

## Burke, Teresita

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**From:** Grace MacKenzie [REDACTED]  
**Sent:** Thursday, January 23, 2020 4:45 PM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Subject:** RE: item # 6 amendment 1980 Foley Street - Jan 23 2020 Public Hearing  
**Attachments:** 24 Fraser Street view picture.jpg

Dear Mayor and Council

RE: item # 6 amendment 1980 Foley Street Public Hearing Jan 23 2020

I am opposed to this project. I am opposed to additional height on this project, from 120 feet to 215 feet.

This building seems to fall within the #24 Fraser Street view cone (attached). The #24 Fraser Street View cone was formally recognized and approved by Council on November 1, 2005 in the Riley Park/South Cambie Community Vision 2005 as a view to be protected. I request that the Mayor and Councillors take into consideration the #24 Fraser Street View cone before making any adjustments to the height of this project. Tall buildings on the False Creek Flats may adversely affect the spectacular public views of the North Shore mountains. Maximum building heights that could be allowed underneath the view cone without reducing the amount of mountain backdrop in the existing #24 Fraser Street view, still need to be established as follow up work. I request that Council do this at this time.

Vancouver Council established important PUBLIC views that need to be protected from development.

The following is a summary of how these views were established.

**In 1989** the Vancouver Views Study was completed by consultants including Busby Bridger Architects, MTR Consultants Ltd. and Coriolis Consulting Corporation.

**October 27, 1989** the City Manager and Director of Planning prepared a report for Council. This report included Appendix B.

**Appendix B** listed all 27 important view cones and classified them according to whether or not they were in immediate need of protection due to current development. The Study rated the cones from A to D, D being those most threatened by development. These D rated cones formed the basis for The View Protection Guidelines.

The **October 27, 1989** report recommended what follow-up work was needed for each category of view. This report dealt with both the short-term and long-term implementation of these recommendations. The need for follow-up for views "not threatened under existing zoning", including the #24 Fraser Street cone, was recognized and slated for inclusion in eventual policy to allow protection in light of future area plans and rezonings.

**On December 6 1989** the Vancouver City Planning Commission gave their recommendations on the Vancouver Views Study. The VCPC recommended A. That Council adopt as City policy the preservation of important designated public views as a matter of principle.

**December 12, 1989** the Delegation presented a report and in it they made clear what the October 27 1989 report conveyed. Following I quote that paragraph: *It was noted that the purpose of the [Oct 27 1989] report was to convey to Council the final report of the Consultants on the Vancouver Views Study; to recommend a strategy*

for immediate protection of threatened views in a short-term; to recommend that the Planning Department report back as soon as possible on the future work and resources necessary to implement the study recommendations; and to discharge the Steering Committee with Council's thanks.

**On December 12, 1989** Council approved:

- A. preparing a policy to protect the views threatened by development. [D views from the Study]
- B. that the Director of Planning report back on the necessary work program, schedule and resources to carry out the follow-up work outlined in the Manager's report dated October 27, 1989

**July 10, 1990** Director of Planning report addressed the follow-up work for the views, this included hiring two additional Architect/Planner positions.

**July 10, 1990**, City Manager's comments were, I quote, "*The City Manager is not aware of significant problems with the present regulations of views, and suggests the additional positions not be approved at this time. The issue could be reconsidered at some future date, or updating could be incorporated into the next review of the Goals for Vancouver. At that time, a specific short-term project to develop regulations and incorporate "the unthreatened" views into a formal information package could be set up.*

*The City Manager RECOMMENDS additional staffing for the view program not be approved at this time."*

**The Vancouver Views: Downtown View Corridors and Capacity Study from 2008 to 2010** was a review of only 15 views affecting the downtown study area. It was taken because four very tall developments were slated to build into the view cones. View corridors outside of the scope of this study were not reviewed. Page 4 of that Downtown Study shows that Planning does recognize there are other views than those in the Downtown review:

*"All other Council-approved view corridors within this study area would continue to be approached with the same rigorous application of the guidelines, as staff feel the protected views are so vulnerable to small exception, that discretion would be inappropriate. Staff note that the issue of discretion for a varied building line also relates to view corridors outside of the scope of this study. Staff will take direction from Council's decision on this report in our practices for views outside of this study area as well."*

**Riley Park/South Cambie Community Vision 2005** discusses the view over the Mountain View Cemetery as a view to preserve. The #24 Fraser Street view cone is this view. #24 Fraser Street View cone has been formally recognized in the Riley Park/South Cambie Community Vision 2005 as a view to be protected.

Following is from the Riley Park/South Cambie Community Vision 2005, page 73:

### *32.10 Preserve Views*

#### *Approved*

*Views to the north shore mountains and downtown Vancouver, from public places like Mountain View Cemetery, and north/south streets should be protected, without the loss of trees. Viewpoints should be made more enjoyable.*

*Percent Agree 86%/90%*

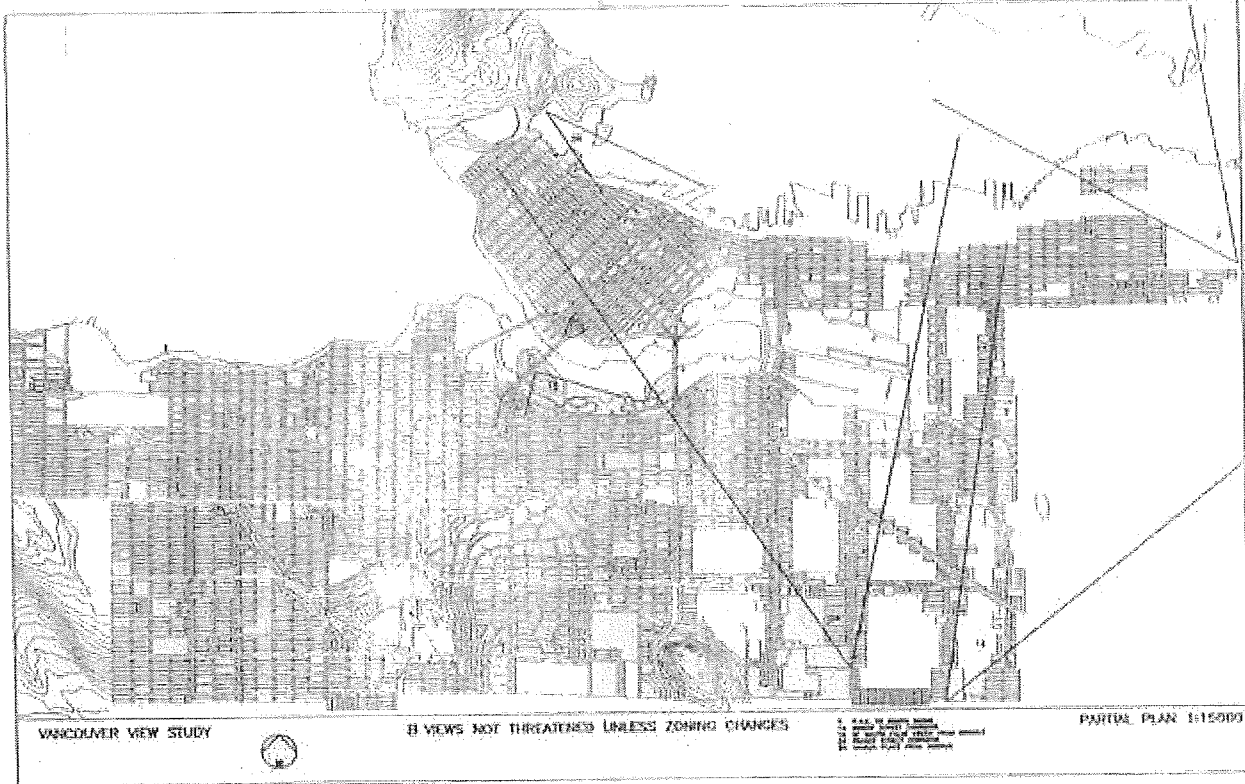
#### *People's Ideas...*

- *provide benches and rest areas in view areas*
- *make view across Mountain View Cemetery more accessible, it is underutilized because the area is uninviting*
- *preserve views of the north shore mountains from north/south streets (e.g. Cambie and Main)*
- *control landscaping to prevent view blockage*

Thank you for your time

Grace MacKenzie

Following (and also attached) is a picture of the #24 Fraser Street View Cone from the Vancouver Views Study:



## Burke, Teresita

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**From:** Jon Corlett <[REDACTED]>  
**Sent:** Thursday, January 23, 2020 5:15 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] Rezoning Application for 1980 Foley Street

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Hi,

I am a resident of the Mt. Pleasant neighbourhood near Fraser and Broadway. I have read through the opposed/supporting comments regarding this application and see both sides. On one hand, I think this development will bring a much needed "spark" to the area, providing dining/retail and promoting future high-end developments to accommodate the large influx of employees that will be in the area. On the other hand, I think the proposed size of the building will dwarf the surrounding structures and block sight-lines while also promoting further re-zoning applications along Great Northern Way of a similar nature. I worry that with such a large building, future neighbouring developments will need to "up-size" as well to soften the transition to a more pedestrian friendly, human-scaled environment.

Having said this, maybe there is room for compromise? I understand that Lulu is trying to accommodate future growth to house predicted employees for the next few decades, so there is definitely a need for space. Currently the building design allows for a large open space through the centre of the building, allowing light to reflect down to the ground floor, which is very impressive; however, this large void inevitably increases the need for many more floors to accommodate their square footage needed for office space. Are there other options to produce a building that is equally as impressive without creating this extra height? The people working in the building will absolutely benefit from the building design, but this comes at the cost of all neighbouring residents and pedestrians in the area.

To conclude, I would love to have Lulu in the neighbourhood but would love it even more if steps were taken to consider local residents.

Regards,

Jon Corlett

**Burke, Teresita**

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**From:** Karen Ward <[REDACTED]>  
**Sent:** Thursday, January 23, 2020 5:55 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] 1980 foley street  
**Attachments:** 2007-wall-vid.mp4

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dear mayor and council,

this design and project is terrible and i think you should reject it.

it is a monument to ego and speculation and looks like an ass.

this is an important series mural that will be lost. video attached.

karen

## Public Hearing Correspondence Case

Case created: 2020-01-23, 04:32:00 PM

Channel: WEB

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

0. **Advise caller: Your name and comments will be made available publically as part of the official record for the hearing. Contact information will not be made public.**  
True
1. **Subject (address if applicable):\***  
1080 foley
2. **Position:\***  
Oppose
3. **Comments:\***  
Mayor and Council  
This huge building would take away from China Creek Park and overshadow the whole area. This building would be much bigger than any other on Great Northern Way and would set a precedent. It is my understanding that the developer wants to use air space and not pay CAC's. This would be a huge loss to the area. We have lost so much of the mountain views and with all the new developments this is only destroying the look of the city. The mountain views need to be preserved as they are the jewels of the city. Maybe Lululemon can create jobs but their staff will have to pay big time for a place to live in Vancouver. Minimum rent is now \$2000 and not many people can afford that. Rent should only be 1/3 of income but now it is much more. I don't see this building being an asset to the community. If they do build will they have free parking as Emily Carr students/staff are parking in our neighbourhood rather than using the school's paid parking. Along with this and the Mobi bikes taking up street parking it makes it hard for residents to find parking.
4. **Attachments**  
0
5. **Full name:\***  
Leona Rothney
6. **Organization you represent:**
7. **Which neighbourhood do you live in?**  
Mount Pleasant
8. **Email:\***  
[REDACTED]

### Additional Details

#### Contact Details

Name: [REDACTED]

Address: [REDACTED]

Address2: [REDACTED]