or less.

I am concerned that the cash contribution in lieu of public benefits does will not be.

~~used~~ for translate into public benefit for the community.  
I would ~~like~~ like for this building to have  
art space or child care space or some type of  
tangible public benefit. I am disappointed with  
this decision. I am also disappointed that the 15  
rental properties were removed. Affordable housing  
is very much needed in this area.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

- ① - Into child day care facilities.
- Into ~~artist production space~~ ② into affordable housing
- ③ into artist space.

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e-mail: [yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)  
tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Poor performance re impacts on Broadway and Watson St. No affordability - ultra high end. Meager CAC. Completely out of character with neighbourhood - this is Metrotown - not Mount Pleasant. Does not satisfy central Broadway design guidelines or spirit of MP Community Plan. Shadowing after 2pm would be awful.

Building height on Broadway should be maximum 7 storeys to reduce shadowing on North side of street. Tower height should be no <sup>greater</sup> ~~more~~ than 120 - 130 ft. Masonry arcade on Broadway <sup>would be dark and</sup> ~~is~~ claustrophobic, not pedestrian-friendly.

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3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

[illegible]

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☒ yes    ☐ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Great use of space at this busy location

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

In reference to the MPCP, true public engagement has been at a minimum. The consultation March 2011 @ the Salt Bldg. was more of a sales pitch vs. a true public engagement opportunity. It was quite insulting and naive of those event organizers to assume that this community would feel good w/ that consultation. The plans were then adjusted from 26 storeys to 19, but then that still seems to contradict elements of the MPCP such as - 4.1 Housing - Provide more... especially for families, seniors, new immigrants, & aboriginal people., 4.2 Character -



... (e.g. better scale...), explore impacts of reducing the height. In a nutshell, the MCP is a great guide the city's community have put a lot of work into. And with an alarming concern arising from the community, it is the city's role to hear that and encourage necessary adjustments in line with community concerns.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I feel this is a very premature question. How much money are we talking about? Where does this money need to be allocated to? Why would it not just go straight to artist studio production space? I appreciate the question, but feel it's a bit vague for the weight the answer is to have.

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- I am concerned that people who had previously supported a different version of this project will be included as positive votes for the project.



CITY OF  
VANCOUVER

COMMUNITY SERVICES GROUP  
Planning  
Current Planning - Rezoning

## COMMENT SHEET

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Name:	<div>s.22(1)</div>	
Address:		
Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- I want to see lots of thought go into this design, particularly for rainy winter nights + semi-truck drivers who are used to cyclists
- ① <sup>VERY</sup> I am concerned about seemingly inadequate transit, traffic, bike + pedestrian interaction. as a cyclist I don't want to see LOTS of cars + semi trucks turning onto 10th as it is such well used bike route.
- ② I am concerned about ~~the~~ setting a precedent for <sup>this type of</sup> SRAT rezoning in this neighborhood. If this goes ahead I am worried (and I know the **MPCP** outlines 3 spots for ~~this~~ higher density and this is one) more projects like this will come forward turning mp into Yaletown. This will effect rental + property <sup>value in the area</sup>
- ③ I am completely against the height + density of this plan. I would like to see something much lower, more in keeping with other building in the community.

See reverse →

- I think the bubble gum wall is really gross.
- I think the graffiti entrance is really ugly.
- I think the <sup>overall</sup> design ~~lacks~~ <sup>loses</sup> focus, although I do like the back facade over the previous design.
- I don't think a large box store in the "heart" of MP fits with community.

→ concerned about lack of planning around underground streams

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

→ I would like to see large developments stay out of this community so the rent stays lower so that artists can stay where they are. This will support cultural facilities that already exist in this community.

→ I'm not confident that the CAC will be used in this community.

→ also don't believe that buildings of this type with ~~wall~~ floor to ceiling glass provide good heat retention (revalue) and require incredible energy to heat. any idea that this is an environmentally friendly development is false.

→ also this community has had such a massive increase in

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residences to ~~so~~ much higher density than the surrounding buildings

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+ no new ~~new~~ amenities for the community.

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→ concerned about the impact on traffic on the 99-B line

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

*Demand the following:*

*- FSR DOWN TO 3.0.*

*- Height down to 70 ft.*

*- Form of building consistent with current  
scale surrounding buildings in Heritage Herts.*

*- Get a real / creative architect to  
design the building.*

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

Don't change it - make the developer contribute to the community it has been given permission to make \$\$ in.

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

The community plan for Mt. Pleasant reflects a number of goals + values of the community residents which are in direct conflict with many aspects of this development. I have significant concern about the height of this development and am opposed to this magnitude of height increase. It is not in keeping with "current scale" of even the tallest buildings in the neighborhood. Part of my decision to live in Mt. Pleasant is that it has open spaces, beautiful sight lines and a community feeling with many heritage buildings. A development such as the one proposed will destroy these features and will dwarf the impact of the heritage buildings, such as the Lee building.

See reverse →

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I don't think a cash allocation is the best option.

I do not want this revenue in exchange for turning a blind eye to the dishonoring of the Mt. Pleasant community plan, its core principles and values, and genuine public consultation.

I look very forward to an opportunity to share with city council members my thoughts on the matter, as we have been informed the fate of this proposal is in your hands alone.

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Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☒ yes    ☐ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Lower housing cost through development!



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☒ yes ☐ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This is a transportation Hub.  
Developing properties near the Hub makes sense.

- The area ~~as~~ appears to be light industrial.  
This development will improve the  
looks of the area.

Increasing Population in the area  
should help lower crime.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

~~No afford~~  
#1 Civic facilities

#2 Cultural.

#3 affordable housing

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Address:		
Postal Code:	<div>s.22(1)</div>	Telephone: <div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☒ yes ☐ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I FULLY SUPPORT THIS PROJECT.

IT WILL PRODUCE AN UP-TO-DATE, MODERN  
LANDMARK FOR MT. PLEASANT.

I ~~ESPECIALLY~~ ESPECIALLY LIKE THE PROPOSED  
TREATMENT OF THE BUILDING ALONG BROADWAY.

IT IS HIGH TIME THAT THIS SITE  
BE REDEVELOPED - I AM TIRED OF  
LOOKING AT LAPIDATED "SHACKS" ON  
THIS LARGE SITE.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Address:	<div>s.22(1)</div>	
Postal Code:	<div>s.22(1)</div>	Telephone: _____
E-mail Address:	<div>s.22(1)</div>	_____

1. Do you support the proposed redevelopment of this site?

☒ yes    ☐ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

As a recent graduate who is newly employed in the City of Vancouver, I am in support of increased densification to facilitate affordable housing for Vancouver's residents. I moved to the City of Vancouver ~~the~~ as I am required to do so by my employment contract. While I am required to live in Vancouver, ownership is currently an unreachable goal. The development of Vancouver's main corridors will allow for increased density (ie supply) which will encourage more affordable housing. I support increased density and this

rezoning as it will provide the opportunity for those working in Vancouver to own a home here as well.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I believe this cash contribution should be used to create improved community centers, and park space, in addition to facilities such as daycares and libraries that encourage support local families and individuals.

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Address:		
Postal Code:	<small>s.22(1)</small>	Telephone:
E-mail Address:		

1. Do you support the proposed redevelopment of this site?

☒ yes

☐ no

☐ unsure/neutral

*enthusiastically*

2. What comments do you have regarding the proposed rezoning?

*The north facing arcade seems strangely scaled.*

*Doesn't seem aggressively dense enough given GVRD population projections.*



3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

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Name:			
Address:	s. 22(1) Personal and Confidential		
Postal Code:		Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

if your meeting with community  
then listen to what we say  
the height is still an issue too tall  
how come they get hold of some part  
to later build a park what is up with  
that  
- hill town / I never asked to be  
called that or want to be known  
as that  
how is the cash in hand - build a  
park servicing my area?  
Bull crap! keep the \$ in our  
area / however not really the pt

See reverse →

who would use the artist space  
people already in my area or allow  
people to move in  
geared to income housing? how  
is that being spread across the city  
at the last 3 mts. we are getting

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

3 new shelters Fraser Budy for  
one / it has been said that would  
be for homeless in my area Again I  
doubt this / all the homeless seem  
to come here from somewhere else.  
we have very good public transit in the area  
do not need any more  
have you listened to anyone / all  
these mts. seem to go around the  
same topics + nothing is changing the  
way the community wants

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Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I took part in the development of the Mt Pleasant community plan and while there was some support for larger buildings on select sites, this idea was never addressed in the scale range as what the 19-26 floor Rize site proposes. I think many would be fine with something in the 10-12 range, similar to what is found in the Olympic Village. This would be ~~well~~ above what is found in the area.

A large concern that goes hand in hand →

with the size of the building is the density and the effect that will have on traffic and pedestrians in the area. I'm opposed to the size of this building because of my concerns with too much ~~traffic~~ <sup>traffic</sup>. ~~A final thought is that the main retail space is~~ near ~~big box store~~ of a traffic increase.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

I don't have a strong opinion other than it should be used in the mount pleasant community. the original intention, artist space, would be good, as would affordable housing.

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tel: 604.873.7582 | fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	<div>s.22(1)</div>	
Address:	<div>s.22(1)</div>	
Postal Code:	<div>s.22(1)</div>	Telephone: _____
E-mail Address:	<div>s.22(1)</div>	

1. Do you support the proposed redevelopment of this site?

☐ yes      ☐ no      ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

It is unfortunate that the ceiling heights of  
the spaces have been increased. ~~to offset~~ This  
~~offset~~ has served to offset some of the  
proposed height concessions offered.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

The money contribution is not the answer.

It is vital to retain the artist community and not to displace it in exchange for dollars.

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Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

\* SIX TO TWELVE STORES OPTIMUM HEIGHT!  
DON'T LET ME LOOSE THE LAST THIRD OF MY  
VIEW! I'M RIGHT ACROSS FROM THE PROPOSED DEVELOPMENT

\* WHAT ABOUT THE ARTIST SPACES?  
SUBSIDIZED RENTAL UNITS NEEDED! URGENTLY!

\* INCREASE IN POPULATION FOR THE AREA (TRAFFIC)  
MORE TRAFFIC FLOW - INCREASE IN ACCIDENTS  
MORE CRIMES - UNSAFE



⊛ WHAT ABOUT RENTING A SPACE (PARKING)  
FOR OFF-SITE RESIDENTS OF THE AREA

{ GREENSPACE OPEN TO THE PUBLIC NOT  
JUST PRIVATE USE!

CURRENT HEIGHT PROPOSALS "TOO HIGH"!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

⊛ NEED MORE AFFORDABLE HOUSING  
IN ALL AREAS

BUILDING SHADOW (CUTTING OUT THE SUNSHINE)

WHEN SIDEWALKS ALONG WATSON STREET

INCREASE TRAFFIC CONGESTION FROM BOTH  
VEHICLES AND PEDESTRIANS

BICYCLING ROUTE ON WATSON ST -  
MORE CONGESTION.

MAINTAIN THE HISTORIC VALUE OF THE COMMUNITY

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Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☒ yes    ☐ no    ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

Process is too long and needs to  
be put back on track to maintain  
positive growth within the neighbourhood.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

- Artist development space
- Community meeting rooms
- Youth outreach space

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Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

ABSOLUTELY NOT IN ITS CURRENT FORM!  
I HIGHLY RECOMMEND THAT IT NOT BE

RECOMMENDED TO  
COUNCIL.

I personally feel that it will set a precedent for future towers, regardless of only 3 ~~sites~~ sites set aside for additional height & density. I'm not sure why height & density (which is quite vague in the MPCP) gets interpreted as 26 stories, now 19 stories. Can low-mid-rise not be accommodated on this space at an FSR of 3.0? Why is this not even a consideration? Also, I'm extremely concerned about the sheer stress on the infrastructure that will result from all of the additional density, esp. See reverse →

With regards to traffic. ~~XXXXXX~~

~~XXXXXX I will send a detailed~~

letter to council & planning outlining  
All OF MY CONCERNS. I'm feeling that  
our input is not being considered and  
would love to be proved wrong.

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space), libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?
- Please listen to community as we are the ones who live here.

No offense, but a cash contribution is a  
complete cop-out and takes the responsibility  
off of the developer & the city to actually  
be accountable to the community and give  
them a substantial CAC that is worth  
anything. ✓ If you can't do this now,  
I don't have much faith that this will  
materialize later. I am very skeptical of  
this \$ coming directly back into this  
community in the form of anything useful,  
esp. when the planners mentioned green  
space & parks about 6 times. I'd rather  
have NO amenities & a building that

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respects the current zoning & by-laws. Also,  
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\$4.5 million IS INSIGNIFICANT with respect  
to the magnitude & potential impact of  
this project

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## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)
Address:	s.22(1) Homeowner
Postal Code:	s.22(1) Telephone:
E-mail Address:	s.22(1)

1. Do you support the proposed redevelopment of this site?
- ☐ yes ☒ no ☐ unsure/neutral

contact me if you  
require proof of  
my residency &  
homeowner's info.

2. What comments do you have regarding the proposed rezoning?

I support development that  
is within the characteristics  
of Mount Pleasant. I support  
development that houses the  
people who need housing in my  
neighbourhood. I want care taken  
that people are heard OVER  
money. and that high rises are  
not over developed (occupancy vs  
empty suites - yale town & olympic  
village?!)

I would want  
to ~~would rather~~ our city <sup>staff</sup> take note of  
the public or STOP "CONSULTING" FRAUDULENTLY  
See reverse →

Rental units. - you said you talked  
to homeless people, aboriginals but...  
what decisions came of it?

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

WE DO NOT TAKE BRIBES.

WE want you to make  
decisions that are healthy for  
our communities and this city.

This change is in contravention  
with consultative process —  
how can I answer it when  
answering it might suggest  
money for height & mass is  
acceptable.

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## COMMENT SHEET

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(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	[Redacted]		
Address:	[Redacted]		
Postal Code:	[Redacted]	Telephone:	[Redacted]
E-mail Address:	[Redacted]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

It makes a joke of the Mount Pleasant Community Plan. Being right in the heart of Mt. Pleasant's historic center, this high-density high rise ~~will~~ would wreck Watson Lane as a pedestrian-friendly route, as the parking garage empties onto it. Also, the massive increase in vehicular traffic will negatively effect the very important bike lane on 10<sup>th</sup> Ave.

And now, even the unimpressive "art space" has been taken away.

Also, Acton ~~City's~~ design lacks imagination - ~~it's~~ even if this site were suitable for a highrise, which it's not, this would ~~not~~ be acceptable.

See reverse →



Yes, the Community Plan allows for CONSIDERATION of a higher density development on the corner of Broadway + Kingsway. But WHY is that consideration now a certainty? What is the process through which this happened??

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

ARTIST PRODUCTION SPACE. PLEASE.  
NO REALLY. PLEASE.

ARTIST PRODUCTION SPACE, IN MOUNT  
PLEASANT; NOT the Downtown Eastside.

Developers ~~are~~ are forcing artists out of Mt. Pleasant ~~and~~ by promising art space & then cashing it in while developing old, low cost buildings into condos.

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## COMMENT SHEET

Proposed Rezoning for 228-246 E Broadway and 180 Kingsway  
(Broadway/Kingsway/10th Avenue/Watson Street)

Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	PROPERTY OWNER / RESIDENT		
Address:	[REDACTED] s.22(1)		
Postal Code:	[REDACTED] s.22(1)	Telephone:	
E-mail Address:			

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

NOT as currently rented

2. What comments do you have regarding the proposed rezoning?

The density per se is not reason for me to oppose it.  
However, the loss of prospective benefit  
(including list below) is too significant to  
approve, given the marking impact, the Watson St.  
impact, and the projected cascading magnitude.

NO LONGER any rental housing at all

NO assured benefit that is tangible / known  
and accessible to all community members

NO permeability at grade level for pedestrians

NO rental housing for families with children

— e.g., 3 bedroom unit

NO public space. No green space benefit.

\$4.5 million = too little to purchase amenities  
significant enough to offset increased demand on  
all existing amenities

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

MUST be allocated to an amenity (new or expanded)

that is in Mount Pleasant and that directly benefits residents of this local area — OK

accepting this CAC (without earmarking it there) will be a direct violation of community agreement forged w. CIP planner in CIP process.

SERIOUS WEAKNESS in this rezoning application and staff report = ABSENCE of PROVEN, RELIABLE MECHANISM w. PUBLIC TRANSPARENCY.

to ensure that the chosen amenity is tied to empirical analysis of community need, demand projections, and fair, valid process of also ensuring community validation of this choice

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Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- I am outraged it has proceeded this far.
- It is breaking ~~all~~ all types of rules PSR, sunlight etc.
- It is too tall for neighbourhood - changing/denying the look + feel of Mount Pleasant
- The developers have not listened to the needs of the community + some kind of needs analysis needs to be completed
- I am a bicycle rider + I am very concerned about increased traffic on Watson + to 10th Ave - as I live on Watson + 10th
- The increased noise during construction + that the ↑ population will bring also will change the neighbourhood + is a large concern for me
- The decreased amount of sunlight that will cast a shadow on my building + neighbourhood is a concern
- It also concerns me that the developers have not utilized the original heritage building on the site or left it as is! See reverse →
- Fill the empty apartments @ Olympic village first - we don't need more vacant apartments

- I am very concerned that with this new building breaking all the rules it will open the door to new developments @ Kingsgate + IGA locations that do the same. We don't need another Yaletown! People live in Mount Pleasant because it is unique + has character!
- It is very deceptive that the City is offering all these "benefits" to account for this monstrosity! They aren't real benefits - it just shouldn't go ahead!
- There is nothing unique or special about the proposed development
- 3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?
- \* This is ridiculous! It feels like a bribe - is this allowed?
- \* The city should not be bought + they should not entertain this!
- \* Reduce the height + FSR.
- \* Use the \$\$ for a needs analysis or some further research about what

the community wants

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Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1)
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes

☒ no

☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

This whole project has just gotten worst every time I come to one of these sessions. I can't believe they have now taken away the artist space & now the artist have no work space which I think is more valuable than the cash. I ~~am~~<sup>am</sup> still very unhappy with the height of this building. This building should be no taller than 2-3 stories higher than the height of the Lee building. This building will change the whole flavour of the neighbourhood & not for the better. It is so disappointing that <sup>See reverse →</sup> it feels like the needs of developer are being more heard than the needs ~~at~~/wants of the neighbours/taxpayers. I guess

We don't matter to the city. Based on my last tax assessment I pay lots of tax & am not feeling heard!

3. The Community Amenity Contribution (CAC) has been revised from on-site artist studio production space to a cash contribution. In light of this change, how would you advise Council to allocate the contribution, for example, cultural facilities (i.e. artist production space, libraries, daycares, community centres), civic facilities (i.e. open space), affordable housing, etc?

This is disappointing, I would prefer that they had keep the social housing & artist space in the current plan. ~~the~~ But if we must have this I feel that it should be used in a way that enhances the arts community and ~~is~~ ~~the~~ can be used by the highest number of people possible.

ugh this whole this is just terrible.

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	s.22(1)		
Address:	s.22(1)		
Postal Code:	s.22(1)	Telephone:	s.22(1) Personal and Confidential
E-mail Address:	s.22(1)		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

It makes a joke of the Mount Pleasant Community Plan. Being right in the heart of Mt. Pleasant's historic center, this high-density high rise ~~will~~ would wreck Watson Lane as a pedestrian-friendly route, as the parking garage empties onto it. Also, the massive increase in vehicular traffic will negatively effect the very important bike lane on 10<sup>th</sup> Ave.

And now, even the unimpressive "art space" has been taken away.

Also, Acton ~~City's~~ design lacks imagination - ~~it's~~ even if this site were suitable for a highrise, which it's not, this would ~~not~~ be acceptable.

See reverse →



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Name:	s.22(1)	
Address:	s.22(1)	Homeowner
Postal Code:	s.22(1)	Telephone:
E-mail Address:	s.22(1)	

1. Do you support the proposed redevelopment of this site? *contact me if you require proof of my residency & homeowner's info.*
- ☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

I support development that is within the characteristics of Mount Pleasant. I support development that houses the people who need housing in my neighbourhood. I want care taken that people are heard OVER money. and that high rises are not over developed (occupancy vs empty suites - yale town & olympic village?!)

I would <sup>want</sup> ~~rather~~ our city <sup>staff</sup> ~~rather~~ take note of <sup>See reverse →</sup> the public OR STOP "CONSULTING" FRAUDULENTLY

## COMMENT SHEET

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Open House & Community Information Meeting - Tuesday, January 17, 2012

Name:	PROPERTY OWNER / RESIDENT		
Address:	[REDACTED]		
Postal Code:	[REDACTED]	Telephone:	[REDACTED]
E-mail Address:	[REDACTED]		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

NOT AT CURRENTLY RENTED

2. What comments do you have regarding the proposed rezoning?

The density per se is not reason for me to oppose it.  
However, the loss of prospective benefit  
(including list below) is too significant to  
approve, given the marking impact, the Watson St.  
impact, and the projected cascading magnitude.

NO LONGER any rental housing at all  
NO assured benefit that is tangible / known  
and accessible to all community members  
NO permeability at grade level for pedestrians  
NO rental housing for families with children  
— e.g., 3 bedroom unit  
NO public space. No green space benefit.  
\$4.5 million = too little to purchase amenities  
significant enough to offset increased demand on  
all existing amenities

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Name:	<div>s.22(1)</div>		
Address:	<div>s.22(1)</div>		
Postal Code:	<div>s.22(1)</div>	Telephone:	<div>s.22(1)</div>
E-mail Address:	<div>s.22(1)</div>		

1. Do you support the proposed redevelopment of this site?

☐ yes ☒ no ☐ unsure/neutral

2. What comments do you have regarding the proposed rezoning?

- I am outraged it has proceeded this far.
- It is breaking ~~all~~ all types of rules PSR, sunlight etc.
- It is too tall for neighbourhood - changing/denying the look + feel of Mount Pleasant
- The developers have not listened to the needs of the community + some kind of needs analysis needs to be completed
- I am a bicycle rider + I am very concerned about increased traffic on Watson + to 10th Ave - as I live on Watson + 10th
- The increased noise during construction + that the ↑ population will bring also will change the neighbourhood + is a large concern for me
- The decreased amount of sunlight that will cast a shadow on my building + neighbourhood is a concern
- It also concerns me that the developers have not utilized the original heritage building on the site or left it as is! See reverse →
- Fill the empty apartments @ Olympic village first - we don't need more vacant apartments