

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 15, 2015 11:44 AM
To: Public Hearing
Subject: FW: 565 Great Northern Way

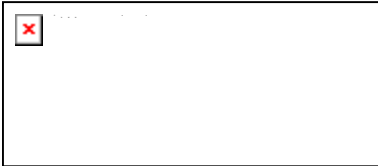
From: Leona Rothney s.22(1) Personal and Confidential
Sent: Tuesday, December 15, 2015 11:24 AM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: Fw: 565 Great Northern Way

From: [Leona Rothney](#)
Sent: Tuesday, December 15, 2015 11:16 AM
To: mayorandcouncil@vancouver.ca ;
Subject: 565 Great Northern Way

Mayor/council
City of Vancouver

I am opposed to this rezoning and please take note of the following:

Rezoning Application - 565 Great Northern Way



Click to view larger site map

The City of Vancouver has received an application to amend the text of CD-1 (402) (Comprehensive Development) District By-law for Great Northern Way Campus, Sub Area 3 for Maximum Building Heights to:

- decrease the maximum height within Area A from 18.29 m (60 ft.) to 7.62 m (25 ft.)
- allow an increase in height within Area B from 18.29 m (60 ft.) to 30.48 m (100 ft.)

No increase to the overall density is proposed.

If there is no increase in density then why the height? Are there future plans to build more on that site or other sites nearby with increase in height? The Mt. Pleasant Community Plan clearly states that there are only 3 sites for additional height, KINGSGATE MALL, IGA AND RIZE. This building is a block long and this will have a serious adverse view impact for the whole neighbourhood. Mt. Pleasant has been subjected to an overkill of REZONING just in the past 6 years. It is very disturbing to see so many construction sites just in a 10 block radius.

I am also concerned about the impact of more traffic in the area, more noise and more pollution.

Will the trees remain or is there plans to cut them down?

How can the city allow yet another mountain view to be taken away just with the stroke of a pen? I feel the city has no regard for our Mt. Pleasant community. Rezoning should not be happening.

The Mountain Views are/were the jewel of the city.

City of Vancouver

Land Use and Development Policies and Guidelines
Planning and Development Services

GREAT NORTHERN WAY CD-1 GUIDELINES (555 GREAT NORTHERN WAY)

Adopted by City Council on
November 30, 1999
Amended February 5, 2014
and July 22, 2014

2.1 (d) Work within existing height limits and **preserving view corridors**

3.2(a) Provide a 3-m (10-ft.) setback along Great Northern Way, west of Carolina St.

5.2 Massing and Form

a)
Where building length exceeds 250' massing should be broken down into smaller increments **in order to allow views and light through** blocks or into courtyards. In blocks which approximate the scale of the existing subdivision pattern to the south, a minimum of one break in the massing should occur. In longer blocks over 180 m (591 ft.) in length,

a minimum of two breaks should occur.

b) **Long, continuous building forms** should be avoided. Express the individual functional components of a large building complex as a series of interconnected or interrelated massings in order to create identity, rhythm and variety and a reduction of apparent bulk and visual scale.

(c) Respect the incremental rhythm of Vancouver streetscapes typical of mixed-use areas around the downtown. **Large, singular building forms** should be avoided in favour of an increment and rhythm of building frontage found in typical Vancouver mixed use areas

(d) Shallow articulation of surface elements and materials is generally ineffective in achieving adequate variation in the massing and bolder manipulations of the form should prevail.

(e) Generic building designs that exhibit little facade interest or transparency should be avoided

regards

L. Rothney
RAMP Director
Former MPIC member