

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 15, 2015 4:41 PM
To: Public Hearing
Subject: Comments & Photos Submission, L. Rothney Refers to Item No. 5 - Text Amendment:
565 Great Northern Way, Public Hearing, Tuesday December 15th
Attachments: 20151215163749654.pdf

The digital copy of attached Photos addressed to Mayor & Council and received on 2015 Dec 15th is forwarded for your action and/or information.

MAYOR AND COUNCIL
PUBLIC HEARING

RE

565 GREAT NORTHERN WAY

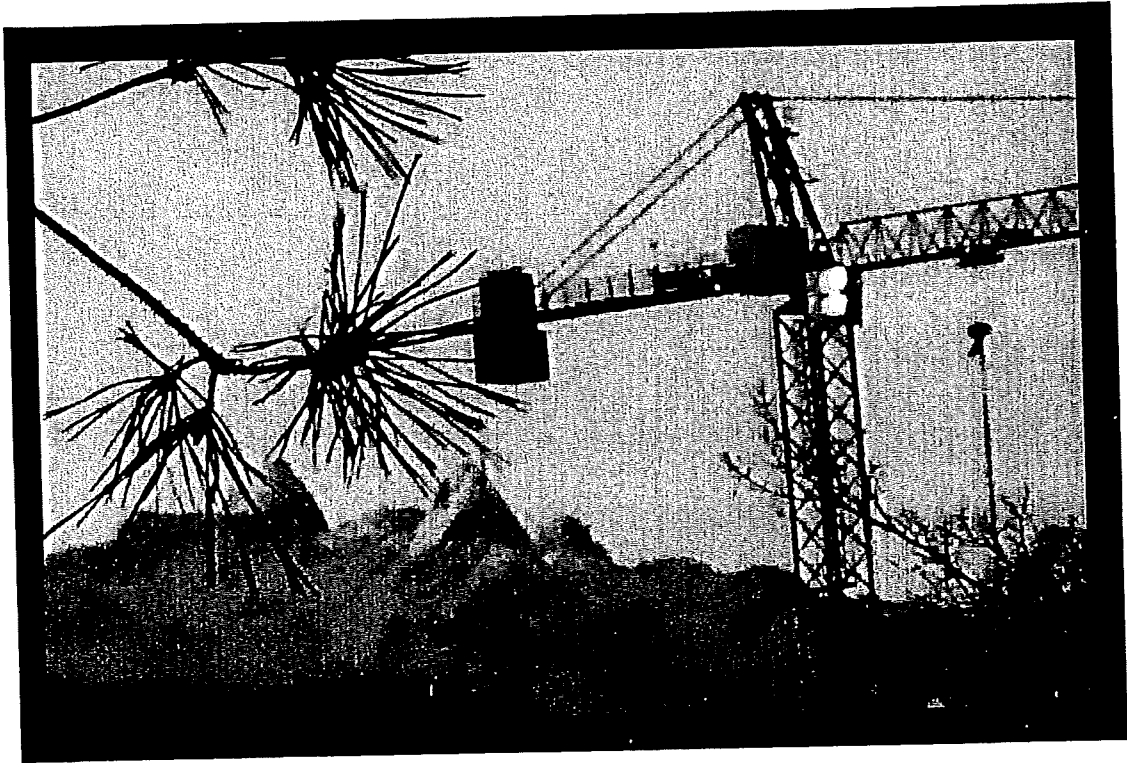
VIEW IMPACT

SHOPPERS
DRUG MART



Visit shoppersphoto.ca

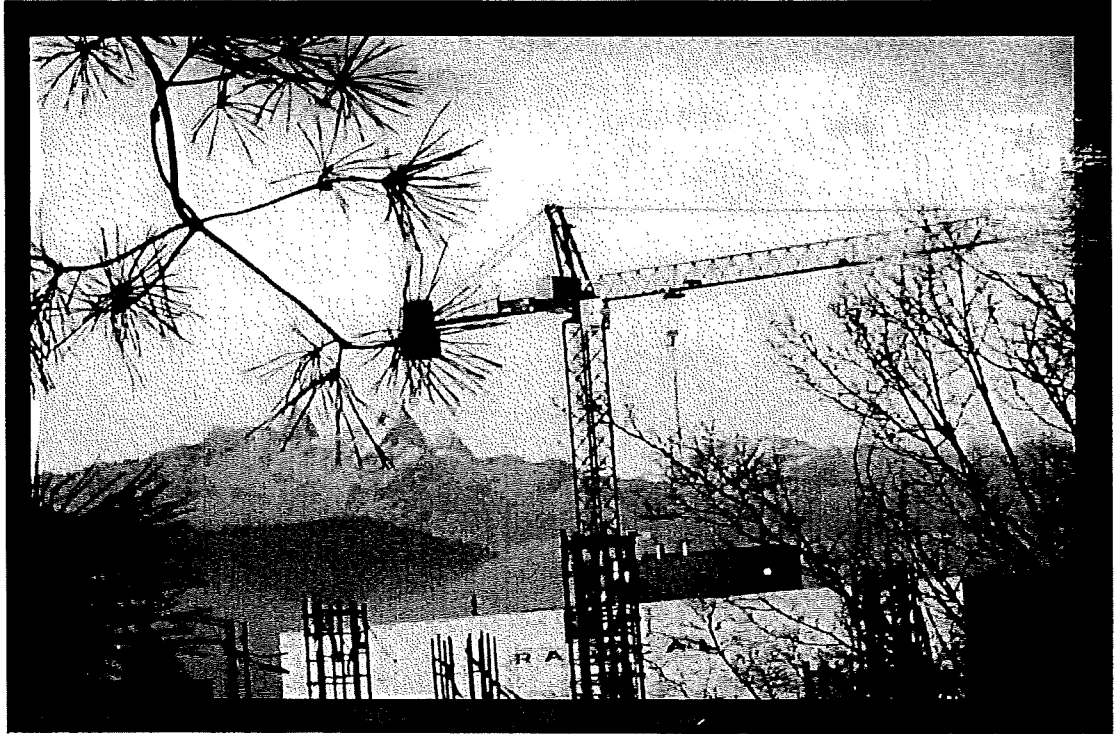
FROM
L. ROTHNEY
RAMP
I OPPOSE
REZONING
OF 565 GREAT NORTHERN WAY



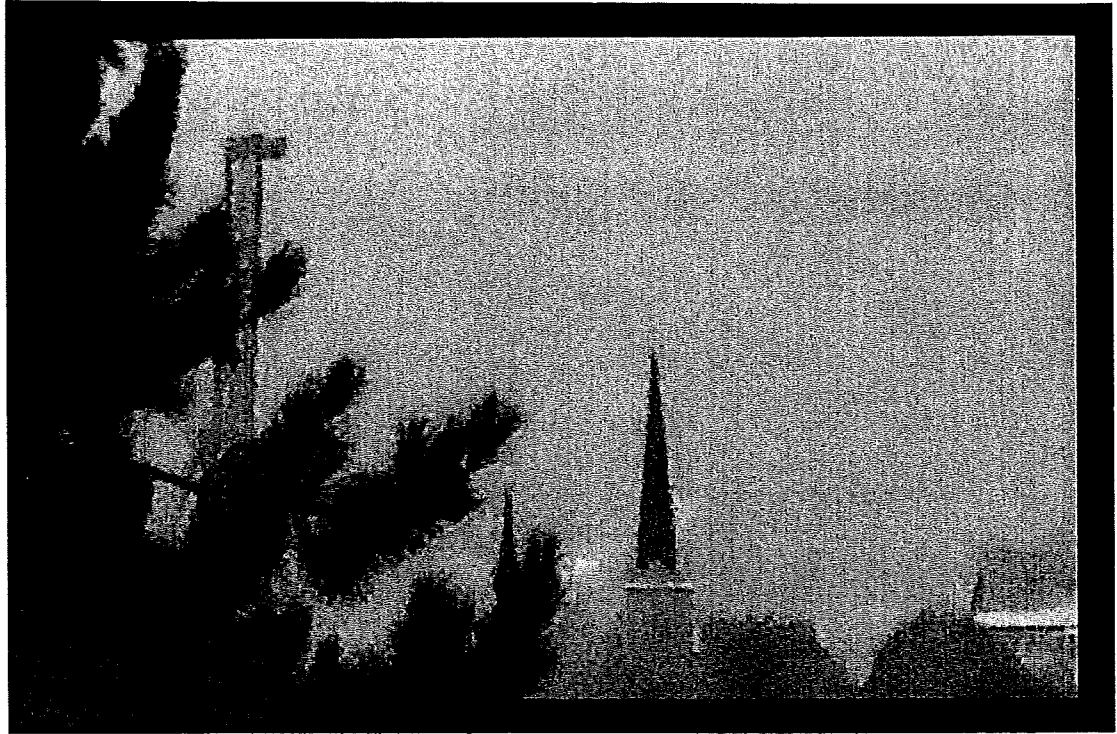
500 BIK of Great
Northern Way



View will be gone, if rezoned for
100 Foot Building, for Great Northern
Way, 500 Block.



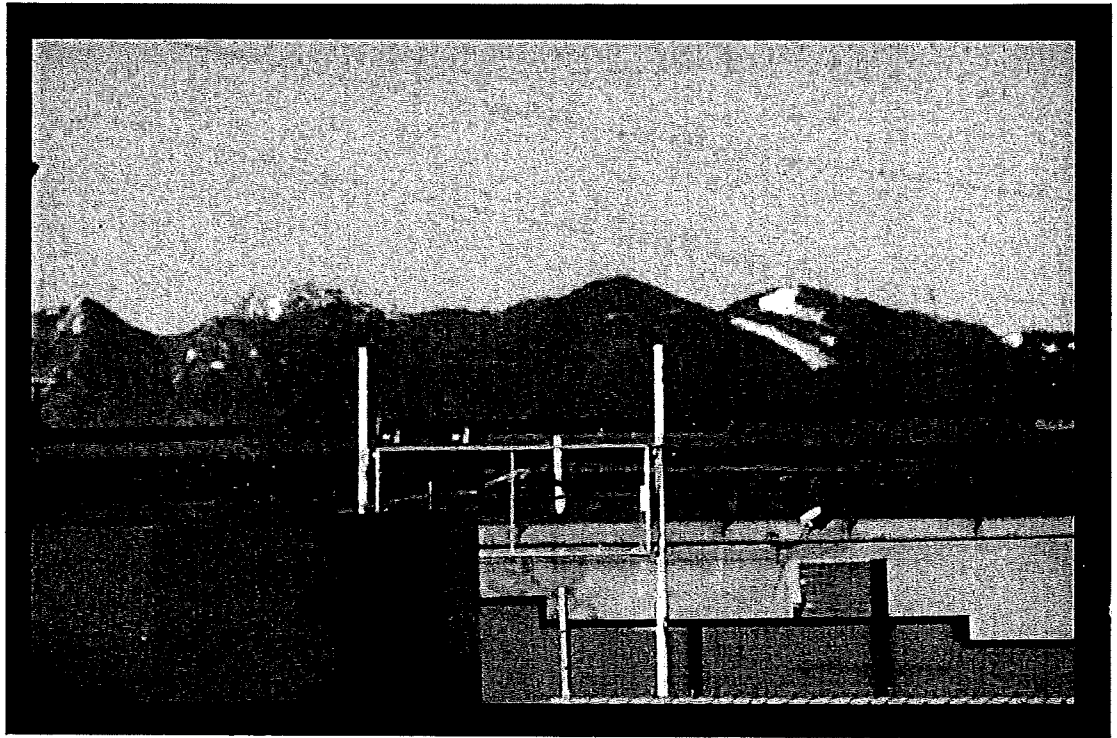
View impact, 500 Block, Great
Northern Way



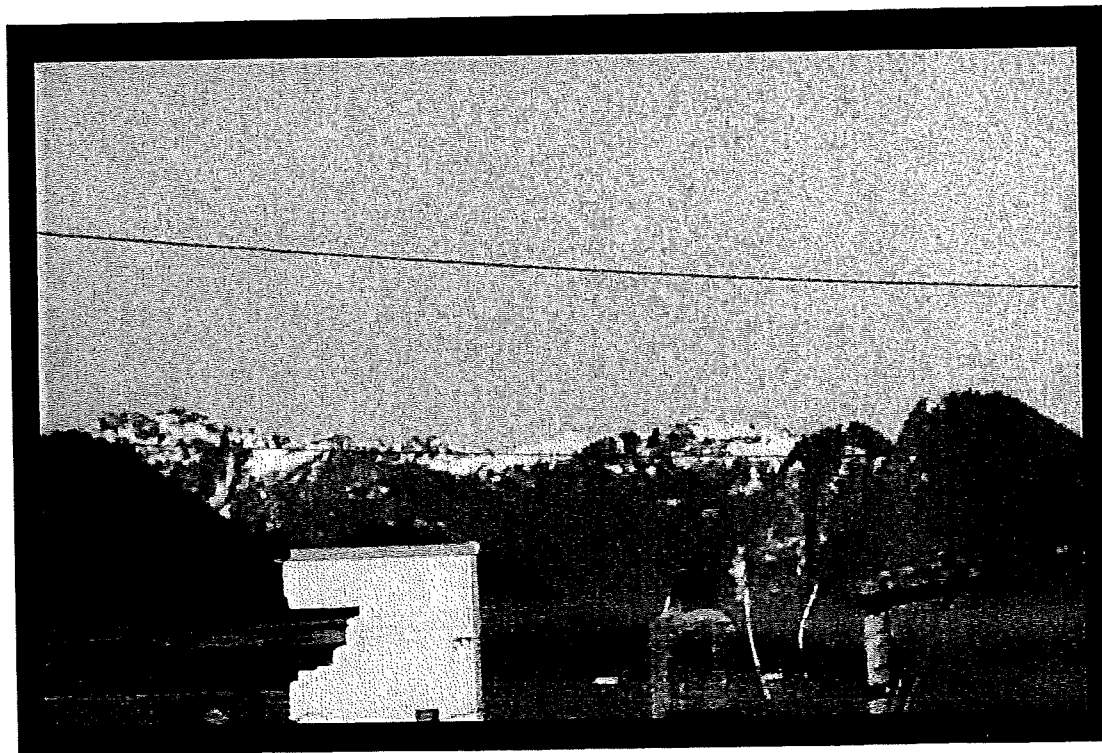
My View: 500 Blk East 6ⁿ Ave
View will be gone.

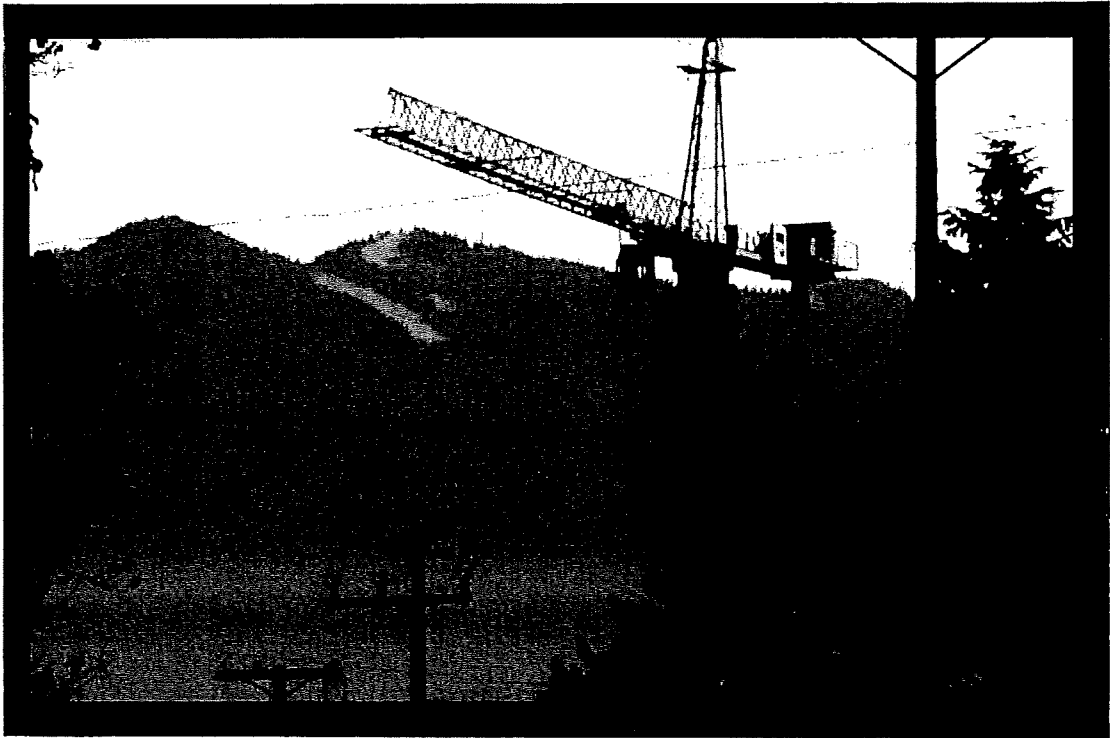


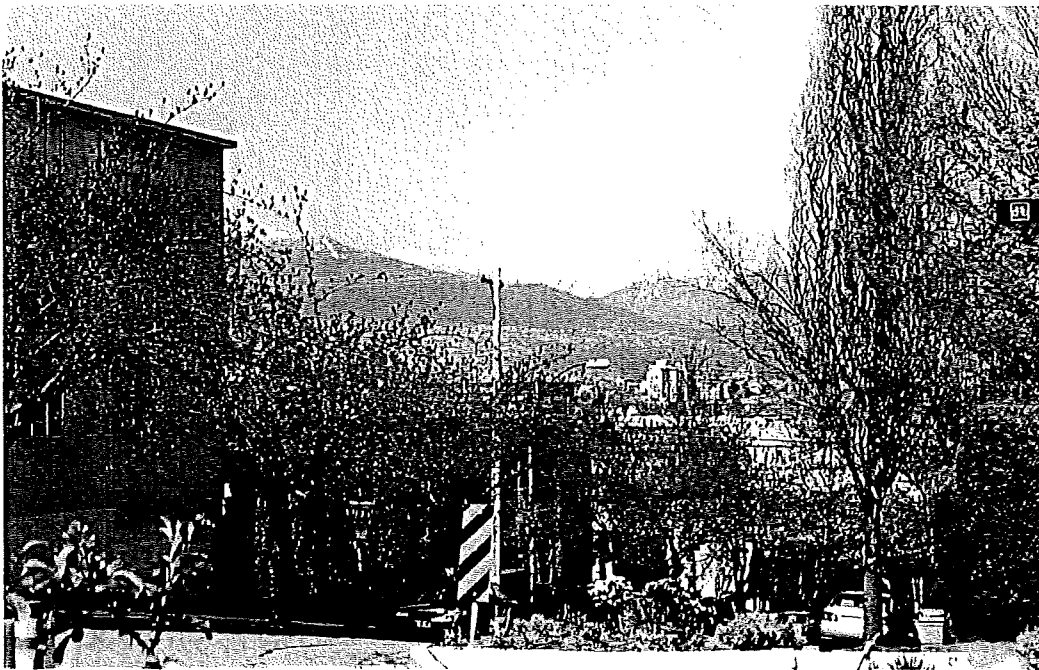
7th & Main St.
View will be gone.



7th & Main St.
View Impact.







Tuerlings, Leslie

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, December 15, 2015 5:23 PM
To: Correspondence Group, City Clerk's Office
Subject: opposed to 565 Great Northern Way
Attachments: 10ft_diag_section.jpg; 10ft_diag_section_long.jpg

Dear Mayor and Council,

Please receive this letter in **opposition** to the increase in proposed height for 565 Great Northern Way.

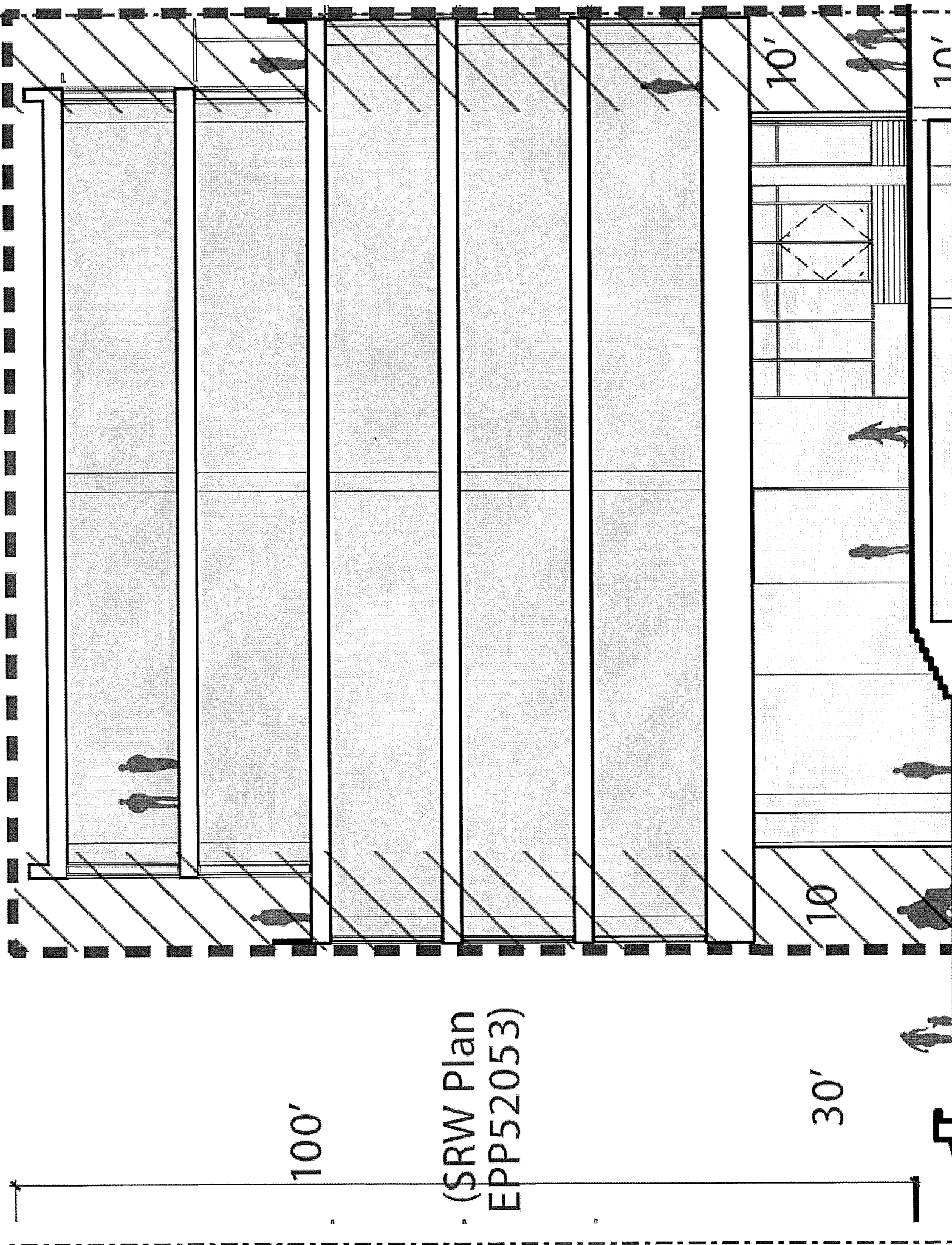
There are a number of reasons why this rezoning should not be approved:

- 1) The building is not for the Great Northern Way campus, but rather it is intended for **general office space**. There is a piecemeal parcelling off and selling off of lands to private interests. This land was originally meant to be part of a large future campus. Instead there will be one large building for Emily Carr University surrounded by many private holdings on the western part of the original Finning Lands.
- 2) The view impacts for residents living on East 5th Avenue are unacceptable. Views that would have been afforded by the current 60' height will be lost.
- 3) The rezoning makes no attempt to save any of the mature pine trees that line Great Northern Way
- 4) The bulk of the building has a negative impact on the streetscape
- 5) There is no guarantee of expanded public space; however, this space if it were to be provided, would not be easily accessible to the community. Great Northern Way is a very busy street and the escarpment is a barrier.
- 6) The increased height of the building will block more solar access for the main Emily Carr University building. Hence the learning environment will be darker, as less natural light will come through the windows facing to the south.

Finally, there is a **mismatch** between the architect's diagrams and the **draft CD-1 bylaw**. The architect shows a 10' setback from the street for the lower floor. This isn't reflected anywhere in the text of the CD-1. As such, the CD-1 bylaw that is being considered would basically allow for the building to be an extrusion from the property line for the sub-area.

It doesn't make sense to rezone this property, as the same density can be accommodated under the current CD-1 that has a lower maximum height.

Sincerely yours,
Stephen Bohus, BLA



100'

(SRW Plan
EPP52053)

10

30'

10'

10'

