

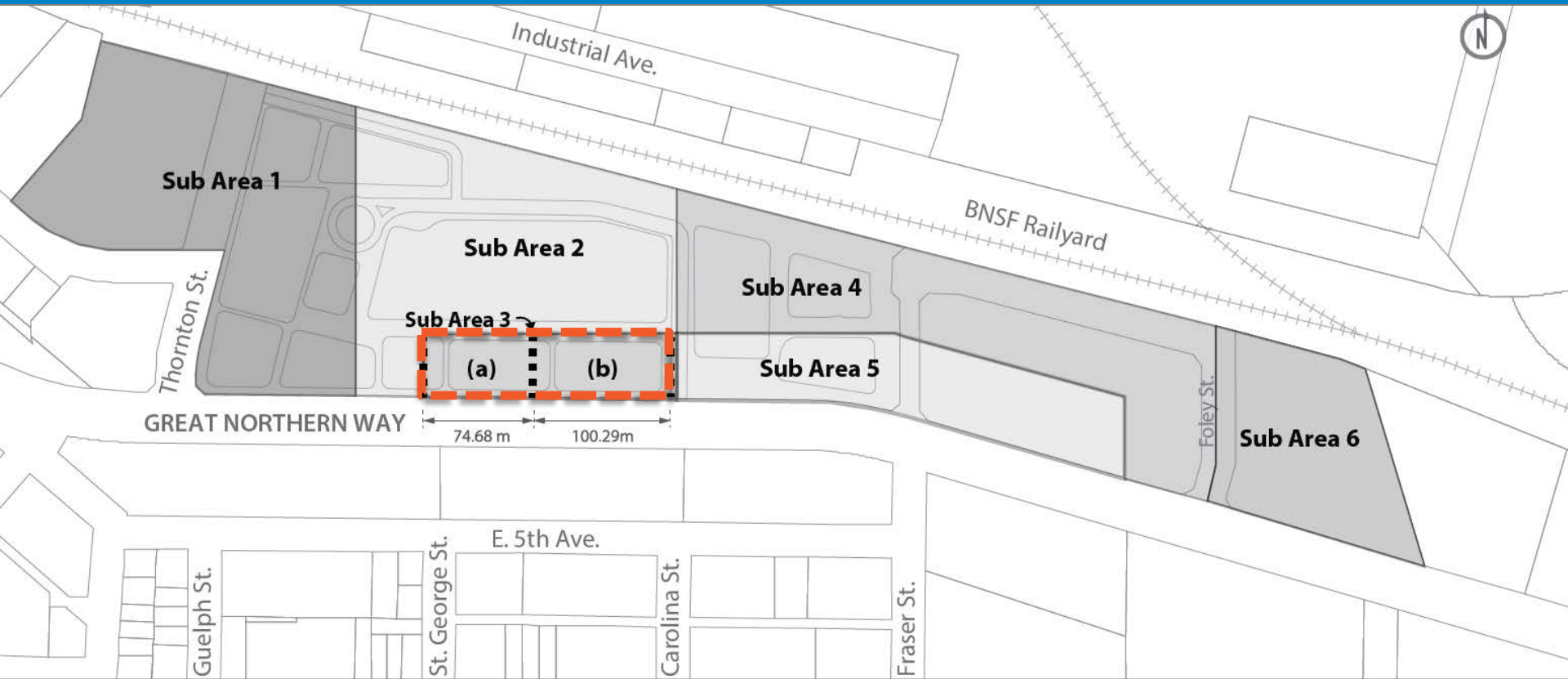


CD-1 Text Amendment

565 Great Northern Way

Public Hearing:
Tuesday, December 15, 2015

CD-1 Text Amendment: 565 Great Northern Way



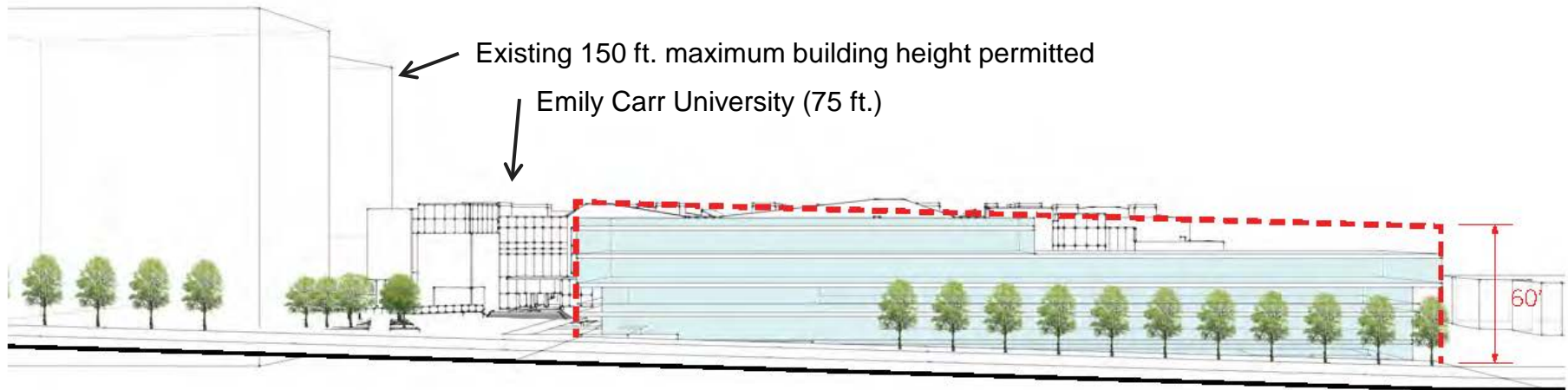
Amend CD-1 By-law (402) to:

- Divide sub-area 3 into two new sub-areas
- Reduce maximum building height in 3a from 18.29 m to 7.62 m (60 ft. to 25 ft.)
- Increase maximum building height in 3b from 18.29 m to 30.48 m (60 ft. to 100 ft.)

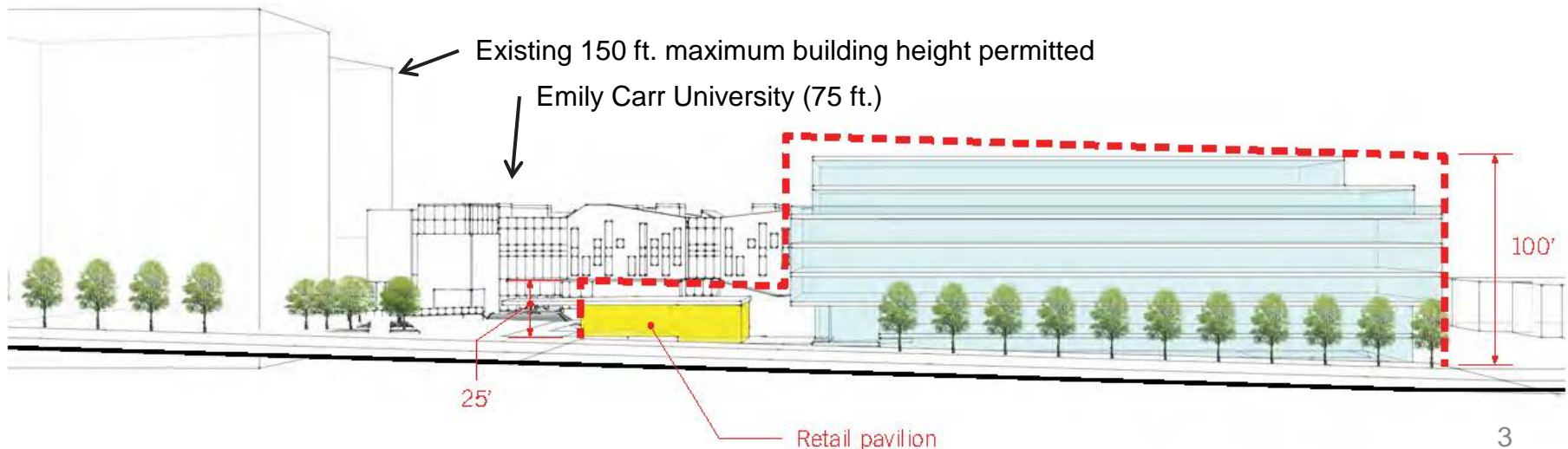
No increase in the overall density is proposed.

Proposed Change in Form of Development: Elevation Perspective

Existing Zoning (18.29 m / 60 ft. Building Height).



Proposal (30.48 m / 100 ft. Building Height).



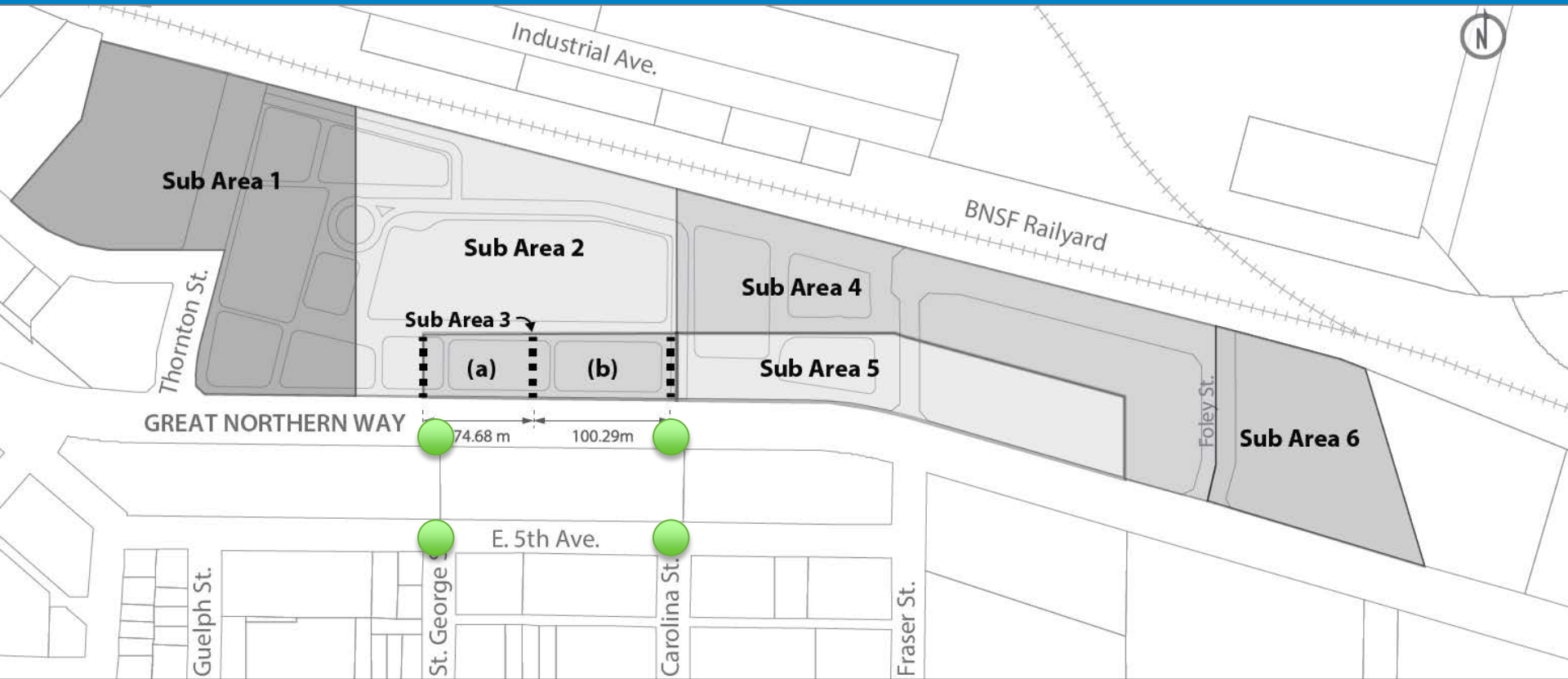
Support for:

- Expansion of open space.
- Increased views to Emily Carr University through a reduced massing
- Proposed development would be a positive addition to the neighbourhood.

Concerns focused on:

- Height and private view impacts, particularly toward the north shore mountains.

Total notifications		5,454
Open House attendees	33	
Feedback forms	10	
Electronic feedback	17	

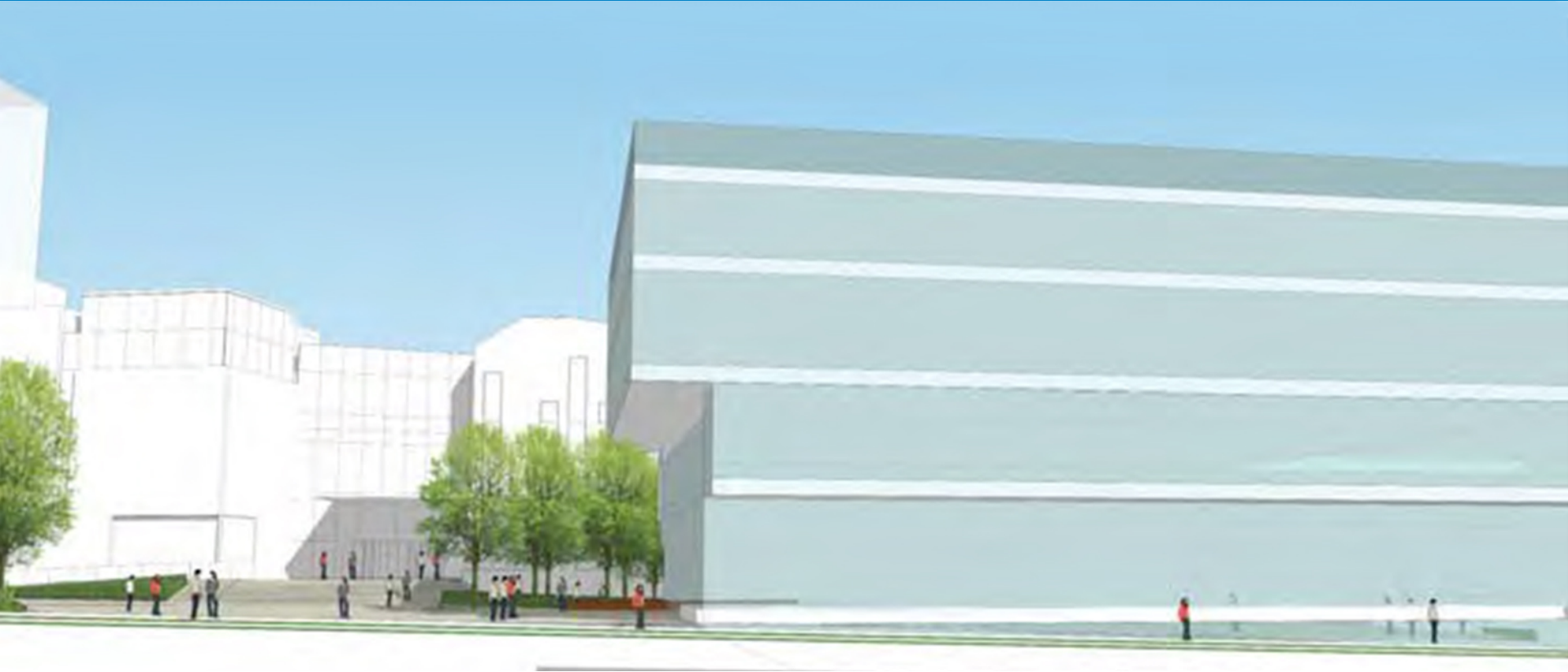


- Public view analysis completed from four locations:
 - St. George Street at Great Northern Way;
 - Carolina Street at Great Northern Way;
 - Carolina Street at E 5th Avenue; and
 - St. George Street at 5th Avenue.

View analysis:

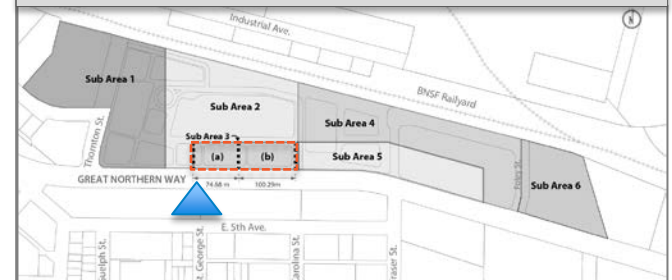
 Public

Public View Analysis: St. George St. at Great Northern Way



- Existing zoning
- 18.29 m (60 ft.) building height
- View from St. George St. at Great Northern Way

▲ View Point

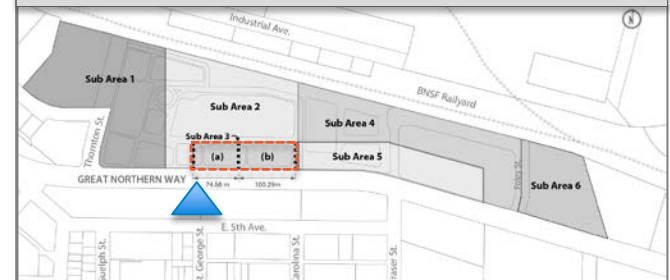


Public View Analysis: St. George St. at Great Northern Way

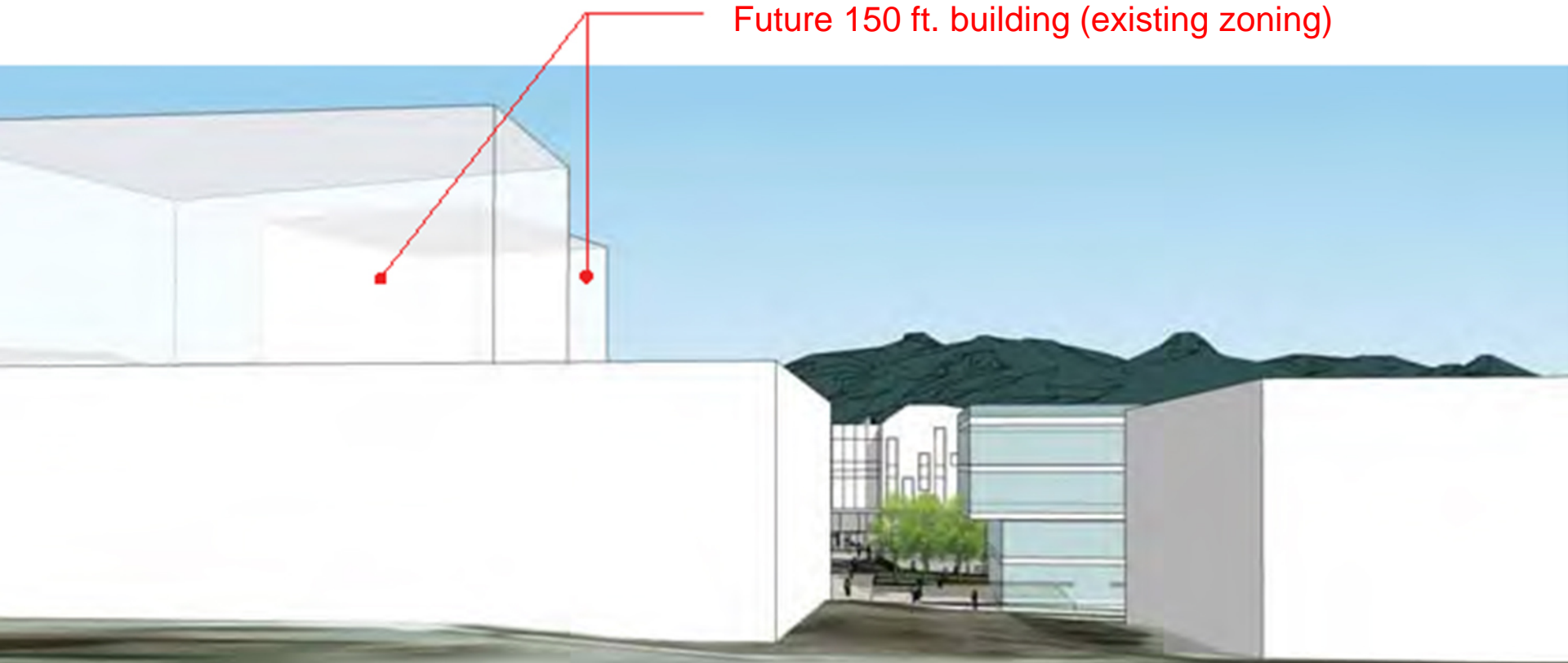


- Proposed amendment
- 30.48 m (100 ft.) building height
- View from St. George St. at Great Northern Way

▲ View Point



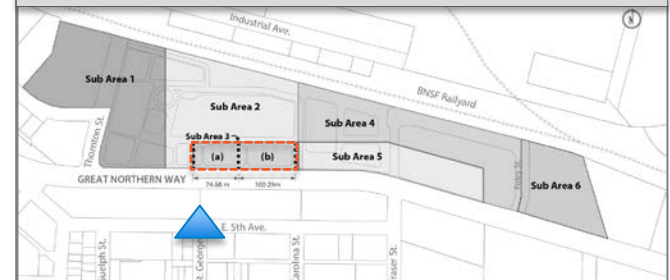
Public View Analysis: St. George at E 5th Avenue



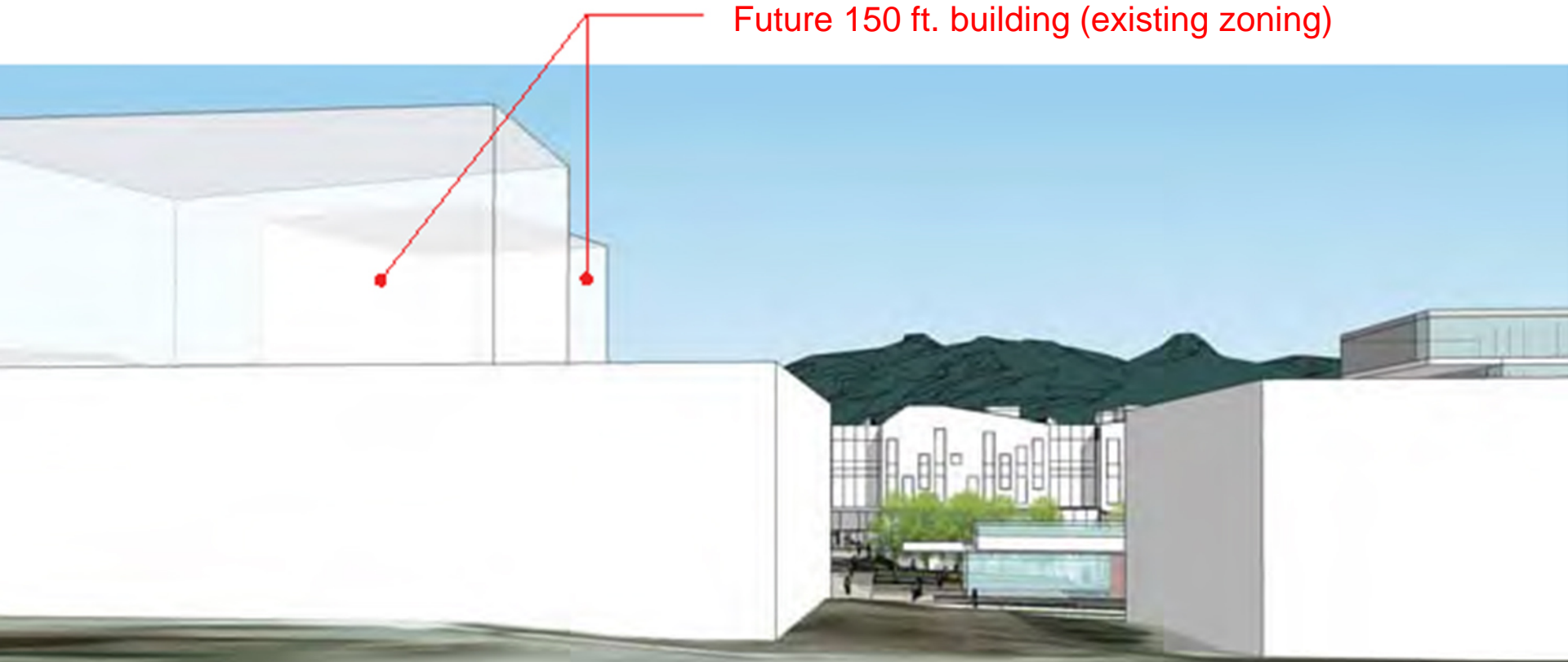
Future 150 ft. building (existing zoning)

- Existing zoning
- 18.29 m (60 ft.) building height
- View from St. George St. at E 5th Avenue
- Potential future pedestrian connection as part of Mt. Pleasant Community Plan

▲ View Point



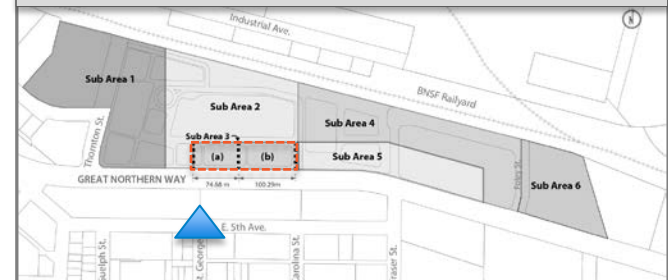
Public View Analysis: St. George at E 5th Avenue



Future 150 ft. building (existing zoning)

- Proposed amendment
- 30.48 m (100 ft.) building height
- View from St. George St. at E 5th Avenue
- Potential future pedestrian connection as part of Mt. Pleasant Community Plan

▲ View Point

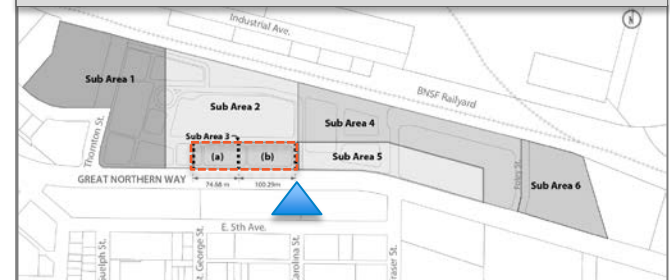


Public View Analysis: Carolina at Great Northern Way



- Existing Zoning
- 18.29 m (60 ft.) building height
- View from Carolina St. at Great Northern Way

▲ View Point

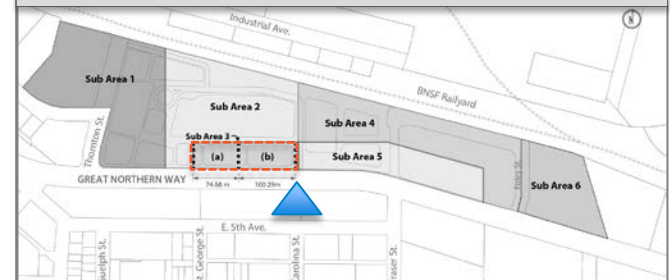


Public View Analysis: Carolina at Great Northern Way

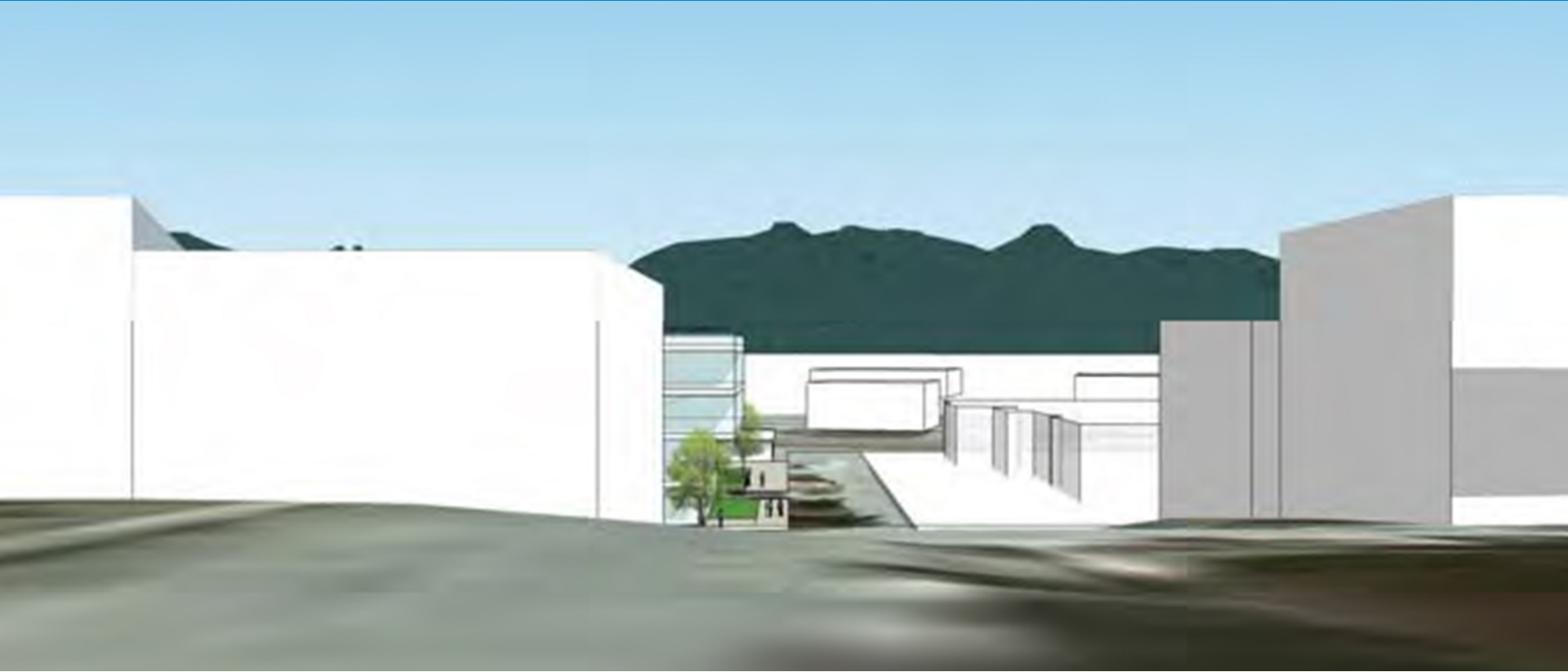


- Proposed amendment
- 30.48 m (100 ft.) building height
- View from Carolina St. at Great Northern Way

▲ View Point

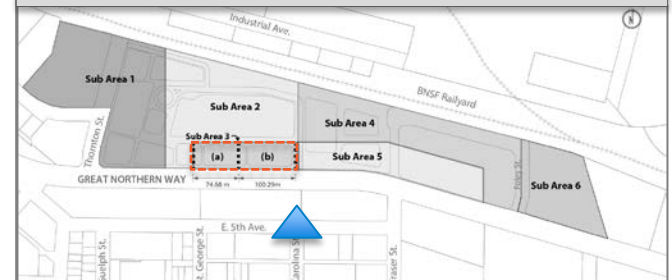


Public View Analysis: Carolina at E 5th Avenue

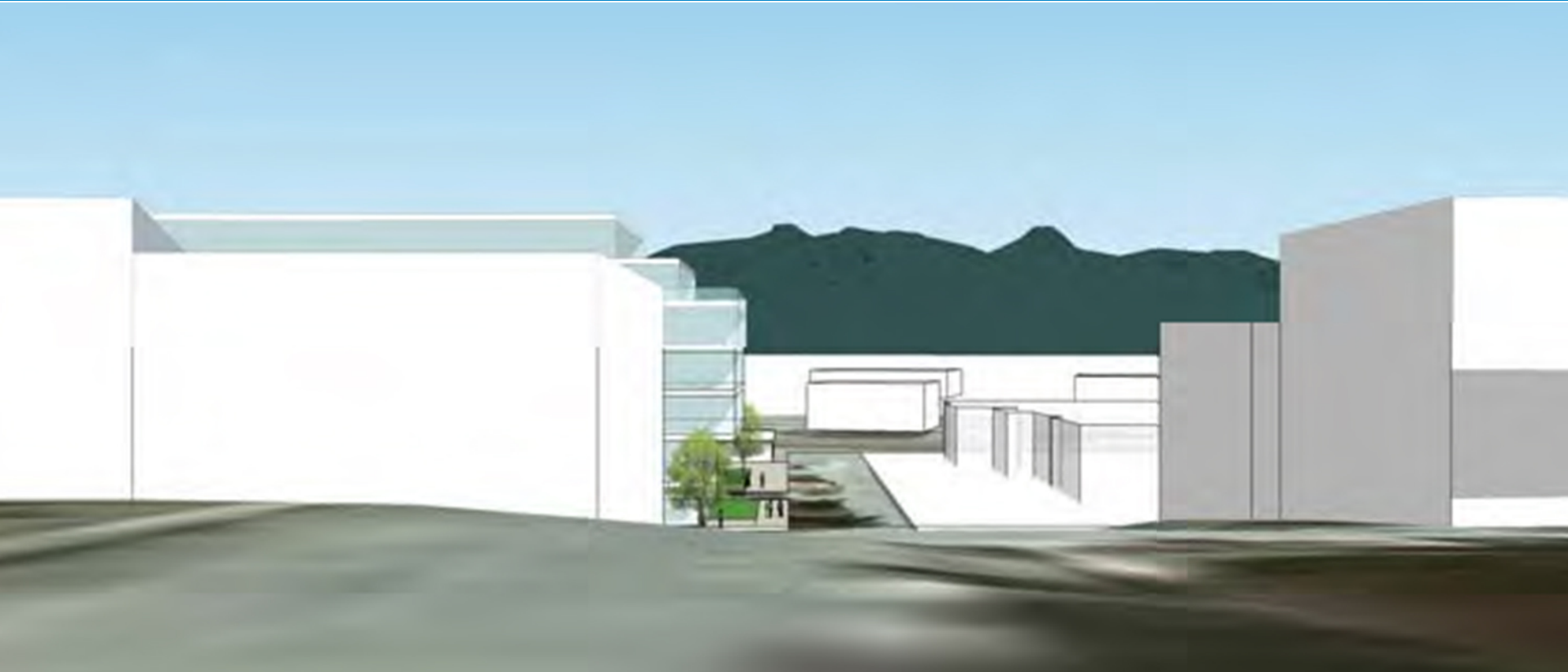


- Existing zoning
- 18.29 m (60 ft.) building height
- View from Carolina St. at E 5th Avenue

▲ View Point

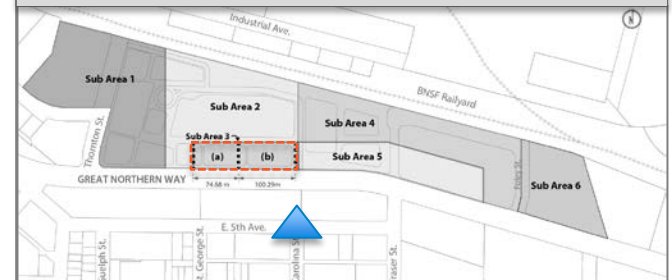


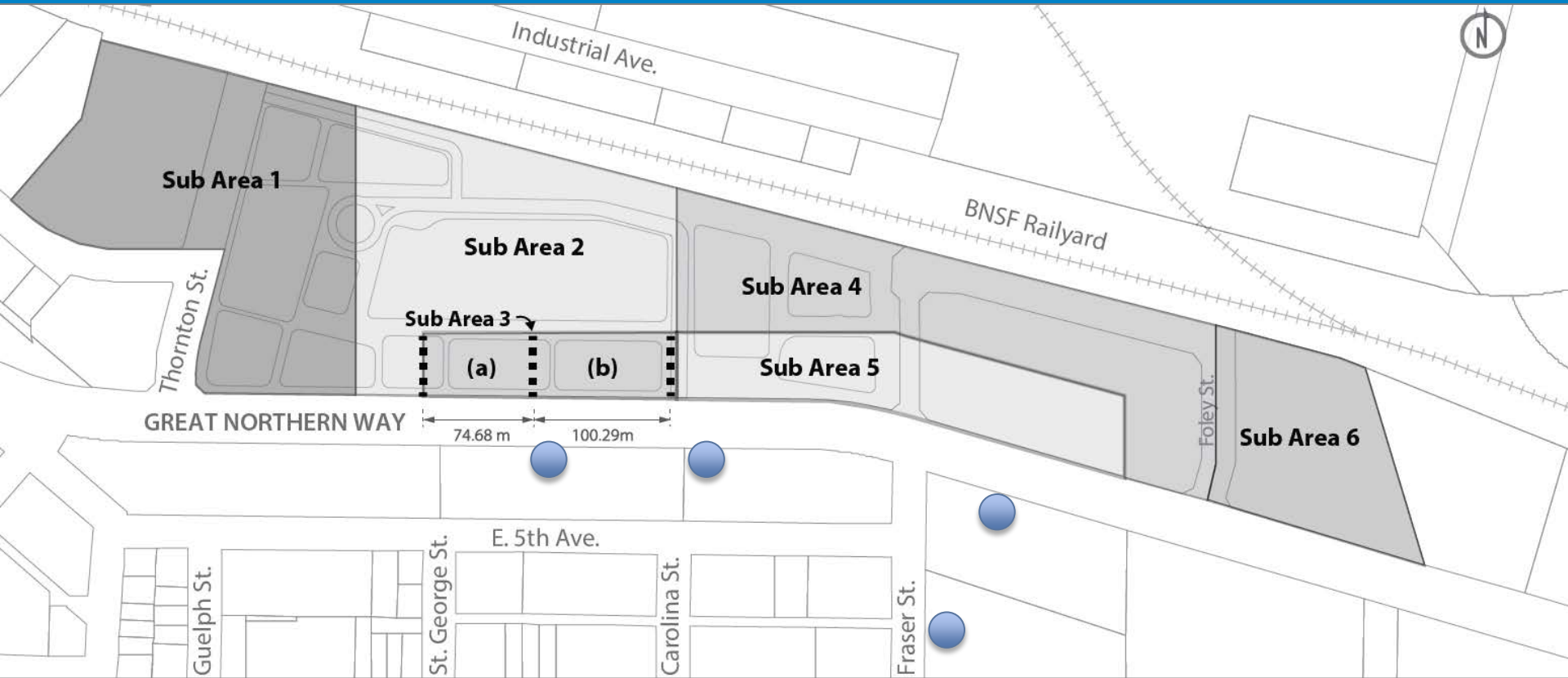
Public View Analysis: Carolina at E 5th Avenue



- Proposed amendment
- 30.48 m (100 ft.) building height
- View from Carolina St. at E 5th Avenue

▲ View Point



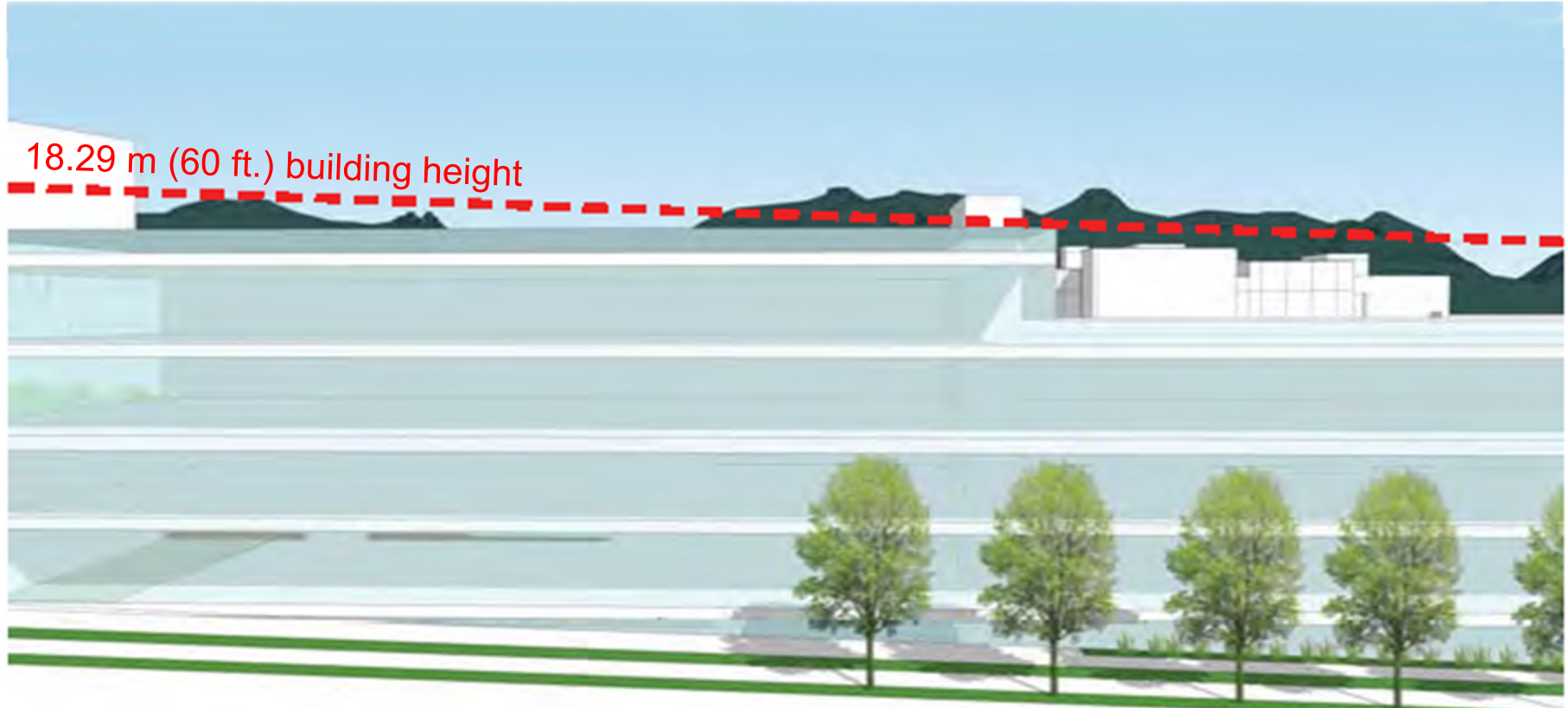


- Private view analysis completed from four locations:
 - 525 E 5th Avenue
 - 675 E 5th Avenue
 - 711 E 6th Avenue
 - 774 Great Northern Way

View analysis:

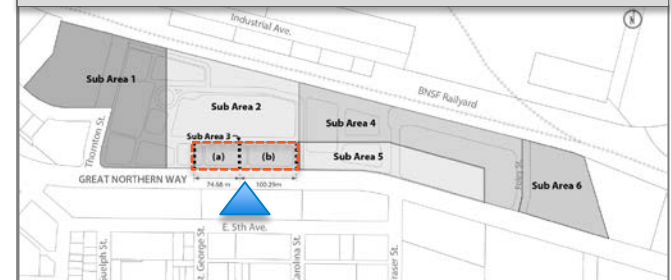
 Private

Private View Analysis: 525 E 5th Avenue



- Existing zoning
- 18.29 m (100 ft.) building height
- View from top floor 525 E 5th Avenue (+19.8 m [65 ft.]) looking north
- Building is ~38 m (125 ft.) from site

▲ View Point

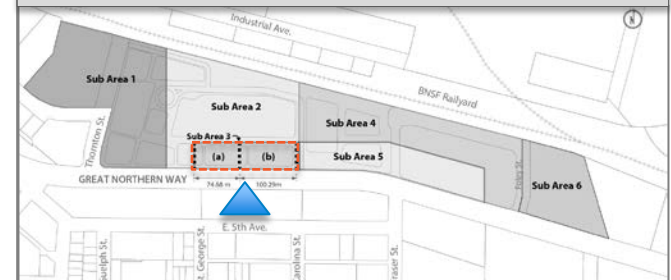


Private View Analysis: 525 E 5th Avenue

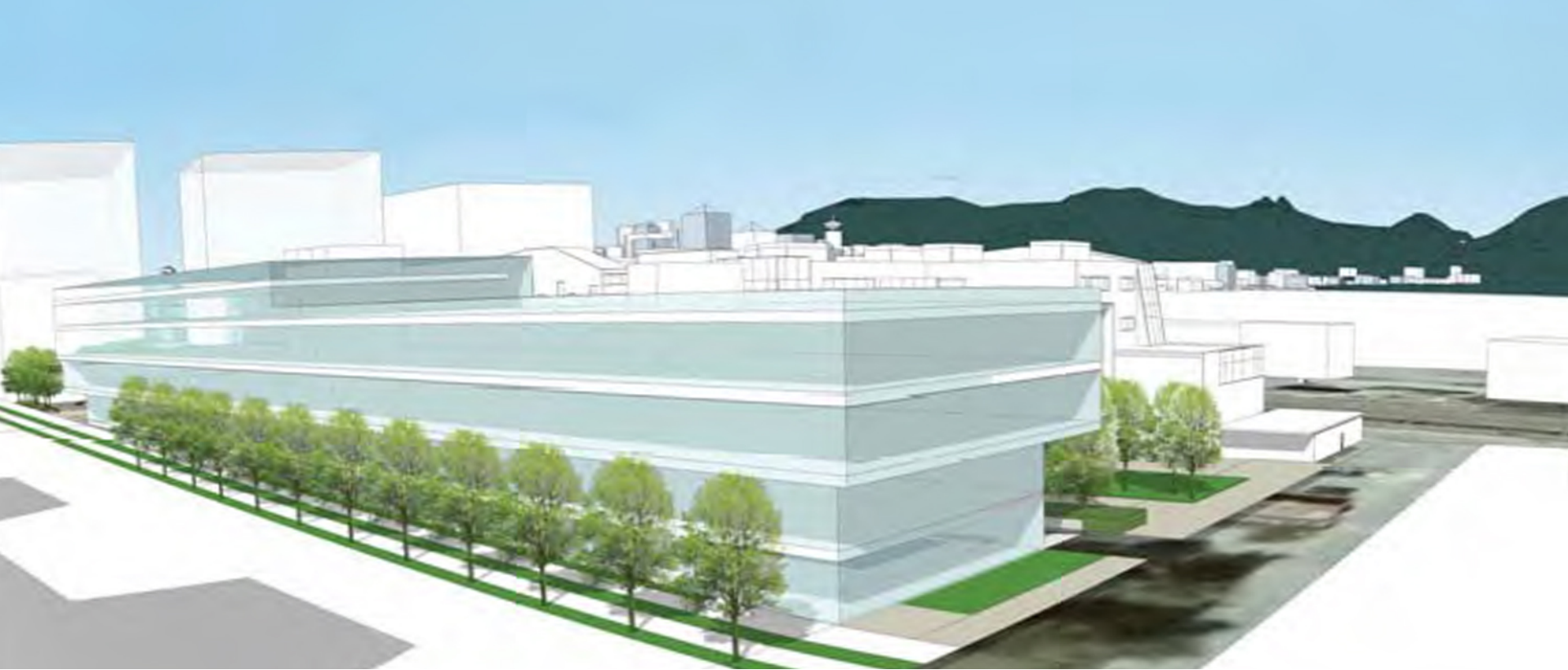


- Proposed amendment
- 30.48 m (100 ft.) building height
- View from top floor 525 E 5th Avenue
- (+19.8 m [65 ft.]) looking north
- Building is ~38 m (125 ft.) from site

▲ View Point

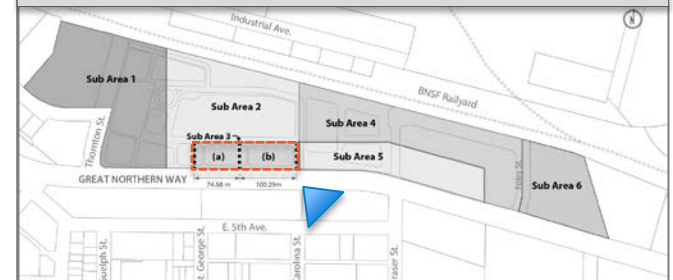


Private View Analysis: 675 E 5th Avenue



- Existing zoning
- 18.29 m (60 ft.) building height
- View from top floor, looking northwest

▲ View Point

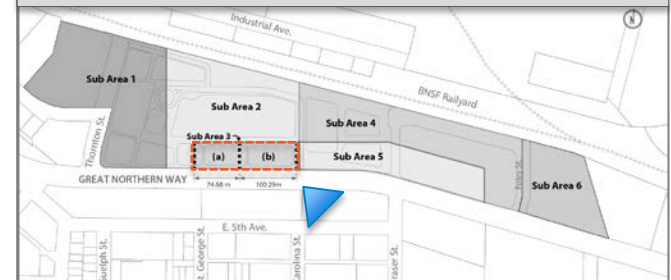


Private View Analysis: 675 E 5th Avenue

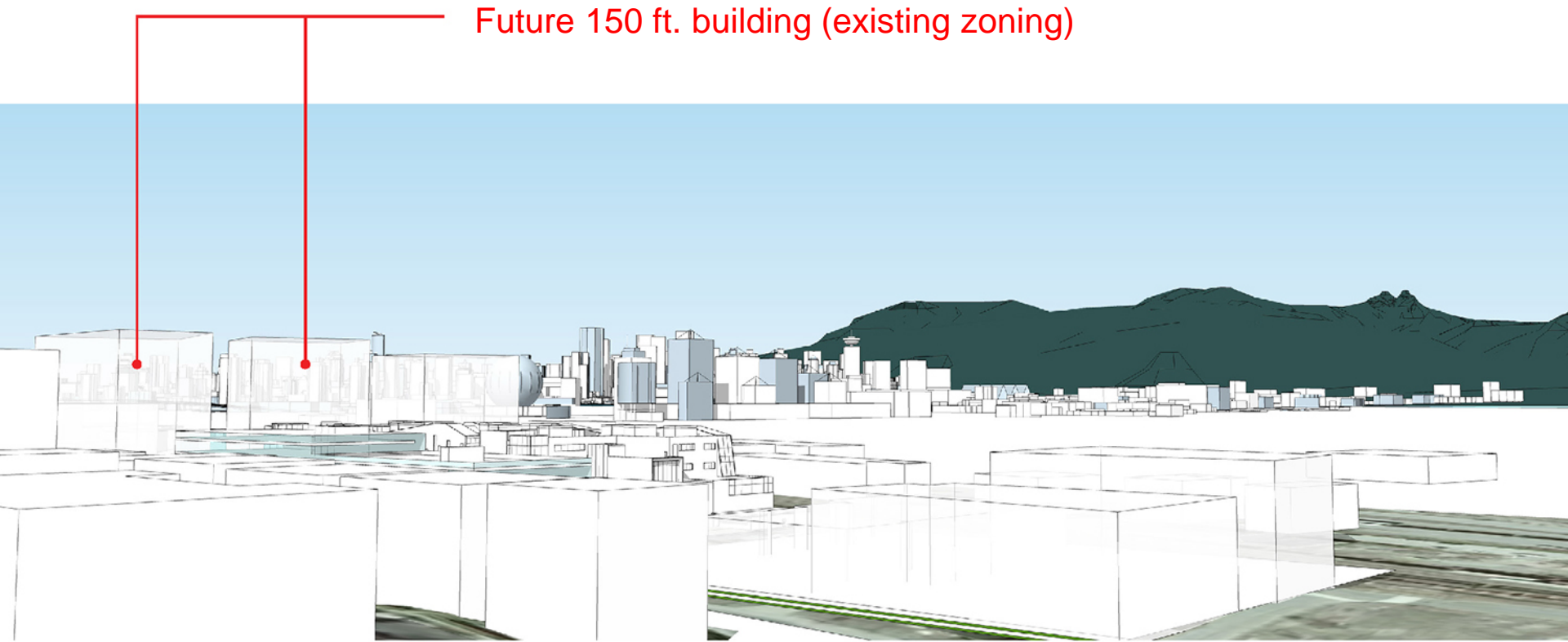


- Proposed amendment
- 30.48 m (100 ft.) building height
- View from top floor, looking northwest

▲ View Point

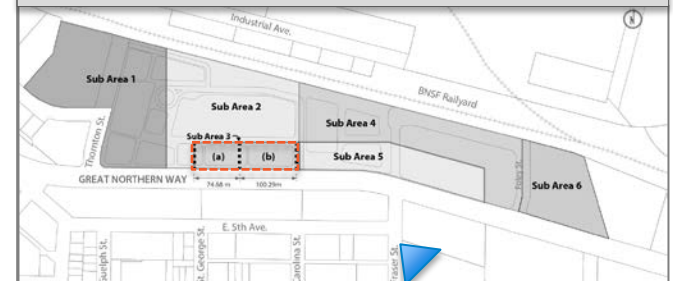


Private View Analysis: 711 E 6th Avenue

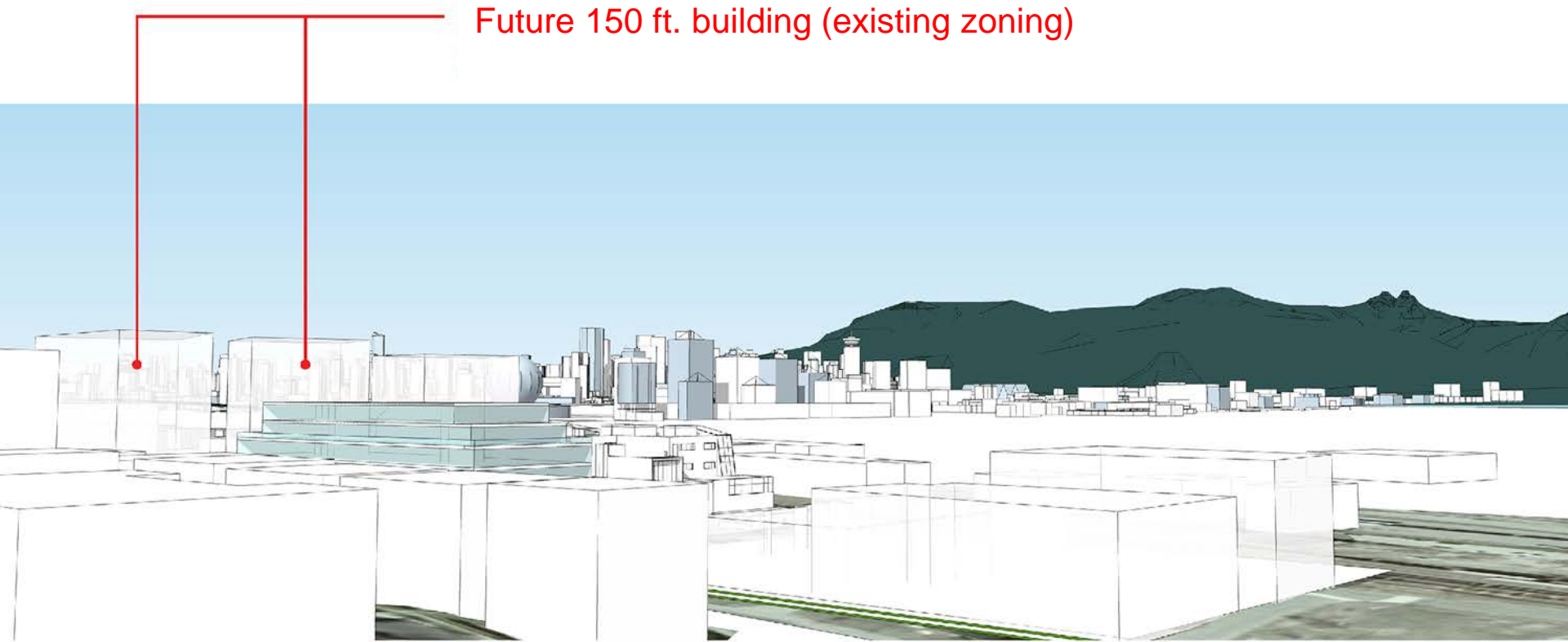


- Existing zoning
- 18.29 m (60 ft.) building height
- Looking northwest

▲ View Point

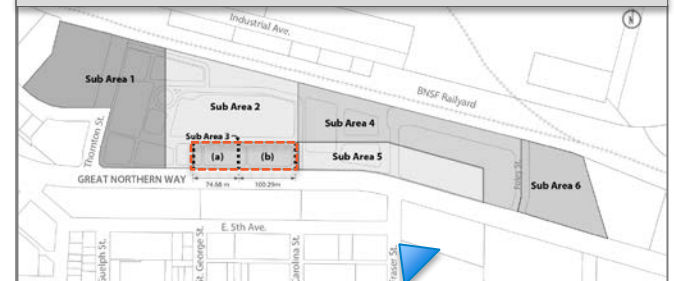


Private View Analysis: 711 E 6th Avenue



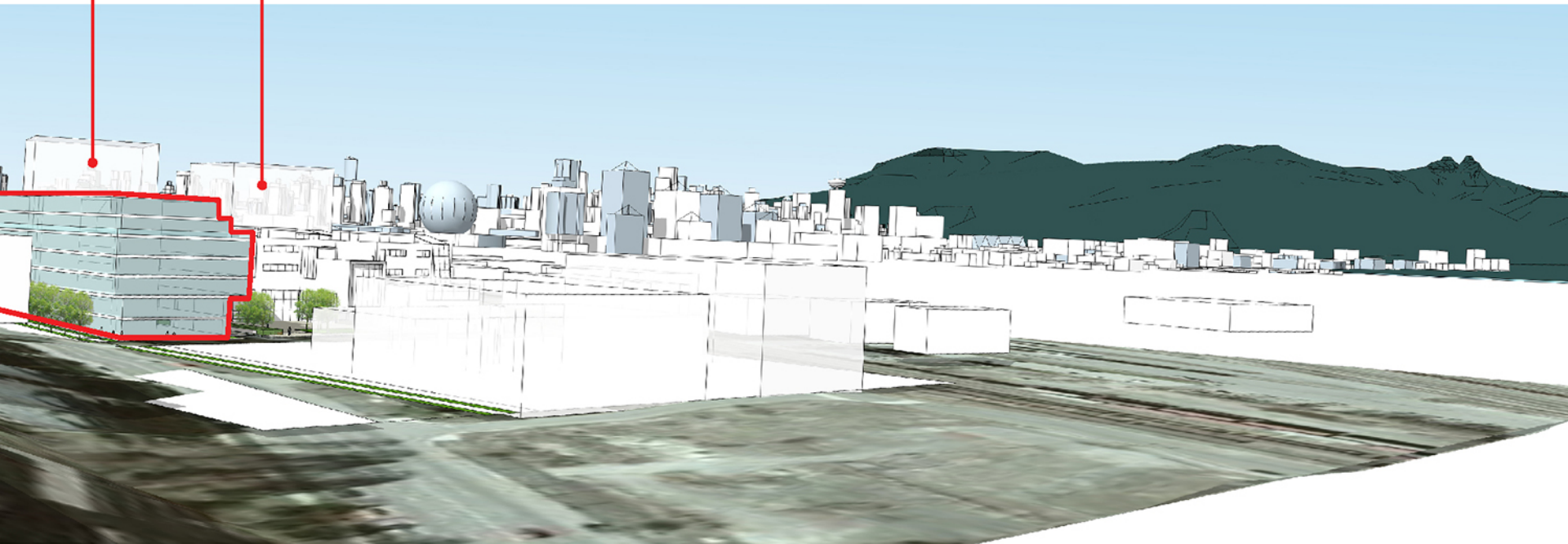
- Proposed amendment
- 30.48 m (100 ft.) building height
- View from the top floor, looking northwest
- Higher elevation from 6th avenue reduces view impact

▲ View Point



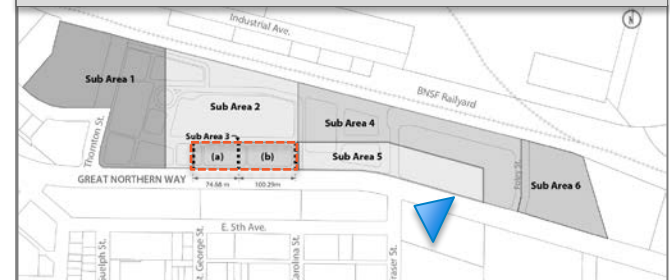
Private View Analysis: 774 Great Northern Way

Future 150' building
(current zoning)



- Proposed amendment
- 30.48 m (100 ft.) building height
- View from top floor of 774 Great Northern Way looking northwest
- 3d model view

▲ View Point

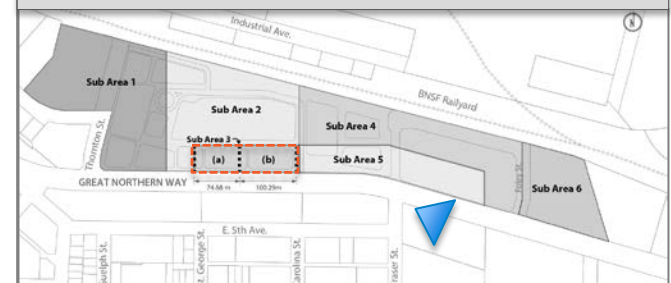


Private View Analysis: 774 Great Northern Way



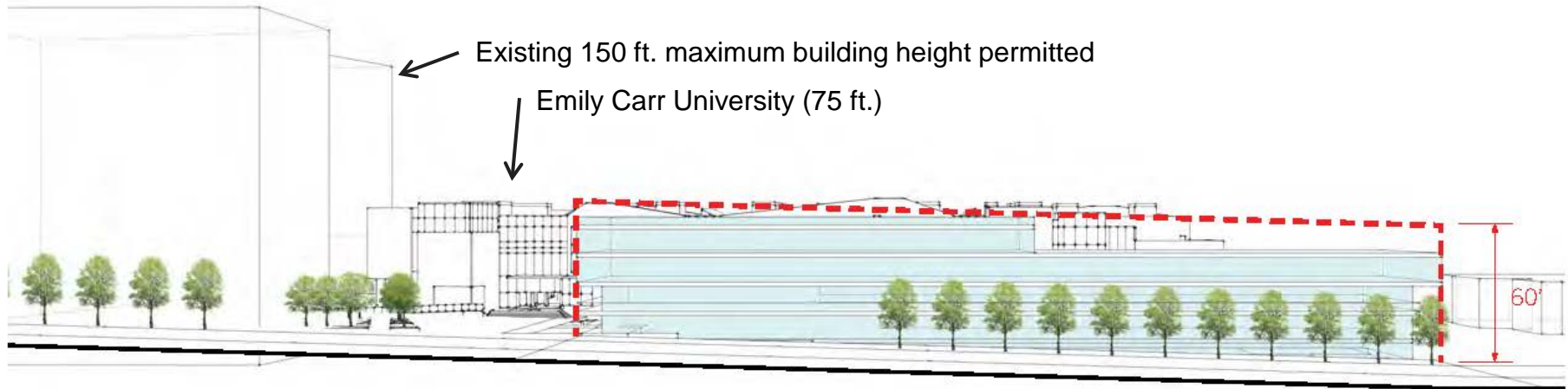
- Proposed amendment
- 30.48 m (100 ft.) building height
- View from top floor of 774 Great Northern Way looking northwest
- Photograph from balcony

▲ View Point

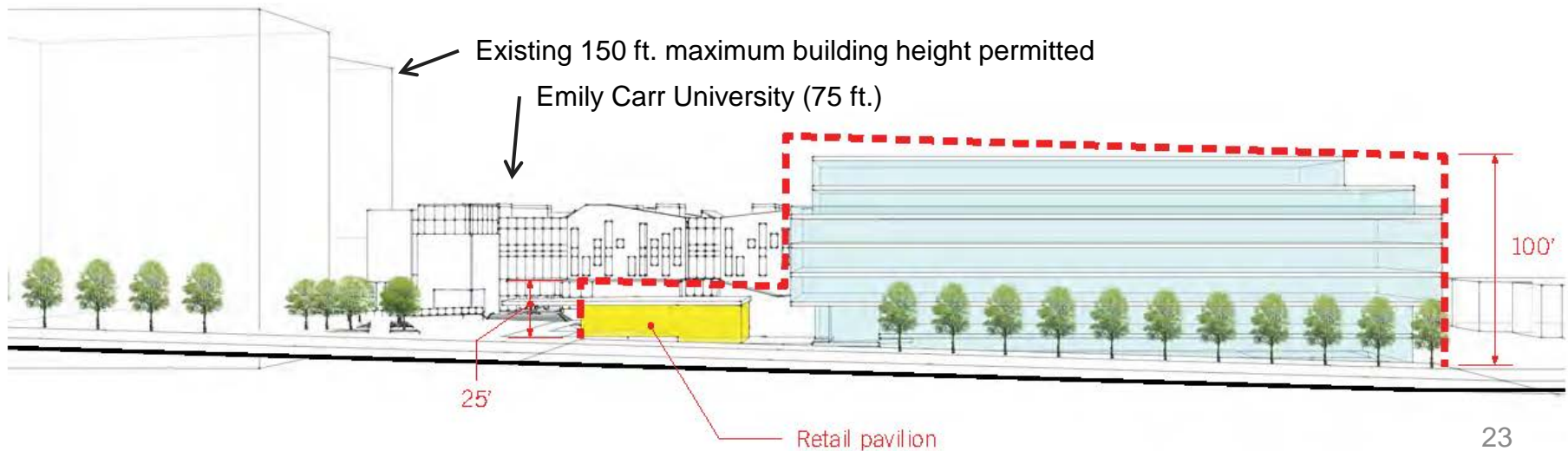


Proposed Change in Form of Development: Elevation Perspective

Existing Zoning (18.29 m / 60 ft. Building Height).



Proposal (30.48 m / 100 ft. Building Height).





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