

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 07, 2016 3:13 PM  
**To:** Public Hearing  
**Subject:** FW: 22 East 5th Avenue - heritage designation and Heritage Revitalization Agreement  
**Attachments:** 22 E 5th.jpg

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**From:** Leigh Cross s.22(1) Personal and Confidential  
**Sent:** Monday, March 07, 2016 3:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** re: 22 East 5th Avenue - heritage designation and Heritage Revitalization Agreement

I would like to submit comments for the March 8th Council meeting scheduled for 6:00 p.m.

My comment is in regard to 22 East 5th Avenue - heritage designation and Heritage Revitalization Agreement.

I am also delivering copies of my comments in hard copy to the office of the City Clerk.

I am: Leigh Cross, s.22(1) Personal and Confidential

My comment:

Mr. Mayor and Members of the Vancouver City Council,

**With respect to 22 East 5<sup>th</sup> Avenue – Heritage designation and Heritage Revitalization Agreement:**

I am opposed to this Heritage Designation proposal. My wife and I are affected by this proposal because we live s.22(1) Personal and Confidential in the I-1 zone. We rescued and restored our residence from the last stages of degeneration and created a building which could truly be called heritage. We followed the I-1 zoning requirements to the letter.


This proposed "Heritage" designation was requested by the applicants of Development Application 419206 to justify many zoning violations of their plan.

Let me first deal with the existing building. It has very ordinary, factory façades. Only an extraordinarily gymnastic mind could call them "heritage." In DE419206 they are described as "Art Deco." Art Deco? Are they referring to the small concrete excrescences located at the roof line? See the attached photographs.

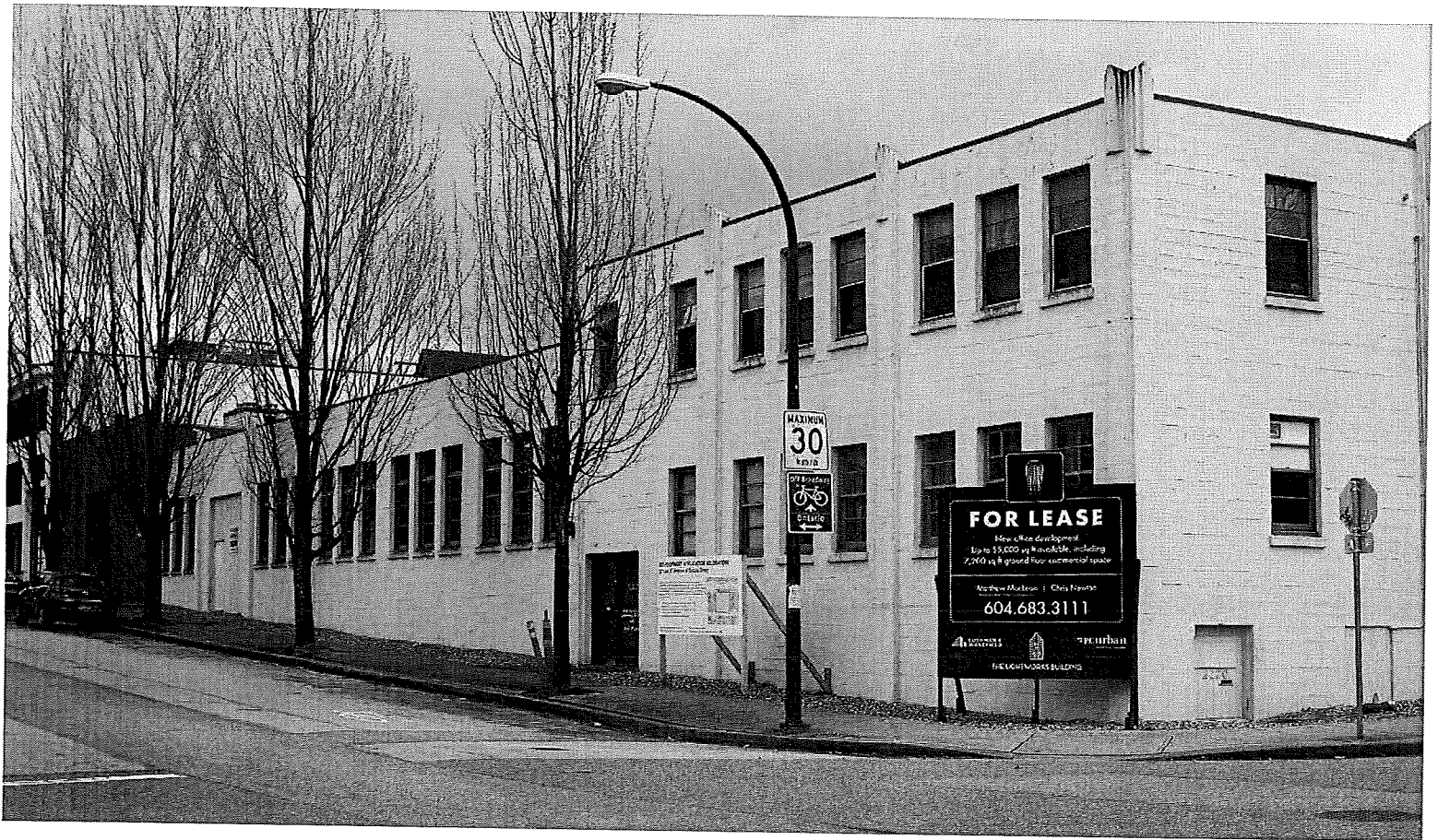
DE419206 trashes the zoning of the I-1 zone. A few of these violations are:

- 1) It proposes a seven story building with an over-all height of 94 feet. This drastically exceeds the maximum allowable height in the I-1 zone.
- 2) It proposes a two story parking garage to occupy the first and second floors but it also proposes commercial retail and manufacturing use on the first floor. How is this possible if a parking garage also occupies the first floor.
- 4) The applicants are claiming a floor space ratio of 3.0 by excluding floor space used for parking including the entire second floor. The I-1 zoning regulations state that floor space used for parking must be “at or below base surface.” Using the second floor for parking and asking for an FSR relaxation is not reasonable. Let the applicants excavate for their parking as do the other buildings in the I-1 zone.
- 4) Office use in the I-1 Zone is limited to a maximum of 1.0. The proposed office space is 2.57 times the allowable.

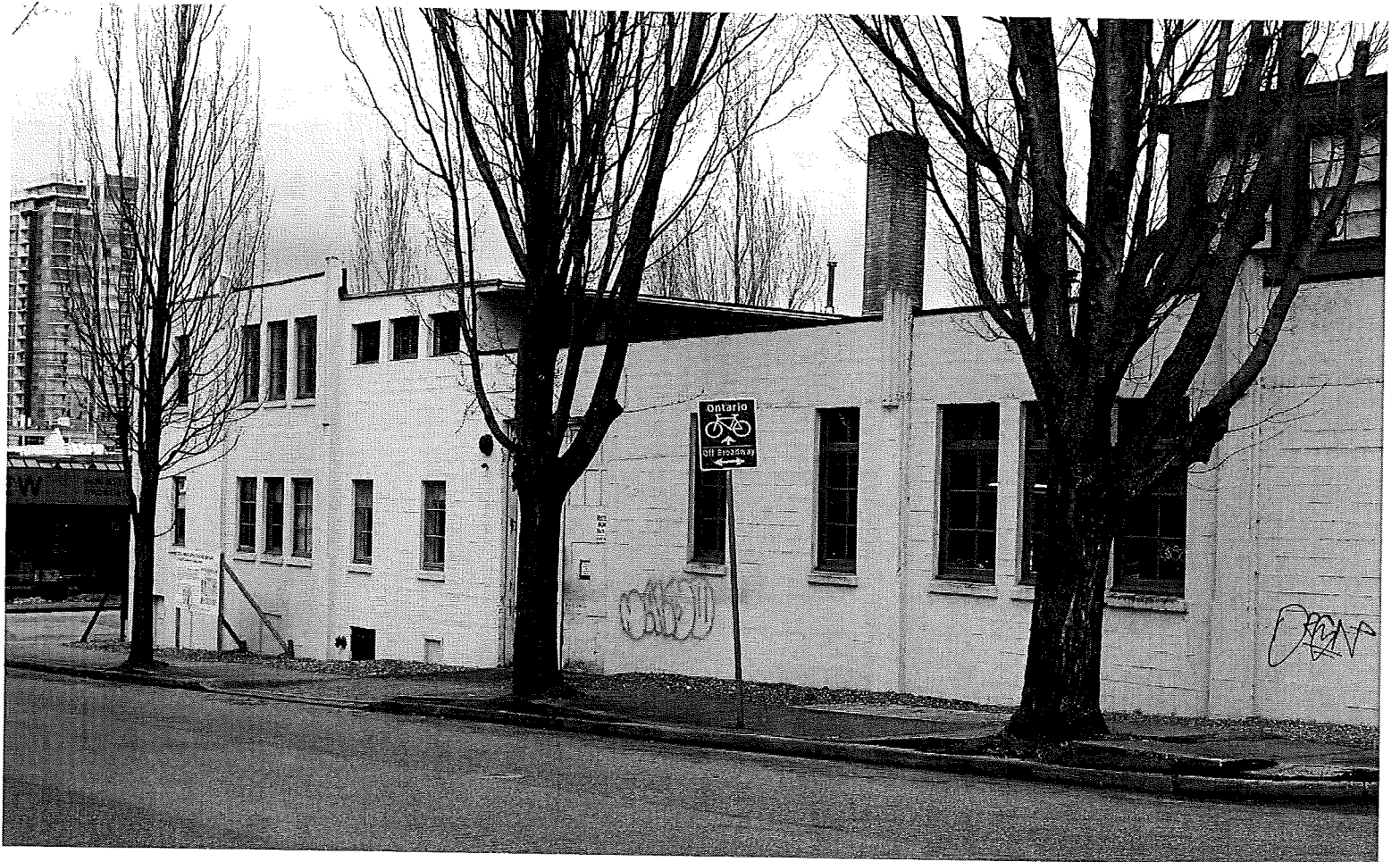
I am perplexed and amazed that this scheme is being presented as a viable option.



Leigh Cross



North facade



West facade