

Ludwig, Nicole

From: Public Hearing
Sent: Friday, December 04, 2015 4:58 PM
To: Public Hearing
Subject: FW: 565 Great Northern Way
Attachments: image001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

From: Stevenson, Tim
Sent: Friday, December 04, 2015 10:11 AM
To: MacKenzie, Janice
Subject: Fwd: 565 Great Northern Way

I've received this long e-mai. I don't believe I should be receiving. This going to Public Heating I think shortly. Could you notify them they shouldn't be sending and legally I can't read or respond and have deleted the e-mail after sending it to you. Thanks, Tim

Sent from my iPhone

Begin forwarded message:

From: Andrew Grant s.22(1) Personal and Confidential
Date: December 4, 2015 at 9:51:02 AM PST
To: "clrstevenson@vancouver.ca" <clrstevenson@vancouver.ca>
Subject: 565 Great Northern Way

Tim,

I hope all is well! I don't want to take up your time.

PCI is working with Great Northern Way Trust and Emily Carr on developments at the GNW campus. Council recently referred a text amendment to a public hearing on December 15, 2015.

We are purchasing 3 sites including 565, which is a long narrow site fronting GNW and immediately in front of Emily Carr's new building. A plaza is planned on the western frontage of the site, which will be the main front door to Emily Carr.

The zoning is for a commercial office building and our shared vision with GNWT and Emily Carr is our office tenants will be compatible with design, digital and the creative side of the Emily Carr and Centre for Digital Media educational programs. We're pleased to have excellent leasing interest from businesses seeking this synergy. We are working with a large tenant that will take most of the 160,000 sf in 565. We've made GNWT and Emily Carr aware of the tenants name and they share our belief it's an excellent fit to anchor the new "creative district".

We've requested the zoning text amendment to enable the building to fit the site better, and be more commercially suitable for the occupants and importantly to enhance Emily Carr's entrance and visibility.

The text amendment would increase the height of the office building allowed from 60 feet to 100 feet (a maximum height of 150 feet is permitted elsewhere on the GNW campus)and provide for stepping and architectural flexibility. The permitted length of the building is shortened from 429 feet to 329 feet. The changes in height, shaping and length will avoid a long monotonous block encouraged by the current zoning. We also will reduce the long awkward shaped floorplate from 37,600 sq. ft. to 24,800 sq. ft which tenants of this type prefer.

Under the current zoning Emily Carr's building is substantially screened with limited street visibility and the public plaza at front is undersized providing inadequate public space. By shortening 565 we can increase the plaza size from 18,425 sq.ft. to 27,400 sq. ft and this also increases Emily Carr s visibility. We're also able to introduce a stylish single storey retail building (not included in plaza open space) with food/coffee uses serving both Emily Carr and the commercial buildings which will also help animate the plaza as a gathering space.

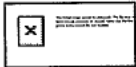
We've had public open houses (1 with GNWT & Emily Carr and 1 on 565 alone) with positive feedback. We ve provided a view impacts analysis and there has been concern from a few over the reduction of their private views. We've been working with the local Rainway Conservation group to integrate their priorities in to the expanded plaza.

City planning, Emily Carr and Great Northern way Trust support the proposed text amendments.

We would be pleased to meet or provide any further information that you require. Your approval of the text amendment will facilitate a quick start of construction necessary to ensure the plaza and our parking (which will also serve Emily Carr) can be ready for September 2017 when Emily Carr opens.

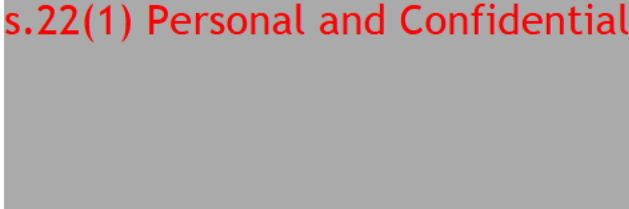
Regards
Andrew Grant

Andrew Grant
PRESIDENT



PCI Developments Corp.

s.22(1) Personal and Confidential





December 09th, 2015

Re: PCI amendment at GNWC

Mayor and Council,

I am pleased to see PCI's proposal for 565 Great Northern Way coming before you for approval. This means we are that much closer to seeing the realization of the GNW Vision for the former Finning Property on Great Northern Way.

I know the Campus site intimately and have been advocating for the transformation of this site into a mixed-use digital, production and education hub for some time now. I've been a tenant onsite for several years both with my own computer game development company, Blackbird Interactive (BBI), as well with the eatART Foundation charity. Today, BBI has grown to 65 employees and the GNW Campus been the perfect environment for us to evolve and expand our business. We see great potential in the continued redevelopment of the property for the benefit of the rapidly expanding Vancouver tech community.

I'd like to express my support for the PCI amendment. I believe the campus will accelerate new opportunities for digital and creative office space to meet the growth needs of this sector of the city's economy – indeed, in 2016 BBI expects to grow further and could benefit from larger, more modern office space which in turn may free up our current space for another start-up.

This location is unique in Vancouver. We have been supported by students from the MDM program at the Centre for Digital Media, and expect the tenants of this building will also benefit from collaborations with the MDM as well as future Emily Carr students.

I congratulate everyone on the work done to date and look forward to participating in a renewed and vibrant community at the Great Northern Way Campus for years to come.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Rob Cunningham', with a long horizontal flourish extending to the right.

Rob Cunningham
CEO Blackbird Interactive