

File No. 04-1000-20-2013-136

June 20, 2013

s.22(1)

Dear s.22(1)

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 May 15, 2013 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**The following records in regards to public feedback on the rezoning application for 2290 Main Street:**

- **Comment forms from the Open House held on March 19, 2013 at the Native Education College;**
- **Results up to May 17, 2013 from On-line feedback forms on the City's website at the following link:**  
<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/feedback.htm>

All responsive records are attached. Some information in the records has been severed, (blacked out), under s. 22(1) of the Act. You can read or download this section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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 (04-1000-20-2013-136);
- 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, consisting of a stylized 'B' followed by a horizontal line that tapers to the right.

Barbara J. Van Fraassen, BA  
Director, Access to Information

*Barbara.vanfraassen@vancouver.ca*  
453 W. 12th Avenue Vancouver BC V5Y 1V4  
Phone: 604 .873.7999  
Fax: 604.873.7419

Encls.

:SF

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0A7  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*- A daring and well designed contemporary midrise. More innovation like this would be appreciated throughout Vancity.*

*- ~~Consistent~~ Sensible height and scale for the neighbourhood. ~~Consistent~~ Consistent with plan vision*

Excellent design for street level areas,  
wrap around retail is great.

Alley side studios are excellent  
and very consistent with the  
community plan.

- Would love to see "Alley side artist  
spaces" concept applied to future  
midrises from 2nd → 7th

- Overall this building is excellent,  
and should be the standard  
to which other midrises 2nd to  
7th are compared.

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: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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

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yes  no  unsure/maybe

THE PROPOSED 9 STOREY HEIGHT SIGNIFICANTLY DECREASES  
THE QUIET ENJOYMENT AND VIEWS OF DISTRICT OWNERS. IT  
WILL ALSO DECREASE PROPERTY VALUE. I AM IN SUPPORT  
OF NEW DEVELOPMENT IN MT. PLEASANT BUT NOT WITH  
THE NEGATIVE AFFECT ON NEIGHBOURING BUILDINGS I.E.  
NOISE FROM THE PROPOSED ROOF DECK, AND LOSS OF  
VIEWS/PRIVACY.



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After reading all the information carefully and speaking with the developer, I have come to the conclusion that the size of this building will be too tall for such a small area to sustain for the following reasons:

1. The 2nd floor and roof top patios will hold over 100 people and being so close to the District. Noise levels will be very high.

2. The height of the building is taller than district by 3 feet. With the elevator shaft housing and exposed trees on the rooftop - views will be slashed considerably for district and neighbouring buildings and property values will go down.

see over...

Additional comment space on reverse →

3. The narrow lane way is already a difficult one to get in and out of. With more traffic in the area from this new building - the lane is bound to be a bottleneck.

I am totally into new developments and support new projects in Mount Pleasant but 9 stories is too high. 6 stories would be fine. Thanks for your time.

s. 22(1)

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Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5V 0A2  
E-mail Address: s. 22(1)  
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yes  no  unsure/maybe

An eye-catching design in an ~~up~~ great neighbourhood  
would love to learn more as the project moves  
forward.



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E-mail Address: s. 22(1)  
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yes  no  unsure/maybe

*I love the architecture and proposed site development  
I think it will be great for the neighbourhood.*



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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: V5T 1G5

E-mail Address: \_\_\_\_\_

Add to Notification List:  Mailing address  E-mail Address

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yes  no  unsure/maybe

The proposal violates the Mount Pleasant Community Plan which states "Allow up to 6 storeys for mixed use developments along Main St from 2<sup>nd</sup> to 7<sup>th</sup>" (5.2)  
So stick to the current zoning which allows 4 storeys at the street sloping back to 6 storeys.  
STOP REN G, SO GOD DAMNED GREED Y /



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Name: \_\_\_\_\_  
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yes  no  unsure/maybe

BUILDING DOES NOT FIT HERITAGE LOOK AND FEEL AND IS UGLY  
 THIS IS INDUSTRIAL SITE FROM MAIN - 2ND TO 7TH  
 WHY IS THIS RE-ZONING APPLICATION BEING ACCEPTED  
 DOES NOT ADHERE TO MT. PLEASANT COMMUNITY PLAN  
 OBSTRUCTING VIEW ~~FROM~~ FROM NEIGHBOURING BUILDINGS  
 " THE SUBJECT SITE (2290 MAIN) IS LOCATED OUTSIDE VIEW CONE "  
 THIS IS NOT TRUE ACCORDING TO COMMUNITY PLAN  
 ALLOWED HEIGHT IS 6 STOREYS 4 STOREY WITH SET BACK  
 OF 6 STOREY

CITY MUST USE RE-ZONING POLICY FOR MAIN 2ND TO 7TH  
IS THE INDUSTRIAL LANDS POLICIES + IT STATES

FOR RE-ZONING APPLICATIONS CONDITIONS WILL BE CONSIDERED  
BEFORE LAND RELEASE FROM INDUSTRIAL USES:

- a) COMPATIBILITY OF PROPOSED LAND USES WITH EXISTING IND ACTIVITY
- b) LAND USE SUITABILITY FOR ALTERNATE LAND USES
- c) ENVIRONMENTAL IMPACTS

I AM CONCERNED AS IT SEEMS THE CITY WANTS TO TURN  
MT. PLEASANT INTO A YALLETOWN. MT. PL. IS A HERITAGE AREA  
OF THE CITY. I SEE NO PUBLIC BENEFIT AT THIS SITE.

THE MORE BUILDING THAT GOES ON WILL MAKE MT. PL. MORE  
CONGESTED. - TRAFFIC → POLLUTION → NOISE

WE DO NOT HAVE ENOUGH AMMENITIES IN THIS AREA AS IS.  
I.E. MT. PLEASANT OUTDOOR POOL IS GONE - WILL IT EVER BE  
REPLACED

MANY LONG STANDING BUSINESSES ON MAIN ST. ARE GONE DUE  
TO RENT INCREASES AND OF COURSE SUSPICIOUS FIRES.

RIZE HAS SET A PRECEDENT IN MT. PLEASANT!

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Name: s. 22(1)  
Address: [REDACTED] Postal Code: V5T 3S2  
E-mail Address: \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- Except for the excessive no. of parking spaces - you can't  
have your cake and eat it too - claim all these environmental  
benefits, like proximity to transit etc and then have a  
1 to 1 + ratio of parking spots to no. of units. There should  
be a couple of MODO co-ops car spaces, and electric  
car charging stations.
- All the green initiatives also sound ok - except I'm a  
little tired of all the "Low VOC..." claims - if you're  
going to do that, it just sounds like you're not trying hard

enough - why not do of voc ?? Low VOC still affects  
your health !!

- I also don't see the point of 2 bathrooms in tiny 1 bedrooms!  
Otherwise, I like the project, and I hope the units will  
be affordable.

Kudos for all your initiatives, and public space  
ideas, design etc, except for my comments above,  
everything sounds great.

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Address: s. 22(1) Postal Code: V5T 0B9  
E-mail Address: s. 22(1)  
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yes  no  unsure/maybe

I purchased a condo 2.5 years ago

s. 22(1)

Prior to purchasing I phoned the city of Vancouver and inquired about the zoning. Based on the zoning information I was given (max 60ft.) I made the biggest investment decision of my life and purchased the condo in which I currently reside. If this ~~and~~ development proceeds with its current height

s. 22(1)

new development location

~~holding~~<sup>^</sup>. This

would severely impact the value of my condo, which currently has mountain and downtown views.

As an average resident of Vancouver my property will be my biggest and most valuable asset I will ever have. If this development is allowed rezoning then this will severely effect my future savings and well being. I would greatly appreciate if the current <sup>zoning</sup> by-laws be maintained. Thank you for your time

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yes  no  unsure/maybe

like to know more info of the process  
outcome

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yes  no  unsure/maybe

GIVEN the project is LEED CERTIFIED  
it fit community

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Address: \_\_\_\_\_

Postal Code: V6A 4K7

E-mail Address: \_\_\_\_\_

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Before I was in the door, someone from the District building asked me to sign a petition opposing. Funny, because I considered buy a unit there, but the view was obviously temporary.

Looks consistent with surroundings.

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      Vancouver, BC V5Y 1V4

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: V7E 2T8

E-mail Address: s. 22(1) \_\_\_\_\_

Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

Looks great!

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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: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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

## COMMENT SHEET

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: V5T 0A8

E-mail Address: \_\_\_\_\_

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- IF 6-7 storeys I could <sup>support</sup> ~~approve~~. ~~pod~~ though;

\* unsure about if the contemporary look of the building fits with mount pleasant character.

- if 9 storeys do not support.

A large area consisting of multiple horizontal lines, serving as a template for handwritten or typed comments.

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Contact:      Yan Zeng, Rezoning Planner  
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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5T 2B1  
E-mail Address: \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*  
 yes  no  unsure/maybe

LOOKS GREAT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B9  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I OPPOSE RE-ZONING TO NINE STOREIES; I SUPPORT  
DEVELOPMENT TO SIX.

ONE ONLY NEED LOOK AT THE SUCCESS OF  
CAMBRIDGE AND SOUTH GRANVILLE TO SEE HOW WELL  
LOWER-HEIGHT NEW DEVELOPMENT WORKS: THOSE  
ARE WONDERFUL STREETS NOW.

LET'S KEEP MAIN LIVABLE, FRIENDLY, OPEN

AND TO THE ORIGINAL INTENT OF THE ZONING  
LET'S NOT SET A GLASS & STEEL WALL  
PRECEDENT.

PLEASE HONOUR THE ORIGINAL ZONING INTENT.

s. 22(1)

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Contact: Yan Zeng, Rezoning Planner  
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## COMMENT SHEET

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_ s. 22(1)  
 Address: \_\_\_\_\_ Postal Code: V5T 1M9  
 E-mail Address: \_\_\_\_\_ s. 22(1)  
 Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- I would support it if the \$/sq ft is higher than the neighbourhood average.  
 - If the commercial retail space all operate until 11pm maximum  
 - and if there are significant improvements to parking and transportation. There is no guest parking in the District and the street leading the ~~a~~ few (20ish) ~~the~~ spots on South 7<sup>th</sup> constantly occupied. Cars are often parked in the no parking spots on North 7<sup>th</sup>.

Additional comment space on reverse →

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)

Address: s. 22(1)

Postal Code: V5T 0A1

E-mail Address: s. 22(1)

Add to Notification List:  Mailing address  E-mail Address

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yes  no  unsure/maybe

Reasons

① Destroys views of 228 E 7<sup>th</sup> Residences on 7<sup>th</sup> which is a city asset.

a) disrespects renters who are already renting there by taking their views

b) reduces value of their rental experience which could result in demands for lower rent ~~or~~ or reduced rental value of the units. The former also

may be a viable claim with the  
BC Residential Tenancy ~~Board~~ Bureau.

③ Gives view value of area to private developer instead of lower income renters. Sends the message that once again COV doesn't care about renters nor maintaining value of City assets (Residences on 7th).

④ laneway east of building site has poles extending 1/2 metre ~~far~~ from both edges. Driving to parkades are terrible there already. What modern city allows developers to build new buildings (including Community Centre) without burying cables?! Sloppy City. Shame.

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Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B9  
E-mail Address: s. 22(1)  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I object to the fact that this project was initially set at 6 storeys and is now being increased to 9. This is not fair to those who purchased condos after doing due diligence about development proposals for the surrounding sites.

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_

Address: s. 22(1) \_\_\_\_\_ Postal Code: V5T 4S8

E-mail Address: \_\_\_\_\_

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*Generally support the redevelopment of the site & the proposed density -*  
*While the form of the development is not ideal, it does appear to fit the*  
*character of the neighbourhood as currently presented.*  
*I would favor a height of 6 stories - though the presentation*  
*height seems to indicate it is not recommended.*  
*The amount covered is a good compromise as for the impact on the*  
*overall feel of the neighborhood, provided there is a landscape*  
*screen being maintained.*  
*Redevelopment of this site is a good thing.*

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Name: s. 22(1)

Address: [REDACTED] Postal Code: V5T 4W1

E-mail Address: s. 22(1)

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- interesting approach, architecturally though am concerned at monotony of exterior, particularly @ ground level → directly affects 'walkability' of area.

- renderings are usually misleading for marketing purposes → am not amused by crowds of smiling happy people congregating outside.

- am very concerned about proposed height increase → and somewhat flummoxed at the typical approach to convey a 'shorter' bldg through misleading diagrams, descriptions, etc. eg # of storeys (9 vs 10 + dayhouse) (6 storeys + 3 "partial")

\* increasing height sets a dangerous precedent that becomes harder to halt the new built up the area is. Every new project currently being proposed in this corridor is exceeding <sup>current</sup> allowable FSR. Main St. from 2nd to 12th is in danger of becoming a walled corridor.

(I live several blocks away where similar projects are being proposed)

Additional comment space on reverse →

- I feel ~~that~~ the City of Vancouver is <sup>in danger of using the concept of</sup> ~~introducing~~ "Eco Density" in a flippancy + uncritical way → conceptually it's a great idea, but still requires careful + thoughtful implementation. We are seeing many examples now of uncritical application which endangers 'livability' for the sake of 'density'
- Units of two distinct builds an alley width apart facing each other is not ideal, + does not respect neighboring units. One can argue "inevitability of development" but who is allowing this?
- However, I admire / appreciate the attempt to introduce more innovative design into the city → I'm not sure this is the best area however.
- It is difficult to 'read' the exterior based on renderings.  
(renderings)  
It does not convey a human element which would better serve neighborhood → decks, etc. Perhaps reality may be better.
- Amenity spaces proposed seem ambiguous. Live/work + artist multipurpose space appear to serve a few that could easily be appropriated from community to serve special commercial interests

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Address: \_\_\_\_\_ Postal Code: V6Z 3C2  
E-mail Address: s. 22(1) \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

Fits great w/ the area. The developer has really considered the people in the neighbourhood and designed a thoughtful building. Looking forward to it!

Lined area for notes or comments.

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*I am highly supportive of this proposal. The neighbourhood needs more supply and variety of housing.*

*9 stories seems appropriate for this area, especially given the setbacks on the upper stories. Other new buildings in the area are of similar height and they range from inoffensive to a very attractive additions to the streetscape.*

Additional comment space on reverse →

A few ~~stuff~~ considerations for improvement:

- the staggered retail units on 7th seem to be separated by walls that someone could hide behind. This seems a bit unsafe, especially as it's not on a main street.

(however, the idea of wrapped retail is good - much more interesting for people walking through the neighbourhood)

- it's unclear from the images, but I'm concerned that the wood sidewalk detailing could create slippery conditions or discomfort for people with walkers or wheelchairs. However, if this is confined to the edge of the sidewalk, it's OK

- consider reducing the parking. It's costly and unnecessary in a neighbourhood with such good transit access.

- consider more 3 bedroom + large 2 bedroom units that are on a single floor (not townhouses).

The stairs are a waste of space and not everyone who

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needs more space needs to pretend

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they're living in a house.

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- THIS IS INDUSTRIAL LAND & SHOULD NOT HAVE RESIDENTIAL CONDOS
- THIS SITE SHOULD BE 4 storey <sup>set</sup> on MAIN ST ~~set~~ back to no more than 6 storey (18m). The FSR should be no more than 3FSR.
- The MT PL Comm Plan says to do a rezoning of the whole area of main st - the Plan doesn't allow site-by-site rezoning through the Plan on MAIN STREET 2ND TO 7TH
- use the Industrial Lands Policy for rezoning this site and any other site by site rezone on Main St
- 9 storey here will set a precedent for other sites on Main St
- THIS DOESN'T FIT THE PLAN  
MT PLEASANT COMMUNITY IN MANY WAYS.

Additional comment space on reverse →

- THE BUILDING DOES NOT FIT THE AREA  
because it is a horrible glass tower that looks like a crystal dingle-dong hanging from a car's rear view mirror.
- The height of feet should have been written on the yellow postcard - NOT just the 9 storeys <sup>as was put on the</sup> yellow card.
- the board shows 10 storeys + the yellow notice card said 9 storeys - WHATS GOING ON HERE?
- ARTIST'S DON'T WANT THE ARTIST SPACE HERE - IT WILL BE TOO EXPENSIVE.
- the city asset of 1 Kingsway will lose value because it will ~~lose~~ mountain views
- STAFF DIDN'T PROVIDE CORRECT INFORMATION TO THE PUBLIC ABOUT THE PLAN IMPLEMENTATION SECTION OF 6.1 (C) AND MAIN <sup>HPC</sup> AND TO 7<sup>th</sup>
- ALL THE GLASS ANGLES ON THE BUILDING WILL CAUSE DANGEROUS REFLECTIONS FOR <sup>DRIVERS</sup> ~~CARS~~ ON MAIN STREET

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

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5T0B7  
E-mail Address: s. 22(1) \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I am in support of the rezoning application to permit residential on the site.

I am not in support of the details of the application that do not respect the parameters laid out by the official community plan. → proposed FSR @ 4.92 is too high.  
→ proposed height of 9 stories (w/ overheight commercial = 10 stories) is too high

Both components need to be reviewed together to create a building with respect and adherence to the community plan.

If the community plan is not taken / used as a guide for the limitations on what developers are permitted to build, the city would be wise to let the developers write the neighbourhood community plans b/c although this proposal illustrated future developments on main street in line with the community plan (in particular reference to street elevation), if the city approves the proposed height + FSR for this site it will set the benchmark for future development on main street in the neighbourhood.

If the application is accepted as ~~is~~, with little respect for the community plan I would question the purpose of having a community plan at all.

The proposal must be revised prior to approval.

In addition ~ the point has been raised the 'give back' aspect of the building for the neighbourhood are artist work studios. I strongly feel these are not a public benefit and would not merit the permission of increased FSR + building height

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

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V6K 0X5  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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yes  no  unsure/maybe

conforms to intent of the MP community plan  
for mixed use a variety of housing  
six storeys (or higher) considered by the plan  
set back and increasing height from six to  
nine storeys provides for a more interesting design  
and better response to neighbouring buildings  
proposed architectural style is bold an  
independent - exactly what is req. in MP and  
anticipated by the community plan ("Future Heritage")

Additional comment space on reverse

• would help to fully define extent of all community benefits (range of housing types, low artist work & live/work space managed and CAC) commensurate to proposed height and density

• should/could be compared to CSA zoning within the neighbourhood (12 story Stella project on Kingsway with no CAC for example)

• This type of form response and architectural expression should be strongly encouraged in Mount Pleasant as it fits and adds to the neighbourhood's eclectic past and style. Interesting contemporary architecture serves to contrast and positively highlight the character heritage buildings in the area.

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_ s. 22(1)

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  ~~unsure~~/maybe

Would prefer 6 stories. Will impact the views from the social as well as light. Also don't think the design suits the area AT ALL. How will this integrate with the existing bldgs? Can you consider set back on the 17th side? Looks like the BORG

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Vancouver, BC V5Y 1V4



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
 Address: s. 22(1) Postal Code: V5T0A4  
 E-mail Address: s. 22(1)  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

WELL CONSIDERED ARCHITECTURE, FABRICATED  
IN SCALE & COMPOSITION, EXCITING & HIGH CLASS  
DESIGN SENSIBILITY. WHAT VANCOUVER NEEDS

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
 Address: s. 22(1) Postal Code: V5T 0B9  
 E-mail Address: s. 22(1)  
 Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I'M CONCERNED THAT A NINE STOREY  
BUILDING WILL SET THE TONE FOR THE  
DEVELOPMENT OF MAIN ST AND PAVING THE  
WAY FOR TALLER STRUCTURES THAT  
WILL RUIN THE COMMUNITY FEEL.

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: V6M 4H2

E-mail Address: \_\_\_\_\_

Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

EXCELLENT AND SENSITIVE ADDITION  
TO THE <sup>ON GOING</sup> MAIN STREET DEVELOPMENT.

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*Beautiful architecture, very nice & functional.*





## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V6N 1W9  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

The developer is clearly listening to the residents and seeks to build a structure that benefits the community. Main street is a fabulous neighbourhood in need of more developments like this one.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T0B9  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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yes  no  unsure/maybe

Although the proposed building is quite unique in its architecture, I am concerned about all the proposed outdoor patios & terraces. I live on the s. 22(1) s. 22(1) be subjected to excessive noise, parties, barbecue odours, especially in the summer. I am experiencing this already with my own building. This building would add to the problem. I am very concerned with my ability to get a decent night's sleep as I am a health care worker - I need to be ~~in~~ well-rested to function optimally at work. I am most concerned with the

s. 22(1)

proposed

I also have a concern about the Artist's studios which would be

s. 22(1)

to the extent that they may use chemicals or other substances that might force me to close my windows due to odours. This proposed building is approximately 60% junior one bedroom and studios (I believe), supposedly geared towards 1st time buyers. Probably what will happen is that investors will purchase the units and rent them out, likely to very young people, who are more likely to be noisy late at night than more mature folks such as myself. With ~~so~~ so many coffee shops and restaurants in this area, I don't see why they would insist on building outdoor terraces - it only promotes noisy parties and frustrates neighbours who are forced to put up with it. I'm sorry to be so negative; I'm not opposed to development in principle, but this one seems to have too much recreation space facing the alley. Thank you for the opportunity to provide feedback.

s. 22(1)

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Vancouver, BC V5Y 1V4

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5X 1L5  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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yes  no  unsure/maybe

I THINK THE DEVELOPMENT TIES IN WELL WITH THE COMMUNITY IE MIXED USE, HIGH DENSITY,  
THE DESIGN IS CLEAN & MODERN. I DON'T BELIEVE THE AMOUNT OF STORES IS A BIG ISSUE  
ESPECIALLY SINCE THERE IS ALREADY A <sup>MANY</sup> 8-STORE TOWER IN THE VICINITY IE  
COMMUNITY CENTER

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: [REDACTED] Postal Code: V5T 4K8  
E-mail Address: \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- Good to see the parking lot going  
- interesting building... hopefully no  
generic chain stores will move into the  
retail





## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V7N 2H9  
E-mail Address: \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

The project is sited on transit corridors,  
which are the most appropriate places to site  
housing. Vancouver needs to density and build  
more housing units in order to accommodate  
all people (esp. younger professionals), not just  
older, wealthier people who have lived here for  
years (and who are objecting due to NIMBYism).  
The most ecologically-prudent built environments  
must incorporate density, which this project does.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: s. 22(1) \_\_\_\_\_ Postal Code: V5T 0A1  
E-mail Address: s. 22(1) \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

Looks great and I support anything that brings more housing to transit-centric areas of Vancouver.  
I would encourage the City to eliminate all parking requirements and ~~also~~ FAR limits for this project.

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

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)  
Contact: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: V5T 0A1

E-mail Address: \_\_\_\_\_

s. 22(1)

Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

The neighborhood is becoming a dense place  
w/ existing 9, 10, 10 storey residential  
buildings surrounding this area has a  
good mix of new housing which only  
boosts the Main St. economy. I live at Mount  
Hill & it's an amazing place to live - close  
to transit, close to amenities, it's becoming  
a thriving neighborhood in the last 3 years  
I've lived here. Great views & lots of young people  
'business' will prosper from this. More people, more  
life.

Additional comment space on reverse →



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

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Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

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yes  no  unsure/maybe

*density + height are not bad words.  
If Vancouver is serious about being the most  
sustainable city in the world, density is  
inevitable. And it can work. Green is affordable.*

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yes  no  unsure/maybe

*It makes sense to me that buildings in the city should have this amount of units in order to maximize space and make urban life sustainable vs urban sprawl.*

*I think all buildings should have a green roof, which this project has, and include in its design natural light to reduce electricity and heat consumption. The project could make an effort to use the most eco-friendly materials.*

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5V 3R7  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

THE 2290 MAIN STREET MIXED USE BUILDING WOULD  
BE A GREAT ADDITION TO MAIN STREET. THE ENVIRONMENTAL  
AND ARTISTIC ASPECTS WITHIN THE DESIGN REFLECT  
THE VALUES OF OUR COMMUNITY. ESTHETICALLY IT  
WOULD IMPROVE THIS END OF MAIN STREET  
ENORMOUSLY. THE "REGENERATION" OF MAIN STREET IS  
LONG OVERDUE; THIS WOULD BE A GREAT LEAP TOWARDS  
A BETTER COMMUNITY.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5V 3R7  
E-mail Address: s. 22(1) \_\_\_\_\_  
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yes  no  unsure/maybe

~~THE PROPOSED BUILDING ON 2290 MAIN STREET~~  
THE PROPOSED BUILDING ON 2290 MAIN STREET  
WOULD BE A GREAT ADDITION TO OUR COMMUNITY.  
THE DESIGN REFLECTS GREATLY ON THE VALUES  
OF OUR COMMUNITY (ART & ENVIRONMENT).



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_ <sup>s. 22(1)</sup> \_\_\_\_\_  
 Address: \_\_\_\_\_ Postal Code: V6H 2K8  
 E-mail Address: \_\_\_\_\_  
 Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*provided surrounding developments are lower structure buildings*

*RE: The property owned by the city of Vancouver located to the west of this development + at the foot of Kingsway*

*Its important that the city's property does not allow for development of a high rise structure given the view of Vancouver city from Kingsway (one of the few views in Mt Pleasant) would be obstructed!*





## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

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Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
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yes  no  unsure/maybe

BUILDING IS TOO HIGH

DOES NOT MEET COMMUNITY PLANNING

BUILDING WILL ADVERSELY AFFECT THE

AMOUNT OF LIGHTING, WHICH ALL

RESIDENTS ON THE WEST SIDE OF

DISTRICT WILL RECEIVE. VERY

UNHEALTHY PROPOSAL, SHADOWING

AFFECT CONVENIENCE SHOWN ONLY

TILL 2pm - WHAT HAPPENS AFTER

2 PM - COMPLETE SHADOWING TILL NEXT

MORNINIG

Additional comment space on reverse →



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: s. 22(1) \_\_\_\_\_ Postal Code: V5T 0B7  
E-mail Address: s. 22(1) \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I own an apartment in s. 22(1)  
s. 22(1) I would support  
this proposed redevelopment if it was  
6 storeys high max. I would not want  
the new building to block my view.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5T 0R7  
E-mail Address: \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*Not for 9 storey building - it will literally block all  
sunlight at the west side of my building (District).  
The close proximity to District is also a concern.*



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B7  
E-mail Address: s. 22(1)  
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yes  no  unsure/maybe

Proposed redevelopment proposal should be for four stories. This is as valid as the current proposal asking for more stories than the existing zoning allows for. After allowing a number of condo developments to proceed over the past few years, just off of the same way, the city should not be entertaining a proposal that will reduce the quality of life for residents of the Social District and SONA developments in loss of day light and in views.





## COMMENT SHEET

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Address: s. 22(1) Postal Code: V5T 0B7  
E-mail Address: s. 22(1)  
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yes  no  unsure/maybe

*I guess I'm left asking, "what is the sense of having zoning?" To build a building of this size & bulk across a narrow laneway from a brand new condo which has tiny suites whose only source of light is in the face of this new development. The amount of controversial development going on in this tight little area in such a short span of time (12 story rental building slated for the Bridgestone fire lot, the Billmore being turned into an S.R.O., & now this 9 storey) is an absolute affront to the people of this area. I'd like very much to see you try to pull this off on the west side of the city. This is certainly creating an atmosphere of distrust.*

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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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B4  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*proposed re-development  
creates*

*Too busy a street on 4th Ave,  
stick to the community plan.*



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)

Address: s. 22(1) Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

MMM  
 This is an exciting and dynamic project that leads the Mount Pleasant neighborhood into the future. It will serve as an anchor for future development by setting high standards for community engagement and thoughtful reflection about the ~~area~~ area and its history. It will be great for business and hopefully provide much needed services to the area in the commercial sense.

Blank lined area for submitting comments.

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## COMMENT SHEET

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: [redacted] Postal Code: V7W 2R9  
E-mail Address: s. 22(1)  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

*I am in support of increasing more affordable housing along major transportation routes*





## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Postal Code: V5R 3V9

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_ s. 22(1)  
Address: \_\_\_\_\_ Postal Code: V5S 4E4  
E-mail Address: \_\_\_\_\_ s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

NICE TO SEE A PROGRESSIVE DESIGN HELP

INVIGORATE THE NEIGHBOURHOOD I GROW UP IN.

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Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
E-mail Address: s. 22(1) \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

The building should be built. It is about time such an iconic building like the Matis building be implemented in Vancouver. The characteristics of wood and glass are well integrated together.

I strongly support for the proposed redevelopment.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: V5T 4R8

E-mail Address: \_\_\_\_\_

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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- It should be all half the block

- Implement negative present that works

About the car parking on Main:

No because car on street is a potential terrorist threat.

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Contact:     Yan Zeng, Rezoning Planner  
                   e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
                   tel: 604.871.6383  
                   fax: 604.873.7060

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



## COMMENT SHEET

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E-mail Address: \_\_\_\_\_

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yes  no  unsure/maybe

- Good massing, height, treatment of the street
- Lobby off sidewalk is good
- How will retail face the slope on Main?
- Interesting form - hope the material or concept don't get watered down by costs
- What sort of CACs are on the table?
- Overall in support
- What accommodations will exist for the rain in car coverage?

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V6J 1W8  
E-mail Address: s. 22(1) \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- I will be moving to QUEBEC : 2nd next  
year : Very happy to see great forms  
of development like this one  
- the building is very beautiful. and  
would support this form : look of it it  
was even higher in height. It would  
be a great statement for this prime corner.



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V6B 0G5  
E-mail Address: s. 22(1)  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I WISH MORE DEVELOPERS PUT AS MUCH  
ATTENTION AND DETAIL IN THEIR PROJECTS  
AS THIS DEVELOPMENT. BEAUTIFUL!



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0A8  
E-mail Address: s. 22(1)  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

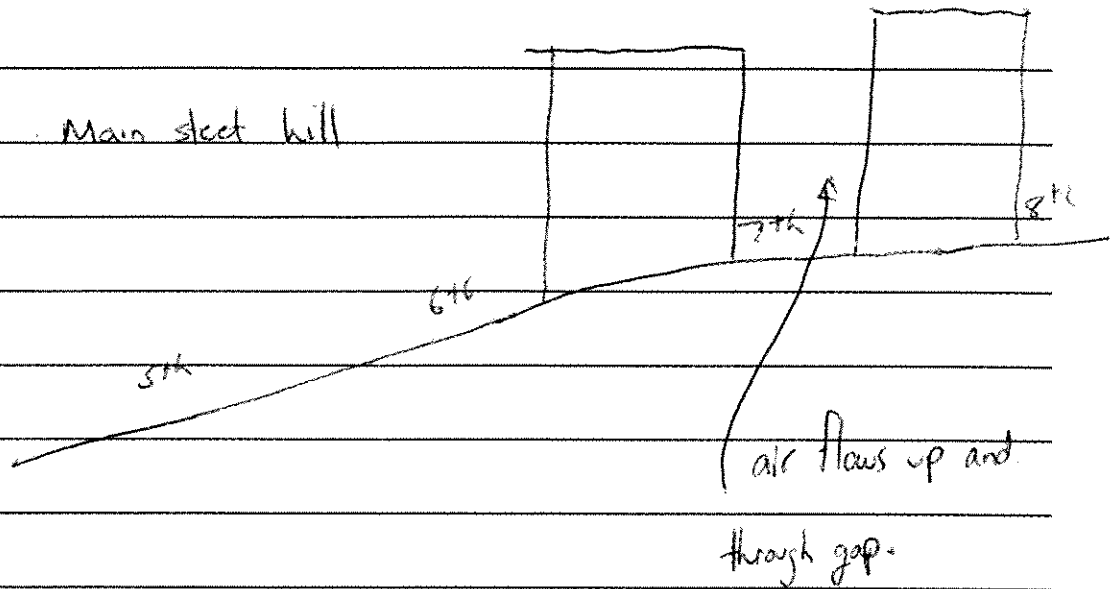
yes  no  unsure/maybe

I have 2 concerns and they are related

1. Height. - it would be more ~~etc~~ better visually 6-8 floors or lower than the rental building south of the site.

2. Wind Tunnel Effect (west to East) along 7<sup>th</sup> Ave. Currently on sunny days it gets windy along 7<sup>th</sup> & Watson Corner. Adding a 9 story building on the corner will amplify this effect. Any form of business with seating outside will not be

pleasant due to the winds & ~~there~~ ways to mitigate  
this should be considered.



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tel: 604.871.6383  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

- although the building is schematic at the moment there is a great potential for a vibrant well-designed building.  
- I am all for it

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yes  no  unsure/maybe

the sfr is too high  
density in this area is  
growing too fast

I don't see how the design of the  
building acknowledges the historic  
nature of the immediate neighbourhood  
-or whats left of it! I think we need  
to maintain the industrial zoning in  
lower Mt Pleasant

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## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5V 1Z5  
E-mail Address: \_\_\_\_\_  
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yes  no  unsure/maybe

The applicant has apparently ~~not~~ paid close attention to the Main St. character and profile.

They have incorporated green designs and have been careful to minimize impacts re shadowing through setbacks

I am also impressed with the range of housing options including artists and affordable housing.

I believe this is a positive development

for main st.

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## COMMENT SHEET

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Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V6T 1K1  
E-mail Address: s. 22(1) \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

The building appears to be designed w/ respect for the neighborhood + ~~be~~ using the resources that built this province. I love the wood coated in glass concept. The inclusion of artist space + micro units shows an understanding of the roots of the neighborhood. Great concept that I would buy at.

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Name: s. 22(1)  
Address: [REDACTED] Postal Code: V5T 0A4.  
E-mail Address: \_\_\_\_\_  
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Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

encouraging to see use of shape to accommodate shading to neighbouring building. Quality design & expression of building form to break up ~~block~~ current area. Don't think large retail at this corner will be successful. Think corner would be better suited to more artist studios or restaurant/bar. Over the past 5 years localised retail with nothing around them has failed where as bars/restaurants in single form has survived.

Landscape architecture needs to be more inventive. Existing ~~house~~ apartments looking onto the space, need to have something more visual to look at. Urban Agriculture does not work. city planners need to visit these in current developments 2 or 3 years later to see what a mess they are; landscape architects need to think of better ways to involve this without it being empty beds left to grow weeds with no programming.

The building itself is a refreshing change to an area consumed with fake brick or new developments. It's time for mount pleasant & Vancouver to come up to date with its architecture & this is a chance for that to start to happen.

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yes  no  unsure/maybe

The Mount Pleasant Community Plan states a maximum of 6-storeys on 2<sup>nd</sup> to 7<sup>th</sup>, with no increase in density. Before any rezoning proposals would be considered, an area-wide rezoning of 2<sup>nd</sup> to 7<sup>th</sup> needs to be completed (Council direction, part of plan).

Additional comment space on reverse →

# POOR ~~URBAN~~ DESIGN

Until this is done, the applicable zoning policy is the industrial lands policy.

Distorted model  $\rightarrow$  the building is not glass & transparent.

Too much density on the site  
FSR 2.5 - 3.0 could be supported  
see IC-2 4.7 FSR conditions, C-2 + C-8 district schedule.

This proposal should NOT be recommended for approval by planning staff.

$\triangleright$  suggestion CONSIDER a rezoning to C-2 (2.5 FSR / 4 stories). NOT to CD-1

Note: the panels by Planning Staff are very disappointing and do not respect the plan, district schedules and are clearly biased to support the project by key omissions, misrepresentation.

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misrepresentation.

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Do you support <sup>a</sup> the proposed redevelopment <sup>of</sup> this site? Please provide your comments.

yes  no  unsure/maybe

- I support a mid- to high density, mixed use development.
- The project drawings <sup>and model</sup> are still very sketchy and schematic. However, I do support the logic of going up to 10 floors. Also, the proposal as it is does show promise to be an interesting building on that corner.

Speaking as an architect, the building hasn't been resolved yet in 3-D. The idea of vertical transformation is supportable, but it needs far more resolution in section & 3D to be convincing. Also, the elevations are interesting, but at this point I don't have

Additional comment space on reverse →

to do with either the overall form or  
the interior inhabitation; at this point  
they are so much like 2-D graphics  
and don't speak enough to the architecture.

Overall, however, a good start to a  
potentially interesting building.

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Name: s. 22(1) \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: V5V 1Z5  
E-mail Address: s. 22(1) \_\_\_\_\_  
Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

APPEARS VERY WELL THOUGHT OUT AND PLANNED.

SIZE IS APPROPRIATE FOR SPACE AND MIXED USE

WILL ADD VALUE TO THE NEIGHBOURHOODS

THE DESIGN IS UNIQUE AND WONDERFUL AND I

BELIEVE WILL COMPLEMENT THE MT. PLEASANT COMMUNITY.

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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
Contact:	Yan Zeng, Rezoning Planner
	e-mail: yan.zeng@vancouver.ca
	tel: 604.871.6383
	fax: 604.873.7060
	City of Vancouver
	Planning Department, Rezoning Centre
	453 West 12th Avenue
	Vancouver, BC V5Y 1V4



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

s. 22(1)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: V5T 4H1

E-mail Address: \_\_\_\_\_

Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

GREAT DESIGN

GOOD GREEN SPACE

GOOD SOCIAL AREAS

HEIGHT FITS WITH SURROUNDING AREA



## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B9  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I do not support the development for the full height of  
9 storeys. I do not support re-zoning

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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: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 0B9  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I DO NOT SUPPORT THE DESIGN - WHICH DOES NOT  
APPEAR TO MEET THE NEIGHBORHOOD PLAN.  
I ALSO DO NOT SUPPORT THE PROPOSED HEIGHT

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

**Contact:**      Yan Zeng, Rezoning Planner  
                    e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
                    tel: 604.871.6383  
                    fax: 604.873.7060

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

## COMMENT SHEET

### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)  
Address: s. 22(1) Postal Code: V5T 1M5  
E-mail Address: s. 22(1)  
Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

yes  no  unsure/maybe

I don't support it because of the additional height and density. The 'hilltown' aspect is a valued key feature, added height will diminish this. This is an historic junction as referred to in the Mt Pleas. Hist Context Statement. It also provides a unique panorama view of the City (as the dev. proposal recognizes "unique form making possibilities spanning hill top views, site emerges as rare opportunity"). While I like the design in general I think the

Street level looks blocky. The developer has talked about a legacy. This would be an especially lovely spot to leave a more airy penetrable ground floor and some lovely green space along w the plaza especially the corner that gets the greatest view. Maybe some reference to a bandstand that was apparently there. The height will make this very unique spot in the city darker. The level of density being asked for is so beyond the District and will really negatively impact affordability. Even the current blgs have so pushed up property values. New condos a major density does this. We've had added density for years but only in last few years has the impact been so huge. That seems to be because of the intensity, we need density in a balanced way the doesn't decimate a neighbourhood by pushing the people who created it out of it because they can't afford it. The developer spoke about his beginnings. I doubt he could afford to do this now on Main Street.

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: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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



Cont from pg 1

2



COMMUNITY SERVICES GROUP  
Planning  
Current Planning - Rezoning

### COMMENT SHEET

#### Proposed Rezoning for 2290 Main Street

Community Open House - Tuesday, March 19, 2013 | 4:30 - 7:30 pm

Name: s. 22(1)

Address: s. 22(1) Postal Code: V5T 1M5

E-mail Address: s. 22(1)

Add to Notification List:  Mailing address  E-mail Address

Arno Matis Architecture Inc. has submitted an application to the City of Vancouver to rezone this site from IC-2 (Industrial-Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 9-storey mixed-use building including 89 residential units with commercial space at grade. The proposed total floor area is 7,970 m<sup>2</sup> (85,789 sq. ft.), with a floor space ratio (FSR) of 4.92, and a maximum height of 30.16 m (99 ft.). A total of 110 parking stalls are proposed, including 87 residential and 23 commercial parking stalls.

This application is being considered under the Council-approved Mount Pleasant Community Plan, which supports mixed-use development along Main Street between 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue, including residential, office, and retail uses.

Do you support the proposed redevelopment of this site? *Please provide your comments.*

- yes     no     unsure/maybe

\* The Comm Ctr seems to recognize this unique view with a sitting spot right at 2290/Main/Kingsway in the library.

I would like to encourage the developer to think about how important diversity is to Mt Pleas. to the City. This includes people from a broad range of backgrounds & income brackets, wide array of small businesses including light

industrial (this is currently zoned light industrial I believe), new and historic buildings all of the creative/cultural/artistic activities. This is all so cherished and this dev I believe will negatively impact because of the increase in density. I hope we get a legacy that will let current residents stay and enjoy it in future. Please some green space.

I am upset w the City's board that I don't believe acc stated the quote - on pg. 30 "They also expressed concerns about allowing bldgs above 6 storeys at intersections of Main St. w 2nd Ave. w 7th Ave..." (I can't quote board because it has been taken down). I am also upset when Joyce, the planner uses ~~the~~ diagrams from the plan to justify 'greater height density, etc' when it is public know that the Planning Dept put those in after the CLG vetted the final draft.

Comm Liaison Grp

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: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383  
fax: 604.873.7060

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

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**From:** s. 22(1)  
**Sent:** April 28, 2013 7:55 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Jackson, Brian (CSG); Zeng, Yan  
**Subject:** 7th & Main re-zoning

TO: Mayor and Council  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

RE: REZONING APPLICATION 2290 Main Street (Main & 7<sup>th</sup>)

Dear Mayor and City Council

I must express my strong opposition to the rezoning application for a proposed development at 2290 Main Street (Main & 7<sup>th</sup>) to a height of 99.6 feet (10 storeys) and a density of 4.92 FSR (Floor Space Ratio). This site is currently on industrial lands until a complete area-wide rezoning is done on Main Street from 2<sup>nd</sup> to 7<sup>th</sup> Avenue per section 6.1 c of the Mount Pleasant Community Plan. Until that happens the building heights are allowed to be up to 6 storeys (18 m).

REASONS for my opposition to this project:

1. The proposed development does not conform to the Mount Pleasant Community Plan.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

- I. **Section 5.2**, "Allow up to 6 storeys for mixed use developments along Main Street from 2nd to 7th Avenues; investigate permitting additional height during plan implementation (see Section 6.1 c)"

- II. **Section 6.1**, "They also expressed concerns about allowing buildings above 6 storeys at the intersections of Main Street with 2nd Avenue and with 7th Avenue."

2. The proposal does not conform to existing rezoning policies.

The applicable rezoning policy for Main 2<sup>nd</sup> to 7<sup>th</sup> Avenue is the Industrial Lands Policies

<http://vancouver.ca/docs/eastern-core/industrial-land-policies.pdf>

- I. The proposed development should not affect the operations of adjacent existing and potential future industrial activity in the area.

- II. The proposed development should not increase land values of surrounding industrial land.

City reports, Metro Core Jobs and BC Assessment all say that if building heights or density increases within a zone then surrounding land values increase.

This site should be developed with a four storey (12.2 m) street façade, set back to a maximum of six storeys (18 m) and a density of up to a maximum of 3.0 FSR.

SIGNATURE \_\_\_\_\_ s. 22(1)

s. 22(1)

DATE \_\_\_\_\_ April 26,

2013 \_\_\_\_\_

**PLEASE PRINT CLEARLY YOUR:**

NAME \_\_\_\_\_ s. 22(1)

s. 22(1)

ADDRESS \_\_\_\_\_ s. 22(1)

s. 22(1)

UNIT \_\_\_\_\_

s. 22(1)

EMAIL and/or

PHONE \_\_\_\_\_

s. 22(1)

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**From:** Zeng, Yan  
**Sent:** April 25, 2013 10:51 AM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main Street March 19/13 Open House comment forms

Hi s. 22(1)

We will be posting the synopsis of the open house result as well as public feedback staff received so far in about a week. Thanks for your patience.

Yan

---

**From:** s. 22(1) ]  
**Sent:** Tuesday, April 23, 2013 5:01 AM  
**To:** Zeng, Yan  
**Subject:** Fw: 2290 Main Street March 19/13 Open House comment forms

Hi Yan

Would you please tell me what date you hope to have the Open House comment form transcripts on the City web so that the public can read the comments. It's been four weeks since the Open House on March 19, 2013. Can you send me a link to the comments?

Here is the City link for the rezoning application and I can't find the comments here.

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Kindest regards

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Saturday, April 06, 2013 5:26 PM  
**To:** Yan Zeng  
**Subject:** 2290 Main Street Open House comment forms

Hi Yan

When will the transcripts from the comment forms for the March 19, 2013 Open House for 2290 Main Street be put on the City rezoning website? Can you send me a link to them?

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Cheers

s. 22(1)

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**From:** Zeng, Yan  
**Sent:** April 12, 2013 1:08 PM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main Street - Feedback

Hello s. 22(1)

At Urban Design Panel yesterday, the project received unanimous support from panel members. The full record of the discussion will be on line when it is ready, it will be on the link I sent you. Under Council mandate, UDP studies and comments on form of development issues, offering unbiased advice. They are an advisory body only, not a decision making body. It is not necessary for panel members to be informed of public comments on any particular application.

To answer your other questions, when staff receive a rezoning application, there will be a report to City Council recommending approval or refusal. Council could decide to approve or refuse the application at this time of the report. If it is refused then there will be no public hearing. If Council decides to refer the application to a public hearing, then after the public hearing, Council can then decide whether to approve or refuse the application, or approve with certain conditions or modifications to the project. Here is some information on rezoning process.

<http://vancouver.ca/home-property-development/how-rezoning-applications-are-processed.aspx>

Regards,

Yan  
**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Thursday, April 11, 2013 1:41 PM  
**To:** Zeng, Yan  
**Subject:** RE: 2290 Main Street - Feedback

Hi Yan,

In addition to the questions highlighted in blue below, can you also confirm what the result was of the Urban Planning Committee Meeting yesterday? How did the members vote? I would assume this would be public information, as I am aware that members of the public can attend these meetings, just not speak to the committee directly.

Thank you Yan, I really appreciate all your help.

Kindest regards,

s. 22(1)

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From: s. 22(1)  
To: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
Subject: RE: 2290 Main Street - Feedback  
Date: Wed, 10 Apr 2013 09:53:40 -0700

Hi Yan,

Thank you for your response. Out of curiosity, [is this application definitely moving forward with a Public Hearing?](#) I was under the impression that at this stage there is still the possibility that the application will just be denied.

[Does all of the feedback from residents get brought forward to the Urban Design Panel?](#)

Lastly, [what is your response on the obstructed notice that the developer has placed behind a chain-link fence.](#) Can you reach out to them to have that addressed, as this sign is very important to ensure that everyone in the neighbourhood is aware of the proposal and has the right to speak up.

Kindest regards,

s. 22(1)

> From: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
> To: s. 22(1)  
> Subject: RE: 2290 Main Street - Feedback  
> Date: Wed, 10 Apr 2013 16:35:59 +0000  
>  
> Hello s. 22(1)  
>  
> I have received your feedback. Thank you.  
>  
> The application is going to Urban Design Panel today at about 4pm, which is a Council advisory body on development related architectural and urban design issues. Going to UDP is one step in the application process. Here is UDP website for your information.  
>  
> <http://vancouver.ca/your-government/urban-design-panel.aspx>  
>  
> Public hearing won't be till at least October on this project.  
>  
> Yan  
>

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> From: s. 22(1)  
> Sent: April 9, 2013 10:55 AM  
> To: Zeng, Yan  
> Subject: RE: 2290 Main Street - Feedback

>  
> Hi Yan,  
>  
> I just wanted to follow-up to ensure that you received my earlier email? I look forward to your response regarding when the City Councilors will be meeting to review the zoning, an answer regarding the sign being completely illegible behind a chain-link fence, and also that my feedback was received.

>  
> Kindest regards,

>  
> s. 22(1)

>  
>  
> \_\_\_\_\_  
> From: s. 22(1)  
> To: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
> Subject: 2290 Main Street - Feedback  
> Date: Wed, 3 Apr 2013 20:08:29 -0700

>  
> Hi Yan,  
>  
> Please see below for my feedback on the proposed rezoning of 2290 Main Street. I submitted it online as well, but just wanted to be sure that it was received, which is why I am sending it to you directly too. Can you please tell me when the city councilors will be meeting to discuss the proposal?

>  
> Also, I wanted to mention that the sign outlining the proposal on the lot is extremely difficult to see. The developer has placed it behind the chain-link fence, and it is almost impossible to read - is this something that can be rectified? Considering there is not a great deal of time for residents in the area to speak up I would hope that the city would require it to be clearly visible. I am more than happy to email you a photo of the sign, to demonstrate just how difficult it is to read.

>  
> Again, I appreciate all of your assistance!

>  
> s. 22(1)

>  
> Feedback  
> I would like to submit my feedback in that I wholeheartedly disagree with the rezoning application for 2290 Main Street based on a number of reasons.

>  
> First, when I purchased my unit in the District over 3 years ago, I did my research prior to purchasing to see what kind of zoning existed for the lot in front of my unit. At that time the zoning was even less than 6 stories. I was careful to check because I purchased my unit specifically based on the sunlight (as it has s. 22(1) exposure) and a view of the city. I purchased the highest floor possible, not including the penthouse floors, and felt confident that I was making a sound buying decision. Had I any idea that I could potentially look directly into units of another building I would have purchased a s. 22(1) facing unit where I would never have suffered from development based on the large courtyard. This is also the much quieter side of the



building, but I decided that the increased noise was worth the view. I could have saved myself a considerable amount of money, upwards of over \$20,000-\$30,000 by purchasing a different unit, and feel very disheartened by the prospect of losing my sunlight due to another building towering over the District, and also the fact that I will lose my views which will be replaced with looking directly into another unit only an alley away.

>

> The loss of my view and sunlight will undoubtedly also translate into a decreased value for not only my unit, but for the many penthouse owners who paid a significant amount of money for their units. It seems quite unfair that we all could suffer a loss in value due to the rezoning receiving approval. Had the city been so intent on increasing the density of the neighbourhood, would it not have made more sense to allow greater height at the District, so that purchasers who bought for their views would not have to suffer down the road? Had I purchased a lower unit I would have recognized the fact that my view would have been very unlikely to stay the same, and even though I did my homework and was careful before making my decision it has made very little difference. Not only that, but aesthetically, I would think that having a taller building in front of a much larger development will look awkward.

>

> Second, there is going to be (approximately) over 1722 units becoming available in the Mount Pleasant and Main & Terminal area within the next year and a half. The market has already started to slow down, with many presales not anywhere close to sold out, like they had been in the past. Does the city not take into consideration the effect this could have on the condo market? Oversupply leads to a lack of demand and therefore decreases property values for everyone. Here is a snap-shot of just some of the developments either in the proposal stage or already under construction.

>

> 611 Main Street – 156 Units (Approved)

> 633 Main Street – 188 Units (Approved)

> 1695 Main Street – 231 Units (Under Construction)

> Central, Onni – 304 Units (Under Construction)

> Lido, Bosa Development – 183 Units (Under Construction)

> Meccanica, Cressey – 108 East 1st Ave – 167 Units (Approved)

> Shine – 273 East 6th Avenue (Approved, number of units unknown)

> Evan Living – East 2nd & Scotia (Approved, number of units unknown)

> The Rize – 19 Storey Mixed Use with Residential (Approved)

> Collection45 – Unknown, was unable to reach the developer (Under Construction)

> 2220 Kingsway – 404 Residential Units (Pending Application)

> 2290 Main Street – 89 Residential Units (Pending Application)

>

> Lastly, the rezoning application also seems to be a bit misleading, in that although they are only requesting 3 additional floors for a total height of 9 stories, the first story is almost 2 regular stories in height for the commercial portion. I would hope that if the developer wants additional height on the first story, that this would then be deducted from the overall development, particularly when you take into consideration the highly lucrative commercial leases that the developer should be able to obtain.

>

> I truly hope that the city will not proceed with this application, as it will greatly impact many others who trusted the currently zoning in making their purchases, and should it move forward it will force many owners of the District to sell their units. Many penthouse owners have already begun trying to move, and it seems incredibly unfair that 3 additional stories, and potentially 20 additional units for the new development should have such a negative impact on people who took a risk three years ago to buy into an area that many people would not have.

>

> Lastly, I would think the Olympic Village is an excellent example of what can happen when supply outstrips demand. It is negative experience for the developer whose sales are less than expected, a negative experience for pre-sale purchasers whose property values might be less than expected or they have a hard time selling altogether considering how many other units are on the market, and also works against new business owners who anticipated more residents to sell their products and services to.

>

> All I can do now is hope that the city councilors see the damage that over development can have, and pray that my dream home doesn't turn into a nightmare when it becomes something I never would have purchased.

---

**From:** s. 22(1)  
**Sent:** April 12, 2013 11:39 AM  
**To:** Zeng, Yan  
**Subject:** Proposed Rezoning of 2290 Main street

Dear Yan Zeng,

I am a condo owner s. 22(1) and am writing to you to voice my opposition to the proposed 9-storey building at 2290 Main Street. I attended the community open house on March 19th and while I am in agreement that the neighbourhood would benefit by having the empty car lot turned into an architecturally pleasing building with commercial and residential space, I disagree with the proposed plan to rezone the lot to accommodate a 9-storey building. It is my opinion that the view corridor down Main Street would be jeopardised by allowing buildings over 6-stories and if this particular development goes ahead, I fear it would set a precedent for future buildings on Main Street that goes against the current height restrictions. Once this happens, it gives developers the justification to insist they be granted the same height allowances and opens the door for further non conformity, thereby completely changing the face and character of this unique community. It's plausible that the existing 10-storey Mount Pleasant Community Centre is being cited as a precedent by the developer(Arno Matis Architecture) for the rezoning of the adjacent lot at 2290 Main. I am concerned that this trend of influence will continue to occur if the proposed rezoning is granted for a 9-storey building on Main Street.

Mt. Pleasant is a highly sought-after destination precisely because it is able to offer people an alternative to downtown living. There is no need to turn Main Street into a "mini-downtown" and therefore I encourage you to uphold the zoning regulations and insist the developer adheres to the current height restriction of 6- stories for buildings on Main Street.

Thank you for taking the time to consider my feelings on this issue.  
Warm regards,

s. 22(1)

---

**From:** mailpost@vancouver.ca  
**Sent:** April 3, 2013 8:03 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

I would like to submit my feedback in that I wholeheartedly disagree with the rezoning application for 2290 Main Street based on a number of reasons.

First, when I purchased my unit in the District over 3 years ago, I did my research prior to purchasing to see what kind of zoning existed for the lot in front of my unit. At that time the zoning was even less than 6 stories. I was careful to check because I purchased my unit specifically based on the sunlight (as it has s. 22(1) exposure) and a view of the city. I purchased the highest floor possible, not including the penthouse floors, and felt confident that I was making a sound buying decision. Had I any idea that I could potentially look directly into units of another building I would have purchased a s. 22(1) facing unit where I would never have suffered from development based on the large courtyard. This is also the much quieter side of the building, but I decided that the increased noise was worth the view. I could have saved myself a considerable amount of money, upwards of over \$20,000-\$30,000 by purchasing a different unit, and feel very disheartened by the prospect of losing my sunlight due to another building towering over the District, and also the fact that I will lose my views which will be replaced with looking directly into another unit only an alley away.

The loss of my view and sunlight will undoubtedly also translate into a decreased value for not only my unit, but for the many penthouse owners who paid a significant amount of money for their units. It seems quite unfair that we all could suffer a loss in value due to the rezoning receiving approval. Had the city been so intent on increasing the density of the neighbourhood, would it not have made more sense to allow greater height at the District, so that purchasers who bought for their views would not have to suffer down the road? Had I purchased a lower unit I would have recognized the fact that my view would have been very unlikely to stay the same, and even though I did my homework and was careful before making my decision it has made very little difference. Not only that, but aesthetically, I would think that having a taller building in front of a much larger development will look awkward.

Second, there is going to be (approximately) over 1722 units becoming available in the Mount Pleasant and Main & Terminal area within the next year and a half. The market has already started to slow down, with many presales not anywhere close to sold out, like they had been in the past. Does the city not take into consideration the effect this could have on the condo market? Oversupply leads to a lack of demand and therefore decreases property values for everyone. Here is a snap-shot of just some of the developments either in the proposal stage or already under construction.

611 Main Street – 156 Units (Approved)  
633 Main Street – 188 Units (Approved)  
1695 Main Street – 231 Units (Under Construction) Central, Onni – 304 Units (Under Construction) Lido, Bosa  
Development – 183 Units (Under Construction) Meccanica, Cressey – 108 East 1st Ave – 167 Units (Approved) Shine –

273 East 6th Avenue (Approved, number of units unknown) Evan Living – East 2nd & Scotia (Approved, number of units unknown) The Rize – 19 Storey Mixed Use with Residential (Approved)  
Collection45 – Unknown, was unable to reach the developer (Under Construction)  
2220 Kingsway – 404 Residential Units (Pending Application)  
2290 Main Street – 89 Residential Units (Pending Application)

Lastly, the rezoning application also seems to be a bit misleading, in that although they are only requesting 3 additional floors for a total height of 9 stories, the first story is almost 2 regular stories in height for the commercial portion. I would hope that if the developer wants additional height on the first story, that this would then be deducted from the overall development, particularly when you take into consideration the highly lucrative commercial leases that the developer should be able to obtain.

I truly hope that the city will not proceed with this application, as it will greatly impact many others who trusted the currently zoning in making their purchases, and should it move forward it will force many owners of the District to sell their units. Many penthouse owners have already begun trying to move, and it seems incredibly unfair that 3 additional stories, and potentially 20 additional units for the new development should have such a negative impact on people who took a risk three years ago to buy into an area that many people would not have.

Lastly, I would think the Olympic Village is an excellent example of what can happen when supply outstrips demand. It is negative experience for the developer whose sales are less than expected, a negative experience for pre-sale purchasers whose property values might be less than expected or they have a hard time selling altogether considering how many other units are on the market, and also works against new business owners who anticipated more residents to sell their products and services to.

All I can do now is hope that the city councilors see the damage that over development can have, and pray that my dream home doesn't turn into a nightmare when it becomes something I never would have purchased.

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**From:** mailpost@vancouver.ca  
**Sent:** March 30, 2013 2:14 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

I support the rezoning. Currently, the space is a concrete parking lot and does not add value to the neighbourhood in its current state. I understand that there are concerns about views from other buildings. However, as long the height of this new building doesn't exceed heights of other buildings in the same block, I support this rezoning. Adequate parking for owners/renters and visitors should be mandatory as the increased density around the proposed building has caused overflow of parking into other neighbourhoods. This rezoning plan appears to provide a plan for parking in the new building. The design of the building will bring some additional style to the neighbourhood as well.

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**From:** s. 22(1)  
**Sent:** March 29, 2013 12:06 PM  
**To:** Zeng, Yan  
**Subject:** 2290 Main Street Rezoning Concerns

Dear Yan Zeng,

I am a resident of s. 22(1). I have been quite ill for the last little while, and was unable to attend the community meeting for the re-zoning application of 2290 Main Street.

I have sent in my objections regarding the rezoning via the Feedback form on the city rezoning website.

I would like to make sure that my comments were received by someone who will read them.

Thank you,

s. 22(1)

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**From:** mailpost@vancouver.ca  
**Sent:** March 29, 2013 12:03 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

As a resident who would be directly affected by the rezoning and subsequent building, I am very concerned about this application. Not only would the proposed rezoning block all the light and view s. 22(1) which is directly related to the value of my home), it does not fit in with the neighbourhood plan aesthetically. I am also concerned about the increase in traffic in the area. The alley way between Main and Scotia is quite small and to add 89 residential units and commercial will increase traffic greatly. The proposed plan to deal with this is added bike storage. Unless the developer plans on including a legally binding contract that buyers/residents not own a car, this doesn't actually fix the problem. Even though it's a great area not to drive much, many people own a vehicle for work or family use. These extra 89 (or more if people have multiple cars) cars in the neighbourhood will cause serious congestion in the laneway. This directly conflicts with the community plan

to "encourage laneways as a prized feature." (quote from official community plan) The design of the building does not fit in with the heritage feeling of the community and lacks symbiotic character.

My main concern remains the fact that my, and the other residents of my building and part of the Social building complex will lose light and view. This will not only negatively affect our quality of life, it will also negatively affect the value of our homes. In a down real estate market, this could have serious repercussions for the people who already live in the neighbourhood. Furthermore, we purchased our homes with the expectation that the community plan would be adhered to by the city.

By approving this proposal, the city not only negatively affect the neighbourhood, but the city also damages the lives of current residents of Mount Pleasant.

This is all on top of the fact that there is already a surplus of unsold/unoccupied condo units in the city of Vancouver. I hope that the city takes this into consideration, because it's as important that we don't become a condo-ghost town as it would ruin our world-class reputation.

I hope that you seriously consider the quality of life and the happiness of the hundreds of people who make up the community that this proposal will affect.

Thank you for your consideration.

Sincerely,

s. 22(1)

Mount Pleasant Citizen



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**From:** s. 22(1) [REDACTED]  
**Sent:** March 26, 2013 11:09 AM  
**To:** Zeng, Yan  
**Subject:** 2290 Main Street

Hi

Due to illness we were unable to attend the community open house for 2290 Main Street.

We would like to say we are against the rezoning for this address to a 9-storey building. We are fine with being mixed-use but disagree with the height request. We do not feel the city should change its Mount Pleasant community plan of allowing buildings up to a max height of 6 storeys. We feel a 3 or 4 storey progressing to possibly 6 storeys on the North end of the building would be preferable to the area & surrounding neighbours to keep the 'feel' of Main Street and preserve the view of the surrounding residential buildings (1 Kingsway, Social & District). We live at s. 22(1) [REDACTED] & the proposed building for 2290 Main Street would possibly have some affect on our view as well.

Thank you for your help  
s. 22(1) [REDACTED]

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**From:** Zeng, Yan  
**Sent:** March 25, 2013 9:59 AM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main St

Hi s. 22(1)

Thank you for your well written comments. I would encourage you to speak at Council's public hearing for this project if you feel it is important your opinions are heard. If you are on our notification list, you will receive a notice for public hearing, which will be sometime in the fall.

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Thursday, March 21, 2013 9:04 PM  
**To:** Zeng, Yan  
**Subject:** 2290 Main St

Hello,

I attended the open house on March 19th to learn more about this proposed development. I was really impressed with it, and fully support it.

By way of context, my first love will always be old, historic, beautiful homes. Prior to moving to Vancouver my home in Calgary was built in 1914. However I also believe that smart, creative design has an important place in community development, and that the mix of "old and new" is thrilling. Toronto has done this with tremendous success in my opinion.

This development is clever, attractive, and responsible. It is not another "cookie cutter boxed high density dwelling". I despise those, and this is not one of them.

Please feel free to contact me if you'd like to know more about my stance. All the best,

s. 22(1)

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**From:** Zeng, Yan  
**Sent:** March 21, 2013 1:47 PM  
**To:** s. 22(1)  
**Subject:** RE: Feedback Deadline - 2290 Main Street

Hello s. 22(1),

Please let people know they should submit their comments as soon as they are able. Although technically there is no deadline to submit the comments leading up to staff report to Council and Council holding the public hearing, when you have something to say, it is best to submit them sooner rather than later so that your comments will be considered and analyzed as part of the process where staff evaluate various factors and policies and guidelines and formulate our recommendations to Council. The public hearing for this project is not scheduled and will likely be in the fall.

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Wednesday, March 20, 2013 6:49 PM  
**To:** Zeng, Yan  
**Subject:** Feedback Deadline - 2290 Main Street

Hi Yan,

Now that the city open house for the rezoning application at 2290 Main Street has taken place, how long do people have to complete the city feedback link prior to the meeting by city planning officials? I am still trying to ensure that people in my building have submitted their feedback and I wanted to check to see what sort of timeline there is.

Thanks for your assistance.

Kindest regards,

s. 22(1)

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**From:** mailpost@vancouver.ca  
**Sent:** March 20, 2013 8:40 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

It obstructs the view from my balcony and I know many of my neighbours bought their properties based on the view from their units. It should be important that any changes are done considering the perspectives of the community.

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**From:** s. 22(1)  
**Sent:** March 20, 2013 3:47 PM  
**To:** Zeng, Yan  
**Subject:** Proposed Rezoning for 2290 Main Street

In regards to the proposes rezoning of 2290 Main Street, YES, I support the proposed redevelopment of this site. I lived along the Main Street corridor for many years and any new mixed-use developments from 2<sup>nd</sup> Avenue up to Broadway would be great for the community.

Regards,

s. 22(1)

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**From:** Rezoning Centre  
**Sent:** March 20, 2013 2:26 PM  
**To:** Zeng, Yan  
**Subject:** FW: Rezoning application # 2012036

**From:** s. 22(1)  
**Sent:** Monday, March 18, 2013 4:28 PM  
**To:** Rezoning Centre  
**Subject:** Re: Rezoning application # 2012036

Hi Yan,

Please keep me in the loop - thanks.

Cheers,  
s. 22(1)

On Mon, Mar 18, 2013 at 4:15 PM, Rezoning Centre <[rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)> wrote:

Hi s. 22(1)

Did I already reply to your email?

Yes, there will be a public hearing on this rezoning application. It is open to the public, any members of the public can come and speak to City Council about this project. If you are interested, I can definitely keep you in the loop on that. Just so you know, the public hearing won't be till the fall.

Regards,

**Yan Zeng**

**Rezoning Planner**

City of Vancouver

Tel. 604.871.6383

Fax.604.873.7060

---

**From:** s. 22(1)  
**Sent:** Wednesday, February 20, 2013 4:57 PM  
**To:** Zeng, Yan  
**Subject:** Rezoning application # 2012036

Hi Yan,

Will there be a hearing/ review/ presentation of Rezoning application # 2012036 in the future, open to the public?

Cheers,

s. 22(1)

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**From:** Rezoning Centre  
**Sent:** March 20, 2013 2:26 PM  
**To:** Zeng, Yan  
**Subject:** FW: Open House for 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** s. 22(1)  
**Sent:** Monday, March 18, 2013 5:47 PM  
**To:** Rezoning Centre  
**Subject:** RE: Open House for 2290 Main Street

Hi Yan

Thanks for the reply. The meeting being held on March 19th is not the meeting where there will be a vote to pass this rezoning application?

I am currently in Toronto and will not make the March 19 meeting .. but I could come see you after March 19?

Thank you

s. 22(1)

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**From:** [rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)  
**To:** s. 22(1)  
**Subject:** RE: Open House for 2290 Main Street  
**Date:** Mon, 18 Mar 2013 23:12:45 +0000

Hello s. 22(1)

Sorry for the late reply. The open house is for the community to review the proposal and voice their opinions. It is a two-way information meeting.

If you can't make it to the open house and are interested in reviewing the proposal in details, I invite you to come to City Hall to meet with me. I can show you the drawings and take in your concerns. I can also discuss some other questions you may have for the City, like property values and private view issues.

Ultimately, your elected City Council makes the decision to approve or not to approve this rezoning, every member of the public can speak to Council at public hearing for this project. That public hearing is yet to be scheduled and will likely be in the fall. I can certainly keep you updated on the status of this rezoning.

Regards,

**Yan Zeng**  
**Rezoning Planner**



**City of Vancouver**

Tel. 604.871.6383

Fax.604.873.7060

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**From:** s. 22(1)

**Sent:** Wednesday, March 06, 2013 5:29 AM

**To:** Zeng, Yan

**Subject:** Open House for 2290 Main Street

Hello

I own s. 22(1) and was just advised of this open house. I am in Toronto on business and unable to attend. Why is this on such short notice?

What exactly happens at this meeting?

Do we get a chance to speak and oppose it? What sort of points does the house board like to hear about?

I was told they do not care about our land values and views .. is this correct?

Thank you

s. 22(1)

---

**From:** s. 22(1)  
**Sent:** March 20, 2013 9:35 AM  
**To:** Zeng, Yan  
**Subject:** 2290 Main Street Rezoning

Hello Yan,

I briefly attended the open house for 2290 main street last night. I support the project - I think it is great to finally have something with a some jazz that is not a glass box.....cannot WAIT to see this beautiful building done....I think it will bring a lot more life into that area and be the new mt pleasant hub!!!

Cheers,

s. 22(1)

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**From:** s. 22(1)  
**Sent:** March 20, 2013 9:13 AM  
**To:** Zeng, Yan  
**Subject:** 2290 Main - Comment Form  
**Attachments:** 2013-03-19 2290 Main & 7th Open House Comment Form.pdf

Yan,

Please find attached my comments from last night's open house.

s.  
22(1)

---

**From:** s. 22(1)  
**Sent:** March 19, 2013 6:03 PM  
**To:** Zeng, Yan  
**Cc:** s. 22(1)  
**Subject:** RE: Rezoning Application for 2290 Main Street - OPPOSITION SIGNATURES  
**Attachments:** 2290 Main St - Notification Postcard (OH 2013-03-19) - 2013-03-05.pdf; ATT00001.htm; The District Signatures.pdf; The District City Planner & Arch. zoning.pdf

Hello Yan,

Thank you so very much for the time you spent with s. 22(1) and listening to our concerns as we really do want to work with you to build this area up so it benefits everyone.

As discussed, please see the signatures opposed to the rezoning of 2290 Main Street. I am emailing you the signatures for your perusal. I will have more signatures emailed to you later as well.

I have copied owners s. 22(1) and s. 22(1) on this email as well and will give a hard copy to s. 22(1)

Once again, many thanks for your time today.

Regards,

s. 22(1)

---

**From:** s. 22(1)  
**Sent:** March 19, 2013 5:21 PM  
**To:** Zeng, Yan  
**Subject:** 2290 and parking at Main st.

Hello,

I just went at the open house but since my writing is far from good I prefer to send you this too.

About 2290 Main st:

- I would have prefer the building use all the space available (half block) including the north part.
- the building have a really working negative air pressure to avoid dust inside the place.
- more mirror on the outside.

About parking on Main st.

Cars are to move not to park on the street, in particular on major thoroughfare. Also they are potential weapon for terrorist (bomb).

---

**From:** mailpost@vancouver.ca  
**Sent:** March 19, 2013 4:58 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

Although I do not categorically oppose a rezoning for this location for a condo building, I do oppose the height proposed in this specific rezoning application. The rendering of the alleyway between this lot and the adjacent building does not appear to faithfully reflect reality. In fact that is a very narrow alley and the occupants on 251 E 7th will lose nearly all of their view and most of their light. I feel strongly that a building of approximately 6-7 floors would be a much more reasonable proposal.

I realize a lot goes into the application, but the collective investment by the existing property owners is also significant and was very recent. In such a delicate market, people will be very sensitive to this.

Regards,

s. 22(1)

---

**From:** mailpost@vancouver.ca  
**Sent:** March 18, 2013 8:50 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

I am very concerned that zoning can be changed so easily at the expensive of many and for the profit of a few. It is very unfair to those who have bought in nearby building as it will significantly impact their property values. What is the point in having zoning if it can be changed so easily.

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**From:** mailpost@vancouver.ca  
**Sent:** March 18, 2013 4:29 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)

Address: s. 22(1)

Postal Code: s. 22(1)

Email: s. 22(1)

Phone:

-----  
Comments:

The proposed building seriously impacts many of my friends and neighbours in the District building who bought with the confidence that their westward views would remain pristine because of the zoning of that area.



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**From:** s. 22(1)  
**Sent:** March 18, 2013 4:02 PM  
**To:** Zeng, Yan  
**Subject:** Re: 2290 Main (NE corner of 7th & Main )- proposed rezoning analysis

Hi Yan

I will be at the Open House tomorrow. Could you please bring to the Open House the big book with the Zoning and Development By-law?

Kindest regards

Grace

**From:** [Zeng, Yan](#)  
**Sent:** Thursday, February 07, 2013 11:00 AM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main (NE corner of 7th & Main )- proposed rezoning analysis

Hello s. 22(1)

I do believe Mount Pleasant Community Plan provides enough directions to consider site-specific rezoning for residential development along Main between 2<sup>nd</sup> and 7<sup>th</sup>. It asks that individual rezoning application to demonstrate how any additional height above 6-stroey at 2<sup>nd</sup> and 7<sup>th</sup> serves improve site development and street character, and provide public benefits, without compromising the hill town urban design concept, important public views, and sun access to the street.

As staff are constantly juggling multiple projects and timelines, we don't have a lot of time researching policies or analyzing issues for you, particularly if they are not directly related to the site in question.

If you have any further questions, I encourage you to come to the community open house, which will be scheduled for some time in March, and you will be notified. I will be at the meeting to answer questions, and hopefully spend more time with you.

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Wednesday, February 06, 2013 6:42 PM  
**To:** Zeng, Yan  
**Subject:** 2290 Main (NE corner of 7th & Main )- proposed rezoning analysis

Hello Yan

Thank you for your prompt reply.

The question is, where does the Mount Pleasant Community Plan provide guidance with regard to the height, density, uses and character of this proposed rezoning at 2290 Main Street?

#### **MOUNT PLEASANT COMMUNITY PLAN, REFERENCES**

The sections of the MPCP that relate directly to 2290 Main may be found in Section 5.2 on pages 26 and 27 and in Section 6.1, New Programs and Projects, on pages 30 and 31.

Section 5.2 says, "Allow up to 6 storeys for mixed use developments along Main Street from 2nd to 7th Avenues; investigate permitting additional height during plan implementation (see Section 6.1 c)"

Section 6.1 says, "An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue. The community supports mixed-use development of up to 6 storeys in this area. They also expressed concerns about allowing buildings above 6 storeys at the intersections of Main Street with 2nd Avenue and with 7th Avenue."

However, City staff has responded that a rezoning of Main Street from 2nd to 7th is not feasible at this time due to budget constraints, and has opted to proceed with a process of site by site rezoning. In light of this decision it is clear that section 6.1, no longer provides guidance when considering rezoning in this area.

Since The City has decided not to follow Section 6 of the MPCP mandate to pursue a new planning program for 2nd to 7th, where else in the Plan can we look for direction going forward in this process? In the Introduction to the Plan it says that the goal is, "ensuring policies strive to be consistent with city-wide plans, policies, and initiatives."

That begs the question, is there a city-wide plan that governs this area? The answer is that the City's Industrial Lands Policies provides rezoning guidelines for the Industrial Lands along Main Street from 2nd to 7th Avenues. In the absence of a new planning program per the City's decision, this policy should be relied upon until such time as the new planning program is implemented along Main Street. The alternative would be to proceed ad hoc, which would leave a great deal of uncertainty for all parties and would not be satisfactory.

The Industrial Lands Policy says:

For any rezoning applications, the following conditions will be considered before land is released from industrial uses:

(a) Compatibility of Proposed Land Uses with Existing Industrial Activity

The proposed development should not affect the operations of adjacent existing and potential future industrial activity in the area. The proposed development should not increase land values of surrounding industrial land.

(b) Land Use Suitability for Alternate Land Uses

The proposed development should comply with relevant planning policies such as Central Area Plan, Artist "live/work" Studio Policy, etc.

(c) Environmental Impacts

The proposed development should comply with relevant legislation concerning environmental impacts and mitigation measures.

**Why hasn't this site been considered through the Industrial Lands Policies as above?**

**Why has this site been considered for a rezoning from the use of residential units associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law to a strictly residential use when this use will clearly increase land values?**

If there is additional height, density and strictly residential use allowed on this site it will increase the land values of the surrounding industrial land thereby increasing the property taxes. When the taxes rise it is much more difficult to do business.

This idea is supported as recently as December 2012 in a report to Council where it describes IC-2 as a light industrial zone.

This report says, "As part of the Metro Core Study discussion, opportunities and challenges in the Mount Pleasant Light Industrial Areas were identified. Specifically:

- pressure for residential and retail in the Areas continues, and if allowed to proceed would increase land values and lease rates, displacing existing industrial uses."

Yours sincerely

s. 22(1)

**From:** [Zeng, Yan](#)

**Sent:** Friday, February 01, 2013 9:31 AM

**To:** s. 22(1)

**Subject:** RE: 2nd request - 2290 Main (NE corner of 7th & Main )- proposed rezoning

Hello <sup>s.</sup> <sub>22(1)</sub> – The policy plan that allows consideration of rezoning is the Mount Pleasant Community Plan.

Here is a link to the Mount Pleasant Community Plan and a link to the rezoning application website which tells you about height, density and uses.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Regards,

Yan Zeng

Rezoning Planner

City of Vancouver

Tel. 604.871.6383

Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Friday, February 01, 2013 3:26 AM  
**To:** Zeng, Yan  
**Subject:** 2nd request - 2290 Main (NE corner of 7th & Main )- proposed rezoning

Hello

I can't imagine how busy you are but if you can find the time would you please answer my questions below?

Thank you

Kindest regards

s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, January 28, 2013 11:59 PM  
**To:** [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
**Subject:** 2290 Main - proposed rezoning

Hello

I have been told that you are the rezoning planner for the property at 2290 Main (7th & Main).

Would you please tell me what policies, etc. that you are relying on in order to accept a rezoning for this property?

Would you please tell me the height, density and use that is being requested here?

Yours sincerely

s. 22(1), property owner in the vicinity of this project

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**From:** Rezoning Centre  
**Sent:** March 18, 2013 1:27 PM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main

Hi s. 22(1) ,

I am swamped with work today, but there is an open house on this site tomorrow night at Native Education Centre, 4:30pm to 7:30pm. I will be there and hopefully can have a word with you.

Regards,

Yan Zeng  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Saturday, March 16, 2013 1:21 PM  
**To:** Zeng, Yan  
**Subject:** 2290 Main

7th and Main is an industrial area and it is my understanding according to the Mt. Pleasant Community Plan that only a 6 story building can be built here.

Also, the same goes for 2nd & Main. Why is our Mt. Pleasant Community Plan being ignored? According to the Plan there are only 2 sites that can build higher and of course we know about the RIZE and how they got away with it.

I would like to know why this spot re-zoning keeps happening especially when we do have a Plan.

regards

s. 22(1)

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**From:** s. 22(1)  
**Sent:** March 14, 2013 10:53 PM  
**To:** Zeng, Yan  
**Subject:** Subject: Rezoning Application for 2290 Main Street - Open House Scheduled for Tuesday, March 19, 2013

Hi  
I live on main and 4th and I am interested in the progress of this application. Can you please include me in future communication.

Regards

s. 22(1)

Sent from my iPhone

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**From:** s. 22(1)  
**Sent:** March 7, 2013 4:21 PM  
**To:** Zeng, Yan  
**Subject:** IC-3 F zoning

Yan,

I recently got a notice in the mail informing me about the application for rezoning of 2290 main st. As I live adjacent to it.

I was wondering the status/zoning currently on IC-3 F (NW corner of scotia and E6th)

what stage is it at? ahead or behind of 2290 main? etc.

is there somewhere I can get some more info on it?

thanks,

s.  
22(1)

---

**From:** Rezoning Centre  
**Sent:** March 6, 2013 10:35 AM  
**To:** s. 22(1)  
**Cc:** Zeng, Yan; Uyesugi, Joyce Lee  
**Subject:** RE: Rezoning Application for 2290 Main Street - Open House Scheduled for Tuesday, March 19, 2013

Hello s. 22(1),

Thank you for your emails (attached below) in response to the notification for the 2290 Main St open house.

The email notification is in addition to the postcard notification, which was mailed earlier this week to all occupants and to the property owners of all residences within approximately a two block radius of the proposed development. For this application, the notification boundary includes the area bounded by Ontario St, Broadway, Prince Edward St, E 2<sup>nd</sup>, and E 4<sup>th</sup> Avenue, as illustrated on the emailed notification postcard.

If you are a property owner or an occupant living within this area, you will receive a copy of this postcard in the mail. In response to your question, I can confirm that property owners and residents of the District will receive a notification postcard for the community open house.

The email notification is sent to those who have provided feedback via the online comment form or by email, and details about the open house are also posted on the application page at: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

In regard to the sign, the Rezoning Centre received photographic confirmation that a site sign was installed February 8th, as per the City's request. A neighbouring resident has contacted City staff to say that there is no site sign in place, and staff have followed up with the applicant to request that a replacement be installed.

Best regards,

**Linda Gillan**  
Planning Assistant  
Rezoning Centre | Current Planning  
Planning and Development Services | City of Vancouver  
tel: 604.873.7756 | fax: 604.873.7060

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**From:** s. 22(1)  
**Sent:** Tuesday, March 05, 2013 5:48 PM  
**To:** Rezoning Centre  
**Subject:** Re: Rezoning Application for 2290 Main Street - Open House Scheduled for Tuesday, March 19, 2013

Does this mean that there will not be an announcement by mail to residents of the District development (a one year old 250 unit condo development directly across the lane from this proposed development?). These residents need to know about this. I don't want to end up at this open house hearing that there was little interest in the development. Why has a redevelopment sign not gone up on this property yet? Will we or will we not be getting notification? People can't very well express an interest in something they don't know about. I only know about the development because of a serendipitous conversation I had with a realtor.

s. 22(1)



**From:** s. 22(1)  
**Sent:** Monday, March 04, 2013 7:32 PM  
**To:** Mount Pleasant Implementation Team  
**Subject:** Re: Mount Pleasant Rezoning - Upcoming Open Houses

Who exactly received this notification? I'm not asking for names here. I want to ensure that all of the owners of suites in the two District development towers that look directly out onto this property have been informed of this proposed development and this upcoming open house. Please advise.

s. 22(1)

On 2013-03-05, at 5:14 PM, Rezoning Centre <[rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)> wrote:

You are in receipt of this email as a person who has expressed interest in the Rezoning and Application for 2290 Main St. Please find attached the notification for the upcoming Open House, scheduled for Tuesday, March 19, 2013, from 4:30 – 7:30pm at the NEC Native Education College, 285 East 5th Avenue.

For more information regarding the Rezoning Application, please refer to the Rezoning Centre website - <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

<2290 Main St - Notification Postcard (OH 2013-03-19) - 2013-03-05.pdf>

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**From:** Rezoning Centre  
**Sent:** March 5, 2013 5:15 PM  
**Cc:** Zeng, Yan  
**Subject:** Rezoning Application for 2290 Main Street - Open House Scheduled for Tuesday, March 19, 2013  
**Attachments:** 2290 Main St - Notification Postcard (OH 2013-03-19) - 2013-03-05.pdf

You are in receipt of this email as a person who has expressed interest in the Rezoning and Application for [2290 Main St](#). Please find attached the notification for the upcoming Open House, scheduled for Tuesday, March 19, 2013, from 4:30 – 7:30pm at the NEC Native Education College, 285 East 5th Avenue.

For more information regarding the Rezoning Application, please refer to the Rezoning Centre website - <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

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**From:** mailpost@vancouver.ca  
**Sent:** March 4, 2013 7:58 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email:  
Phone:

-----  
Comments:

I thought that the "community consultation/: process specified that buildings in Mount Pleasant were not to be higher than \*8\* stories!!! (oops, i forgot that city hall has been quite ignoring community ah, consultations... see RIZE development, etc).

You should be ashamed of yourself. (I know, idle hope). and... ENOUGH BLOODY CONDOS ALREADY!!!

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**From:** s. 22(1)  
**Sent:** February 28, 2013 9:49 AM  
**To:** Zeng, Yan; kristy\_todd\_millar@hsbc.ca  
**Subject:** RE: Rezoning Application - Project 6975

Hi Yan,

Thank you kindly for getting back to me, and for looking into why we have repeatedly missed notifications that should have been sent to us. I have copied a member of our Strata Council, s. 22(1), who can assist with putting you in touch with someone who can send you all of the unit numbers for both buildings - 251 East 7th Avenue and 250 East 6th Avenue.

Hopefully we get notifications in the mail so that residents of our building, which again are most affected by the development, have the opportunity to attend the open house on March 19th. Do you have confirmation of where and what time this will be held? Hopefully our Strata can also communicate this info to owners/tenants.

Lastly, I walked past the site again last night and there is absolutely no signage anywhere. I am not sure who removed the sign, but it is no longer there. Is the Rezoning Application sign not something that the city erects?

Again, thank you for looking into why we have not been notified.

Kindest regards,

s.  
22(1)

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**From:** yan.zeng@vancouver.ca  
**To:** s. 22(1)  
**Subject:** RE: Rezoning Application - Project 6975  
**Date:** Thu, 28 Feb 2013 00:37:10 +0000

Hi s. 22(1) – I checked into the notification list and found out there is a system glitch: for all buildings that were built under a Heritage Revitalization Agreement (HRA) somehow the air space parcel information does not show up in our computer system the same way as other buildings do. Your building was developed under a HRA.

I am working with some staff to try to fix this problem. This may take time. The open house for this project is confirmed for March 19. We need to send out notification to give people a proper two-week notice. One way to do this is for the Strata to give us all unit numbers (we don't need the owners' names). I will make sure these units included in our mail list.

Yan

---

**From:** s. 22(1)  
**Sent:** Wednesday, February 27, 2013 2:47 PM  
**To:** Zeng, Yan  
**Subject:** RE: Rezoning Application - Project 6975

Hi Yan,

Thank you kindly for getting back to me, and I would greatly appreciate your following up on why we have not received

the notification cards. Even last year when there had been a rezoning application for the heritage site right next door to us, again we never received the notification cards by mail. After following up repeatedly eventually someone from the city brought cards to leave out front, however this was quite ineffective as many people did not find out about the proposal.

I am not sure why this is happening yet again, but I would hope it will be a priority to ensure that this is rectified immediately. I have contacted our Strata Council as well, who I am sure will also be following up as to why we have not been provided with the details of the rezoning application nor the open house.

Lastly, has the date of the open house been confirmed?

Thank you,

s. 22(1)

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From: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)

To: s. 22(1)

Subject: RE: Rezoning Application - Project 6975

Date: Wed, 27 Feb 2013 21:33:22 +0000

Hello s. 22(1) – I too am very surprised that you and your neighbours in your building (which is right across the lane from the site) didn't receive the early notification cards. We notify residents within two-block radius from a subject site. I will have to check with our staff here who do notification.

I am also very surprised that there is no sign on site. Last time I was informed, via a picture, by the applicant that the rezoning sign is up on the site, and it was attached to the chain link fence on the picture.

What is the additional question from Feb. 12<sup>th</sup>? Is it the timing question? – If so, usually a rezoning takes about 9 months to a year from application in-take to public hearing where the public will be able to speak to City Council on issues and concerns. So, for this application, maybe a public hearing sometime in the fall? Really hard to say, but neighbors will be notified of the public hearing.

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**From:** s. 22(1)

**Sent:** Monday, February 25, 2013 9:36 PM

**To:** Zeng, Yan

**Subject:** RE: Rezoning Application - Project 6975

Hello Yan,

I just wanted to follow-up to see whether you had a chance to review my email on Feb. 12th? Also I had some additional concerns as follows:

1. A neighbour of mine across the street received a notice regarding the rezoning application and the open house which will be scheduled for sometime in mid-March. Do you know whether this notice was mailed out to owners/residents of 251 East 7th? I would think it would be a priority to notify our building considering it would be the most adversely affected, yet no one I have spoken with in the building has received this notice, nor have I.
2. Why hasn't there been any signage on the site itself? Typically there is a large notice erected on the site of rezoning applications to ensure that people in the area are aware, yet I have yet to see anything posted around the site. When is the city planning to put up appropriate signage?

If you could please get back to me that would be much appreciated, along with any additional information you have regarding my other question from Feb. 12th - Following the open house in March, do you happen to know approximately how long it will be before a decision is made?

Many thanks,

s.  
22(1)

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From: s. 22(1)  
To: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
Subject: RE: Rezoning Application - Project 6975  
Date: Tue, 12 Feb 2013 16:25:54 -0800  
Hi Yan,

Thank you kindly for your response, and would it be possible to confirm who the developer is?

Following the open house in March, do you happen to know approximately how long it will be before a decision is made? Lastly, when will the city be erecting a rezoning application notice on the site as I have not seen one?

Once again, thank you for answering my questions.

Kindest regards,

s.  
22(1)

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From: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
To: s. 22(1)  
Subject: RE: Rezoning Application - Project 6975  
Date: Tue, 12 Feb 2013 23:41:29 +0000  
Hello s. 22(1) – The owner/developer of the subject rezoning is not Amacon. Unfortunately I don't know anything about Amacon's involvement in this site or any land trading.

---

**From:** s. 22(1)  
**Sent:** Tuesday, February 12, 2013 2:33 PM  
**To:** Zeng, Yan  
**Subject:** RE: Rezoning Application - Project 6975

Hi Yan,

My apologies for the additional email - and I just wanted to clarify that I was under the impression from a number of sources that the owner of the lot in question is Amacon, which is why I am hoping to find out when they purchased the property. My concern is that their sales people assured me prior to my purchase in the District that 2290 Main Street was zoned for light industrial and I therefore would not need to be concerned about losing the views from my 7th floor unit. If they already owned that property I think that could be considered misrepresentation, and I doubt that I am the only person who was given misinformation. I am not sure whether you are able to confirm who owns the lot, and if not I will contact the Land Titles office for more information before I bring this to the attention of our strata.

I will also be sure to submit feedback online.

Really appreciate any additional information you are able to provide me with, as I am sure you can understand that this rezoning application would be very upsetting for the new owners at the District.

Kindest regards,

s.  
22(1)

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From: s. 22(1)  
To: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)

Subject: RE: Rezoning Application - Project 6975

Date: Tue, 12 Feb 2013 10:50:34 -0800

Good morning Yan,

Thank you kindly for the additional information, that is much appreciated! May I ask when Amacon started the rezoning application process?

Kindest regards,

s. 22(1)

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From: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)

To: s. 22(1)

Subject: RE: Rezoning Application - Project 6975

Date: Thu, 7 Feb 2013 23:49:57 +0000

Hello s. 22(1) – There will be a public open house on this application, anticipated sometime in March. Neighbors in the area will be notified two weeks prior to the scheduled date. A rezoning process could normally take anywhere from 9 months to a year or longer, depends on various factors. The site is still currently zoned IC-2, which is industrial. The Mount Pleasant Community Plan which was approved in 2010 directs staff to consider site-specific rezoning to allow for residential development. Here is a link.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

I could tell you more about the application, but we are always busy with multiple projects. The best thing is to come to the open house, I will be at the open house, so will the architect and the developer, so you can ask your questions, I also hope I would more time to have face to face conversations with neighbors.

Hope this helps,

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

---

**From:** s. 22(1)

**Sent:** Thursday, February 07, 2013 2:57 PM

**To:** Zeng, Yan

**Subject:** Rezoning Application - Project 6975

Good afternoon Yan,

I hope this email finds you well - and I just wanted to inquire about a rezoning application for 2290 Main Street -Project 6975. Will there be public consultations on the proposed rezoning, and if so when will they be held?

When is the city likely to make a decision on the rezoning application, and is it correct that this site was previously zoned for light industrial meaning that construction could be no higher than 5 stories?

Any additional information you can provide would be much appreciated.

Kindest regards,





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**From:** s. 22(1)  
**Sent:** February 25, 2013 9:57 AM  
**To:** Zeng, Yan  
**Subject:** RE: rezoning application for 2290 Main Street

Thank you for your reply and for the great links to informaton, much appreciated!

Jonas

---

**From:** yan.zeng@vancouver.ca  
**To:** s. 22(1)  
**Subject:** RE: rezoning application for 2290 Main Street  
**Date:** Fri, 22 Feb 2013 23:10:51 +0000

Hello s. 22(1)

Sorry I haven't been able to reply until now. I am attaching the following links for your information.

Mount Pleasant Community Plan  
<http://vancouver.ca/files/cov/MP-community-plan.pdf>

View cone 22 information  
<http://former.vancouver.ca/commsvcs/views/viewcones/22.htm>

City of Vancouver rezoning process  
<http://vancouver.ca/home-property-development/how-rezoning-works.aspx>

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

---

**From:** s. 22(1)  
**Sent:** Monday, February 18, 2013 3:31 PM  
**To:** Zeng, Yan  
**Subject:** rezoning application for 2290 Main Street

Dear Yan Zeng,

I at a resident in the neighborhood of 2290 Main, and received the Notice of Rezoning Application.

Can you please help me and point me in the right direction (preferably with weblinks if possible) to the following information:

1. The City of Vancouver's plan for development of the Mt. Pleasant neighborhood;

2. The City of Vancouver's current definition of the Mt. Pleasant view cone; and
3. Information regarding the process for applying to change zoning, and what the City considers in reviewing such applications.

I would guess that the City has this information available, and am hoping you can provide it to me so I can read up and become informed on the issues before sending you specific questions.

Thank you,

S. [REDACTED]  
22(1)

---

**From:** mailpost@vancouver.ca  
**Sent:** February 24, 2013 7:17 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name: s. [redacted]  
Address: s. 22(1) [redacted]  
Postal Code: s. 22(1) [redacted]  
Email:  
Phone:

-----  
Comments:

I am a long term tenant in one of the lower units facing the Main Street. This development will block all the natural lighting into my condo as well as potentially cause a safety concern on my patio due to a more secluded alley.

---

**From:** mailpost@vancouver.ca  
**Sent:** February 24, 2013 7:13 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email:  
Phone:

-----  
Comments:

I would like to vote against this project as it will block all natural light to the units facing Main Street.

---

**From:** s. 22(1)  
**Sent:** February 20, 2013 4:57 PM  
**To:** Zeng, Yan  
**Subject:** Rezoning application # 2012036

Hi Yan,

Will there be a hearing/ review/ presentation of Rezoning application # 2012036 in the future, open to the public?

Cheers,  
s. 22(1)

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**From:** Zeng, Yan  
**Sent:** February 20, 2013 3:44 PM  
**To:** s. 22(1)  
**Subject:** FW: Online Feedback - Rezoning Application - 2290 Main Street

Thanks for your comments.

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

**From:** mailpost@vancouver.ca [mailto:mailpost@vancouver.ca]  
**Sent:** Wednesday, February 20, 2013 1:15 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Name:** s. 22(1)  
**Address:** s. 22(1),  
**Postal Code:** s. 22(1)  
**Email:** s. 22(1)  
**Phone:**

-----  
Comments:

As a property owner in the 2300 block of Main St, I would like to say the I fully support this project. It brings style, vision and a focus for further positive developments in this area

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**From:** Zeng, Yan  
**Sent:** February 18, 2013 9:19 AM  
**To:** Arkun Durmaz (Arkun@mavi.com)  
**Subject:** FW: 2290 Main Street

Thank you.

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**From:** Rezoning Centre  
**Sent:** Friday, February 15, 2013 4:46 PM  
**To:** Zeng, Yan  
**Subject:** FW: 2290 Main Street

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**From:** Arkun Durmaz [<mailto:Arkun@mavi.com>]  
**Sent:** Friday, February 15, 2013 2:38 PM  
**To:** Rezoning Centre  
**Subject:** RE: 2290 Main Street

Hi Yan,

Main street has been evolving wonderfully and I believe that the section between 2<sup>nd</sup> Ave and Broadway needs to complete the puzzle. Mentioned development would help the continuity of retail on street level and add new needed residential accommodation above.

Hope this helps.

Arkun Durmaz

**mavi**

580 Industrial Avenue . Vancouver . BC . V6A 2P3

O. (604) 708-2373 | C. (604) 618-1815 | F. (604) 708-2305  
E. [arkun.durmaz@mavi.com](mailto:arkun.durmaz@mavi.com)



---

**From:** Rezoning Centre [<mailto:rezoning@vancouver.ca>]  
**Sent:** Friday, February 15, 2013 2:14 PM

**To:** Arkun Durmaz  
**Subject:** RE: 2290 Main Street

Thanks for your comments. Do you want to share your reasons for support?

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

---

**From:** Arkun Durmaz [<mailto:Arkun@mavi.com>]  
**Sent:** Friday, February 15, 2013 10:16 AM  
**To:** Zeng, Yan  
**Subject:** 2290 Main Street

Hi Yan,

Thanks for talking to me earlier.

I would like to express my support for the above mentioned rezoning application.

Arkun Durmaz

**mavi**

580 Industrial Avenue . Vancouver . BC . V6A 2P3

O. (604) 708-2373 | C. (604) 618-1815 | F. (604) 708-2305

E. [arkun.durmaz@mavi.com](mailto:arkun.durmaz@mavi.com)





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**From:** s. 22(1)  
**Sent:** February 17, 2013 10:41 PM  
**To:** Zeng, Yan  
**Cc:** amatis@arnomatisarchitecture.com  
**Subject:** Rezoning Application - 2290 Main Street

I oppose this rezoning as currently applied for on the basis that I cannot locate in the material the number of parking places planned.

I have a small laptop and should not be expected to extract this information from the floor plans.

This site is at the intersection of the 84 which is the fastest crosstown route in Vancouver, with a peak service interval of 7 minutes, 5 minutes max travel time to millenium and Canada lines; and the main street corridor with routes 3, 8, and 19. Five minutes walk, plus time waiting for red lights, to either the expo or Canada lines.

Modo and car2go have shown their willingness to provide service in the area by having 3 and 6 reserved spots respectively at MacDonalds.

For 89 suites, 15 parking places including wheelchair, modo, and C2G should be sufficient, a 6 to 1 ratio.

60,000 people commute daily into downtown Vancouver by transit, we are a market!

Let's build some suites for those of us who wish to leave a lighter carbon footprint by not owning personal cars in a city.

The proposal talks of "relaxation of required parking" and quotes from 2040 etc. But what are the specifics.

The parking plan shows two wheelchair spots, great.

Why does the developer not state the number of spaces right up front?

Further, why does City of Vancouver planning not state in the instructions for applying for a rezapp or devapp that the number of parking places must be clearly stated?

s. 22(1)

Rezoning Application - 2290 Main Street  
City Contact: Yan Zeng, Rezoning Planner,  
yan.zeng@vancouver.ca, 604.871.6383

Applicant Contact: Arno J. Matis, Arno Matis Architecture,  
amatis@arnomatisarchitecture.com, 604.708.0118

---

**From:** Rezoning Centre  
**Sent:** February 14, 2013 10:24 AM  
**To:** s. 22(1)  
**Subject:** FW: Opposition to Project 6975 - 2290 Main Street

Hi s. 22(1) – The format of the community open house has an open house format, we usually hold it from 4:30 to 7:30pm, people are free to drop in, look at display materials, and talk to City staff as well as applicant team, and either drop off their comments sheets or communicate their opinions about the project via other ways (emails, etc).

We are interested in hearing comments, feedback, support and concerns from neighbors. These comments and concerns will be analyzed by staff, along with how the project performs in meeting the criteria as set out in the Mount Pleasant Community Plan. In the Plan, it specifically talks about any additional height beyond 6-storey at this location should serve to improve site development and street character, and provide public benefits, without compromising the "hill town" urban design concept, important public views, and sun access to the street.

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**From:** Rezoning Centre  
**Sent:** Wednesday, February 13, 2013 10:55 AM  
**To:** Zeng, Yan  
**Subject:** FW: Opposition to Project 6975 - 2290 Main Street

---

**From:** s. 22(1)  
**Sent:** Tuesday, February 12, 2013 4:23 PM  
**To:** Rezoning Centre  
**Subject:** Re: Opposition to Project 6975 - 2290 Main Street

Hi Yan,

Thanks for the information. I'm sure you've received several emails already from concerned community members specifically regarding the rezoning of 2290 Main St - the largest concern of course is the application to increase the height zoning bylaw. From your email it seems as though you have already made a decision on the rezoning project 6975 - is this the case?

When you hold a community open house, what is format, what are you looking to achieve and what information are you looking for from the community?

s.  
22(1)

On 2013-02-12, at 3:59 PM, Rezoning Centre wrote:

Hello s. 22(1),

Thanks for writing in.

This rezoning is being considered under the Mount Pleasant Community Plan, which had been underway for several years and was approved by Council in 2010. I include a link about the community plan process as well as the approved plan so you can read more about it:

<http://vancouver.ca/home-property-development/mount-pleasant-community-plan.aspx>

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

The community open house is anticipated sometime in March. Two weeks prior to the date, you will get a notice in the mail about it.

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

---

**From:** s. 22(1)  
**Sent:** Friday, February 08, 2013 11:25 AM  
**To:** Zeng, Yan  
**Subject:** Opposition to Project 6975 - 2290 Main Street  
**Importance:** High

Hi Yan Zeng,

I would like to inquire regarding the date of the "Community Open House" discussing for the rezoning application of 2290 Main Street.

I am the owner of s. 22(1), to say that the rezoning application of Project 6975 is concerning to the community and me at s. 22(1) and s. 22(1) is a gross under exaggeration. The approval of such a project could cost a community of people their savings and in some cases their livelihood; forcing people into in a situation where the value of their home or investment is less than the value of their mortgage. I am one of those people. I'm s. 22(1) old and grew up in Vancouver, 4 years ago I invested everything I had into this community, I did my due diligence - even about rezoning - and made the sure this was the right decision, and continued to invest everything I could until the completion of my apartment, this was an investment in my future and the community of Mount Pleasant; my home. I'm petrified to loose everything.

The proposed rezoning application is asking for a building height of 30.6 meters - our building is approx 26.7 meters high. A significant part of the value of our property is in the view in which paid a significant amount of money for. Not only would this building restrict our view, it would put a wall in front of it. *Our plea is to please reject and not allow the City to approve this rezoning of Project 6975.* I know that the rezoning should not be about property value, but the intangibles are that if there is approval for project 6975, it will completely change the skyline of Mount Pleasant and take away the softness and charm of the area. I'm also challenging the infrastructure and plans the City has to support the additional floors, in addition to the other condos in the area (especially what is currently being zoned in the area of Main/Kingsway/Broadway). The higher density is going to impact on the support for the community. I challenge what plans are in place from a sewage, water, fire, parking, schools, safety, and support perspective. How stable is the ground and structure of the local of 2290 to support additional floors? Are the resources in place? In addition, is it really necessary to rezone? Why is it necessary to rezone?

Mount Pleasant is suppose to be about a community with history and neighborhood charm, not buildings blocking off sunlight and blocking other buildings to create a huge mass of a concrete jungle. Please don't allow this to happen for the tenants of Mount Pleasant. We don't want to create an environment of "high density housing" in Mount Pleasant where builders want to jam as many parking spaces into every square foot, whereas we see an increase the number of cars on the street (it's already impossible to find a parking spot on the road in the area), and we're certainly concerned about the safety of children and the volume of traffic in the surrounding area because Project 6975 is adjacent to the Mount Pleasant community centre.

I respect that the city makes a decision for what is best for our communities, to protect the people who live here - I see no benefit to the city or it's community in approving this project - only to the one developer looking to make a sizeable fortune, which they will have opportunity to make without a 6 story building.

Please respond with any details that you can provide as well as the date of the community meeting.

Sincerely,

s. 22(1)



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**From:** Rezoning Centre  
**Sent:** February 14, 2013 10:16 AM  
**To:** s. 22(1)  
**Subject:** FW: Online Feedback - Rezoning Application - 2290 Main Street

Hello s. 22(1),

Thanks for your comment.

The Mount Pleasant Community Plan, under which we are considering this rezoning application, has anticipated additional height beyond 6-storey at this location. However, it stipulates that any extra height above 6 storeys has to serve to improve site development and street character, and provide public benefits, without compromising the "hill town" urban design concept, important public views, and sun access to the street.

I attach a link of the document here.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

From: mailpost@vancouver.ca [mailto:mailpost@vancouver.ca]  
Sent: Wednesday, February 13, 2013 12:28 PM  
To: Zeng, Yan  
Subject: Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

It is my understanding that the Mount Pleasant City Plan provides for a restriction in height to a maximum of 6 stories for the property at 2290 Main Street. I feel that 6 stories along Main Street is more than enough in order that we don't end up with a "canyon" created by tall buildings along that corridor.

As well, a building in excess of 6-stories in that location would negatively impact the view corridors for owners/residents throughout the three residential buildings nearest to this location ... The District, Social and the city owned rental units above the library and community centre.

I urge you to consider and comply with the city plan when considering this application.

sincerely,

s. 22(1)

---

**From:** Rezoning Centre  
**Sent:** February 14, 2013 10:11 AM  
**To:** s. 22(1)  
**Cc:**  
**Subject:** FW: Online Feedback - Rezoning Application - 2290 Main Street

Hello - Thanks for your comments.

Mount Pleasant Community Plan, under which we are considering this rezoning application, has anticipated additional height beyond 6-storey at this location. However, it stipulates that any extra height above 6 storeys has to serve to improve site development and street character, and provide public benefits, without compromising the "hill town" urban design concept, important public views, and sun access to the street.

I must say I am not aware of the wind tunnel effect you mentioned. As far as I can see from the project drawings, there is a minimal setback from E 7th Avenue. I am forwarding your email to the development planner for this project as well as the urban designer who is working on a larger urban design framework for this area. This is something they may be able to comment on.

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

From: [mailpost@vancouver.ca](mailto:mailpost@vancouver.ca) [mailto:[mailpost@vancouver.ca](mailto:mailpost@vancouver.ca)]  
Sent: Wednesday, February 13, 2013 4:06 PM  
To: Zeng, Yan  
Subject: Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

I am in favour of project but it needs to 3 floors lower and the setbacks at 7th ave more then the north end of the site. The main reason i feel is the wind tunnel effect that will get worse then it already is. being near the top of main st hill (main and braodway)the wind rises and is funnelled along 7th. the 2 items above will help to mitigate this. I will lose my view of downtown even at 6 floors, im not suggesting this to protect my view but from a resident who lives on the corner unit and faces the west where the wind originates.



---

**From:** Zeng, Yan  
**Sent:** February 14, 2013 9:55 AM  
**To:** s. 22(1)  
**Subject:** RE: Opposition to Project 6975 - 2290 Main Street

Hi s. 22(1) - The open house will be sometime in March. We will send out notification two weeks prior to the date, as part of the City's usual practice. The public hearing date at Council is a bit far off into the future, I don't have a sense when that will be, but again, you will be notified at least two or three weeks prior.

-----Original Message-----

From: s. 22(1)  
Sent: Thursday, February 14, 2013 5:49 AM  
To: Zeng, Yan  
Subject: Re: Opposition to Project 6975 - 2290 Main Street

Good morning Yan:

Would you please advise what date the "open house" and the City counsel meeting is to review the proposal? I do not want to see the City approve and amend the by-laws without input from the community.

Thank you. s. 22(1)

On 2013-01-23, at 5:44 PM, "Zeng, Yan" <yan.zeng@vancouver.ca> wrote:

> Hello s. 22(1),  
>

> Thanks for your letter. Your concerns are noted. The Mount Pleasant Community Plan which was approved by Council in 2010 allows consideration for rezoning of sites along Main Street between 2nd and 7th. This particular site City staff took in the application based on the density and height proposed by the proponent, but it is still early in the review process. Ultimately, City Council makes the decision of whether to approve the height and density as proposed.

>  
> You have asked a lot of questions in your letter. Some I don't have answers for and some I do not have the time here to answer as you can appreciate there is no easy answer. I encourage you to come to the community open house for this project (notice will be sent to property owners in the area), I will be happy to have a more detailed discussion with you at the open house.

>  
> Yours truly,  
>  
> Yan Zeng  
> Rezoning Planner  
> City of Vancouver  
> Tel. 604.871.6383  
> Fax.604.873.7060

>  
>  
>  
> -----Original Message-----  
> From: s. 22(1)

> Sent: Sunday, January 20, 2013 8:26 PM

> To: Zeng, Yan; Uyesugi, Joyce Lee

> Subject: Opposition to Project 6975 - 2290 Main Street

>

> I am the owner of s. 22(1) and I am greatly opposed to the rezoning of Project 6975 from 6 stories to 9 stories. Why is the City considering the addition of three (3) additional stories?

> Why is the builder requesting the additional floors? Is there a true need for additional floors or is this purely a financial request to increase revenue for the builder. As a home owner, I'm also extremely concerned with what the project could be. Is it high density housing?

> A factory, a hotel, or a half-way house? Regardless, there is not need to increase the number of floors to the building. Please reject and not allow the City to approve the rezoning of Project 6975.

>

> If you allow the request to be approved it will take away the symmetry of the area whereas it will look like one big square block. In addition, it will take away MY view and other owners views of the beautiful city of Vancouver and English Bay (on some days I can see the Islands and Mountains). We also happen to face west; a 9 story building will completely block out any sunlight that any of us are currently receiving. Last but not least, for those of us who have saved our hard earned money and could not afford downtown Vancouver, our property value will decrease immensely. I know that the rezoning should not be about property value, but the intangibles are that if there is approval for project 6975, it will completely change the skyline of Mount Pleasant and take away the softness and charm of the area. I'm also challenging the infrastructure and plans the City has to support the additional floors, in addition to the other condos in the area (especially what is currently being zoned in the area of Main/Kingsway/Broadway). The higher density is going to impact on the support for the community. I challenge what plans are in place from a sewage, water, fire, parking, schools, safety, and support perspective. How stable is the ground and structure of the local of > 2290 to support additional floors? Are the resources in place? In addition, is it really necessary to rezone? Why is it necessary to rezone?

>

> Mount Pleasant is suppose to be about a community with history and neighborhood charm, not buildings blocking off sunlight and blocking other buildings to create a huge mass of a concrete jungle. Please don't allow this to happen for the tenants of Mount Pleasant. We don't want to create an environment of "high density housing" in Mount Pleasant where builders want to jam as many parking spaces into every square foot, whereas we see an increase the number of cars on the street (it's already impossible to find a parking spot on the road in the area), and we're certainly concerned about the safety of children and the volume of traffic in the surrounding area because Project 6975 is adjacent to the Mount Pleasant community centre.

>

> I urge you and the City to deny and not approve the rezoning for all the reasons that creates a neighbourhood community that Mount Pleasant is meant to be.

>

> Sincerely, s. 22(1)

---

**From:** mailpost@vancouver.ca  
**Sent:** February 13, 2013 4:06 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

I am in favour of project but it needs to 3 floors lower and the setbacks at 7th ave more then the north end of the site. The main reason i feel is the wind tunnel effect that will get worse then it already is. being near the top of main st hill (main and braodway)the wind rises and is funnelled along 7th. the 2 items above will help to mitigate this. I will lose my view of downtown even at 6 floors, im not suggesting this to protect my view but from a resident who lives on the corner unit and faces the west where the wind originates.

---

**From:** mailpost@vancouver.ca  
**Sent:** February 13, 2013 1:03 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email:  
Phone:

-----  
Comments:

We object to this rezoning. There's no need for more density to the area. It would have negative affects on the area.

---

**From:** mailpost@vancouver.ca  
**Sent:** February 13, 2013 12:28 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

It is my understanding that the Mount Pleasant City Plan provides for a restriction in height to a maximum of 6 stories for the property at 2290 Main Street. I feel that 6 stories along Main Street is more than enough in order that we don't end up with a "canyon" created by tall buildings along that corridor.

As well, a building in excess of 6-stories in that location would negatively impact the view corridors for owners/residents throughout the three residential buildings nearest to this location ... The District, Social and the city owned rental units above the library and community centre.

I urge you to consider and comply with the city plan when considering this application.

sincerely,  
s. 22(1)

---

**From:** mailpost@vancouver.ca  
**Sent:** February 13, 2013 12:32 AM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1) |  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone:

-----  
Comments:

This directly affects the living conditions, environment and value of our property as the proposed building will block out the majority of the only source of natural sunlight that we get on our side of the building at s. 22(1) (facing alley, with no other windows in our unit.)

---

**From:** mailpost@vancouver.ca  
**Sent:** February 12, 2013 10:52 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

I do not agree with a 9 storey building at 2290 Main Street - it is far too big and too high for that lot area. I also think the design is quite unattractive and will look dated in a couple of years.

---

**From:** s. 22(1)  
**Sent:** February 12, 2013 4:26 PM  
**To:** Zeng, Yan  
**Subject:** RE: Rezoning Application - Project 6975

Hi Yan,

Thank you kindly for your response, and would it be possible to confirm who the developer is?

Following the open house in March, do you happen to know approximately how long it will be before a decision is made? Lastly, when will the city be erecting a rezoning application notice on the site as I have not seen one?

Once again, thank you for answering my questions.

Kindest regards,

s.  
22(1)

---

**From:** yan.zeng@vancouver.ca  
**To:** s. 22(1)  
**Subject:** RE: Rezoning Application - Project 6975  
**Date:** Tue, 12 Feb 2013 23:41:29 +0000

Hello s. 22(1) – The owner/developer of the subject rezoning is not Amacon. Unfortunately I don't know anything about Amacon's involvement in this site or any land trading.

---

**From:** s. 22(1)  
**Sent:** Tuesday, February 12, 2013 2:33 PM  
**To:** Zeng, Yan  
**Subject:** RE: Rezoning Application - Project 6975

Hi Yan,

My apologies for the additional email - and I just wanted to clarify that I was under the impression from a number of sources that the owner of the lot in question is Amacon, which is why I am hoping to find out when they purchased the property. My concern is that their sales people assured me prior to my purchase in the District that 2290 Main Street was zoned for light industrial and I therefore would not need to be concerned about losing the views from my 7th floor unit. If they already owned that property I think that could be considered misrepresentation, and I doubt that I am the only person who was given misinformation. I am not sure whether you are able to confirm who owns the lot, and if not I will contact the Land Titles office for more information before I bring this to the attention of our strata.

I will also be sure to submit feedback online.

Really appreciate any additional information you are able to provide me with, as I am sure you can understand that this rezoning application would be very upsetting for the new owners at the District.

Kindest regards,

s.  
22(1)



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From: s. 22(1)  
To: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
Subject: RE: Rezoning Application - Project 6975  
Date: Tue, 12 Feb 2013 10:50:34 -0800  
Good morning Yan,

Thank you kindly for the additional information, that is much appreciated! May I ask when Amacon started the rezoning application process?

Kindest regards,

s.  
22(1)

---

From: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
To: s. 22(1)  
Subject: RE: Rezoning Application - Project 6975  
Date: Thu, 7 Feb 2013 23:49:57 +0000

Hello s. 22(1) – There will be a public open house on this application, anticipated sometime in March. Neighbors in the area will be notified two weeks prior to the scheduled date. A rezoning process could normally take anywhere from 9 months to a year or longer, depends on various factors. The site is still currently zoned IC-2, which is industrial. The Mount Pleasant Community Plan which was approved in 2010 directs staff to consider site-specific rezoning to allow for residential development. Here is a link.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

I could tell you more about the application, but we are always busy with multiple projects. The best thing is to come to the open house, I will be at the open house, so will the architect and the developer, so you can ask your questions, I also hope I would more time to have face to face conversations with neighbors.

Hope this helps,

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

---

**From:** s. 22(1)  
**Sent:** Thursday, February 07, 2013 2:57 PM  
**To:** Zeng, Yan  
**Subject:** Rezoning Application - Project 6975

Good afternoon Yan,

I hope this email finds you well - and I just wanted to inquire about a rezoning application for 2290 Main Street -Project 6975. Will there be public consultations on the proposed rezoning, and if so when will they be held?

When is the city likely to make a decision on the rezoning application, and is it correct that this site was previously zoned for light industrial meaning that construction could be no higher than 5 stories?

Any additional information you can provide would be much appreciated.

Kindest regards,

s. [REDACTED]  
22(1)

---

**From:** Rezoning Centre  
**Sent:** February 12, 2013 3:48 PM  
**To:** s. 22(1)  
**Subject:** RE: Online Feedback - Rezoning Application - 2290 Main Street

Hello - Your comments are noted. There will be a community open house sometime in March of which neighbors will be notified.

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

From: mailpost@vancouver.ca [mailto:mailpost@vancouver.ca]  
Sent: Sunday, February 10, 2013 10:16 AM  
To: Zeng, Yan  
Subject: Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

Blight on the landscape! I feel that this rezoning application should not be approved. The lot is far too small to warrant 9 stories, and the potential design is awful. Who wants to look at 9 stories of blood red lego blocks? I feel very sorry for the new owners in the District, my daughter being one of them, who was told that they could build no more than 4 stories when she originally purchased, and had she known what she would be looking at I know that she would not have bought her unit. It also seems very unfair that unit owners in the District are going to suffer decreased property values as a result of the new building, based on all of the western-facing units losing their views, western sunlight, and the beautiful rooftop patio will completely lose the stunning views they currently enjoy. I hope the penthouse owners manage to sell if this does get approved, and hopefully other owners will still retain enough value in their homes that their mortgages are not worth more than the units. I think Amacon was very deceptive in their initial sales to the owners of the District. This is in addition to the uproar over the brewery, which thank goodness other owners were upset about. Amacon has been very misleading throughout this entire process!!

I understand from the Community Development Plan that the city wants to provide more housing, but 9 stories on that lot will dwarf the much larger buildings around it which I think will look ridiculous, plus I think the city should reconsider the design. There are numerous developments in the neighborhood, including the large-scale Rize building, and the only way I personally would want to see a development there would be a smaller (4 storey) building with a design that fits the culture of the Mount Pleasant neighbourhood. I know my daughter actually checked the zoning of the lot that is in

front of her unit and was reassured by the height restrictions. It seems unfair that even though she did her homework it makes no difference as the city seems to be on a rampage to rezone every lot in the neighbourhood!

---

**From:** Rezoning Centre  
**Sent:** February 12, 2013 3:44 PM  
**To:** s. 22(1)  
**Subject:** RE: Online Feedback - Rezoning Application - 2290 Main Street

s. 22(1)

I believe I talked to you today in person. Your comments are noted.

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

From: mailpost@vancouver.ca [mailto:mailpost@vancouver.ca]  
Sent: Tuesday, February 12, 2013 10:41 AM  
To: Zeng, Yan  
Subject: Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

I live overlooking the proposed site of this development. Part of my current, and expansive, view of the city is over this area but only a part of my view will be effected. I am more concerned how this building will affect my neighbours in the south Building of my development and in the Social condo development on 7th avenue. Given that all occupants of these buildings were assured that the zoning for this and indeed all of the properties fronting on Main street down to 2nd avenue would remain low rise, i.e. less than six stories, we want to see the city honour the commitments previously made to us. We were part of the process that saw the completion of the Mount Pleasant Community Plan and have since had conversations with Planning Department staff, as recently as January 2013, and no mention was at any time made about increasing the allowable square footage and height of any structures along this corridor. Let's revert to the current zoning and re-design this proposa l.

---

**From:** mailpost@vancouver.ca  
**Sent:** February 8, 2013 9:56 AM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email:  
Phone:

-----  
Comments:

I just wanted to submit feedback as I recently saw the article regarding this proposed development at 2290 Main Street in Vancity Buzz. For starters, the building is an absolute eye-sore, and although the city wants to incorporate new designs with the heritage nature of the neighbourhood, I think that this design does not suit the area and is far too loud and obtrusive. Nor do I think the developer should be permitted to build 9 stories on such a small lot. I realize the city wants to provide more housing options in the area, but considering the number of large scale developments happening on Main & 2nd, plus the approved Rize building it just seems like too much. Not only that but I have a friend who lives in the building next door who never would have bought her unit had she thought that she would be staring directly into someone else's suite across the alley, particularly considering she did her homework before making her purchase and based on the zoning of the lot across from her felt confident that she wouldn't have to look at someone else's suite. This neighbourhood is not Yaletown, nor in my opinion, do many people there want so many large developments!

---

**From:** mailpost@vancouver.ca  
**Sent:** February 7, 2013 4:47 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email:  
Phone:

-----  
Comments:

I spend a lot of time in that neighbourhood, and the images of the new facility do NOT fit with the area. It looks totally obtrusive, and would be an eyesore in an otherwise charming area. Perhaps it would be better suited to a more industrial area, but not this spot. This area needs something smaller, and MUCH less modern 'flash'.

---

**From:** Zeng, Yan  
**Sent:** February 7, 2013 3:52 PM  
**To:** s. 22(1)  
**Subject:** RE: Online Feedback - Rezoning Application - 2290 Main Street

Thank you for writing in. Your comments are noted.

Regards,

Yan Zeng  
Rezoning Planner  
City of Vancouver  
Tel. 604.871.6383  
Fax.604.873.7060

-----Original Message-----

From: mailpost@vancouver.ca [mailto:mailpost@vancouver.ca]  
Sent: Thursday, February 07, 2013 3:22 PM  
To: Zeng, Yan  
Subject: Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

I am extremely opposed to the 9-storey mixed use building proposed by Arno Matis Arcitecture.

I live half a block from the lot in the Social (at 7th and Scotia) so I am expressing my opinion as this will affect my neighbourhood.

The proposed 'structure' is too large/tall for the size of the lot. I could understand if Arno Matis was using the entire block to build a 9-storey building but they will only have approximately 1/4 to a 1/2 of the block and that is far too small for such a tall building.

I also dislike the look of the building - it is one of the worst designs I have seen. The Mount Pleasant area is about culture and history with most buildings, including my own, incorporating brick detailing to give the neighbourhood a historical feeling. This building is far too modern for the area and to be honest is an eye sore. I feel sorry for anyone in the District or the Community Centre that will have to face that monstrosity. This building fits Yaletown or Olympic Village, not my neighbourhood of Mount Pleasant.

Thanks.



---

**From:** mailpost@vancouver.ca  
**Sent:** February 7, 2013 3:46 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

I saw an article in Vancity Buzz regarding the new development application for 2290 Main Street along with the rezoning application. With regards to the rezoning application I would like to say that I love that neighbourhood, however considering the Rize has been approved with 15 stories only one block away, why does the city feel the need to look at more high rise towers, particularly given the size of the lot and the loud design of the building. I absolutely love the neighbourhood, but I would never buy a condo that had to look at it! I wholeheartedly disagree with the rezoning application - not to mention the design.

---

**From:** mailpost@vancouver.ca  
**Sent:** February 7, 2013 3:22 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Postal Code s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

-----  
Comments:

I am extremely opposed to the 9-storey mixed use building proposed by Arno Matis Arcitecture.

s. 22(1) ) so I am expressing my opinion as this will affect my neighbourhood.

The proposed 'structure' is too large/tall for the size of the lot. I could understand if Arno Matis was using the entire block to build a 9-storey building but they will only have approximately 1/4 to a 1/2 of the block and that is far too small for such a tall building.

I also dislike the look of the building - it is one of the worst designs I have seen. The Mount Pleasant area is about culture and history with most buildings, including my own, incorporating brick detailing to give the neighbourhood a historical feeling. This building is far too modern for the area and to be honest is an eye sore. I feel sorry for anyone in the District or the Community Centre that will have to face that monstrosity. This building fits Yaletown or Olympic Village, not my neighbourhood of Mount Pleasant.

Thanks.

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**From:** Zeng, Yan  
**Sent:** February 7, 2013 10:00 AM  
**To:** s. 22(1)  
**Subject:** RE: 2290 Main (NE corner of 7th & Main )- proposed rezoning analysis

Hello s. 22(1),

I do believe Mount Pleasant Community Plan provides enough directions to consider site-specific rezoning for residential development along Main between 2<sup>nd</sup> and 7<sup>th</sup>. It asks that individual rezoning application to demonstrate how any additional height above 6-storey at 2<sup>nd</sup> and 7<sup>th</sup> serves improve site development and street character, and provide public benefits, without compromising the hill town urban design concept, important public views, and sun access to the street.

As staff are constantly juggling multiple projects and timelines, we don't have a lot of time researching policies or analyzing issues for you, particularly if they are not directly related to the site in question.

If you have any further questions, I encourage you to come to the community open house, which will be scheduled for some time in March, and you will be notified. I will be at the meeting to answer questions, and hopefully spend more time with you.

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Wednesday, February 06, 2013 6:42 PM  
**To:** Zeng, Yan  
**Subject:** 2290 Main (NE corner of 7th & Main )- proposed rezoning analysis

Hello Yan

Thank you for your prompt reply.

The question is, where does the Mount Pleasant Community Plan provide guidance with regard to the height, density, uses and character of this proposed rezoning at 2290 Main Street?

#### **MOUNT PLEASANT COMMUNITY PLAN, REFERENCES**

The sections of the MPCP that relate directly to 2290 Main may be found in Section 5.2 on pages 26 and 27 and in Section 6.1, New Programs and Projects, on pages 30 and 31.

Section 5.2 says, "Allow up to 6 storeys for mixed use developments along Main Street from 2nd to 7th Avenues; investigate permitting additional height during plan implementation (see Section 6.1 c)"

Section 6.1 says, “An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue. The community supports mixed-use development of up to 6 storeys in this area. They also expressed concerns about allowing buildings above 6 storeys at the intersections of Main Street with 2nd Avenue and with 7th Avenue.”

However, City staff has responded that a rezoning of Main Street from 2nd to 7th is not feasible at this time due to budget constraints, and has opted to proceed with a process of site by site rezoning. In light of this decision it is clear that section 6.1, no longer provides guidance when considering rezoning in this area.

Since The City has decided not to follow Section 6 of the MPCP mandate to pursue a new planning program for 2nd to 7th, where else in the Plan can we look for direction going forward in this process? In the Introduction to the Plan it says that the goal is, “ensuring policies strive to be consistent with city-wide plans, policies, and initiatives.”

That begs the question, is there a city-wide plan that governs this area? The answer is that the City’s Industrial Lands Policies provides rezoning guidelines for the Industrial Lands along Main Street from 2nd to 7th Avenues. In the absence of a new planning program per the City’s decision, this policy should be relied upon until such time as the new planning program is implemented along Main Street. The alternative would be to proceed ad hoc, which would leave a great deal of uncertainty for all parties and would not be satisfactory.

The Industrial Lands Policy says:

For any rezoning applications, the following conditions will be considered before land is released from industrial uses:

(a) Compatibility of Proposed Land Uses with Existing Industrial Activity

The proposed development should not affect the operations of adjacent existing and potential future industrial activity in the area. The proposed development should not increase land values of surrounding industrial land.

(b) Land Use Suitability for Alternate Land Uses

The proposed development should comply with relevant planning policies such as Central Area Plan, Artist "live/work" Studio Policy, etc.

(c) Environmental Impacts

The proposed development should comply with relevant legislation concerning environmental impacts and mitigation measures.

**Why hasn't this site been considered through the Industrial Lands Policies as above?**

**Why has this site been considered for a rezoning from the use of residential units associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law to a strictly residential use when this use will clearly increase land values?**

If there is additional height, density and strictly residential use allowed on this site it will increase the land values of the surrounding industrial land thereby increasing the property taxes. When the taxes rise it is much more difficult to do business.

This idea is supported as recently as December 2012 in a report to Council where it describes IC-2 as a light industrial zone.

This report says, "As part of the Metro Core Study discussion, opportunities and challenges in the Mount Pleasant Light Industrial Areas were identified. Specifically:

- pressure for residential and retail in the Areas continues, and if allowed to proceed would increase land values and lease rates, displacing existing industrial uses."

Yours sincerely

s. 22(1)

**From:** [Zeng, Yan](#)

**Sent:** Friday, February 01, 2013 9:31 AM

**To:** s. 22(1)

**Subject:** RE: 2nd request - 2290 Main (NE corner of 7th & Main )- proposed rezoning

Hello <sup>s.</sup> <sub>22(1)</sub> – The policy plan that allows consideration of rezoning is the Mount Pleasant Community Plan.

Here is a link to the Mount Pleasant Community Plan and a link to the rezoning application website which tells you about height, density and uses.

<http://vancouver.ca/files/cov/MP-community-plan.pdf>

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Regards,

Yan Zeng

Rezoning Planner

City of Vancouver

Tel. 604.871.6383

Fax.604.873.7060

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**From:** s. 22(1)  
**Sent:** Friday, February 01, 2013 3:26 AM  
**To:** Zeng, Yan  
**Subject:** 2nd request - 2290 Main (NE corner of 7th & Main )- proposed rezoning

Hello

I can't imagine how busy you are but if you can find the time would you please answer my questions below?

Thank you

Kindest regards

s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, January 28, 2013 11:59 PM  
**To:** [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
**Subject:** 2290 Main - proposed rezoning

Hello

I have been told that you are the rezoning planner for the property at 2290 Main (7th & Main).

Would you please tell me what policies, etc. that you are relying on in order to accept a rezoning for this property?

Would you please tell me the height, density and use that is being requested here?

Yours sincerely

s. 22(1), property owner in the vicinity of this project

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**From:** mailpost@vancouver.ca  
**Sent:** February 5, 2013 9:15 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 2290 Main Street

Name: s. 22(1)  
Address: s. 22(1)  
Email: s. 22(1)  
Phone: s. 22(1)

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Comments:

It looks amazing - I live right across the street and I think it will add colour to the neighbourhood nicely. As for the retail, anything is better than the light-industrial wasteland between 7th and Terminal.

Mount Pleasant is a great neighbourhood with excellent transit service, I genuinely believe as many people as possible should be allowed to live in it. I would urge the City to allow FSR and height as high as is politically feasible for this site and others in the area.

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**From:** s. 22(1)  
**Sent:** January 23, 2013 11:52 AM  
**To:** Zeng, Yan  
**Subject:** RE: Rezoning - 2290 Main St

Thanks for your time -

s. 22(1)

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**From:** Zeng, Yan [mailto:yan.zeng@vancouver.ca]  
**Sent:** January-23-13 11:27 AM  
**To:** s. 22(1)  
**Subject:** RE: Rezoning - 2290 Main Street (application # 2012036)

Hi s. 22(1),

I am the rezoning planner assigned to this file. Ian Cooper forwarded your inquiry to me. He also forwarded your phone inquiry.

To answer your question, normally a rezoning process takes about 9 months to a year. That being said, individual cases vary greatly in timing and at this point we don't know how long this application will take.

Please feel free to contact me for further questions regarding this rezoning,

Regards,

**Yan Zeng**  
**Rezoning Planner**  
**City of Vancouver**  
Tel. 604.871.6383  
Fax.604.873.7060

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**From:** Cooper, Ian  
**Sent:** Tuesday, January 22, 2013 9:08 AM  
**To:** Zeng, Yan  
**Subject:** FW: Rezoning - 2290 Main Street (application # 2012036)

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**From:** s. 22(1)  
**Sent:** Friday, January 18, 2013 12:12 PM  
**To:** Cooper, Ian  
**Cc:** s. 22(1)  
**Subject:** Rezoning - 2290 Main Street (application # 2012036)



Hi Ian – I see this application went into planning in late December. Do you have a sense of the timeline re: process?  
Thanks –

(I did leave you a voice mail – e-mail is fine though!)

s. 22(1)

A rectangular grey box redacting the text below the 's. 22(1)' label.

**PETITION AGAINST THE APPROVAL FOR RE-ZONING AT 2290 MAIN STREET**

The signatures below are **OPPOSED** to the approval for the re-zoning at 2290 Main Street.

**PRINT NAME**

**SIGNATURE**

**ADDRESS**

s. 22(1)

