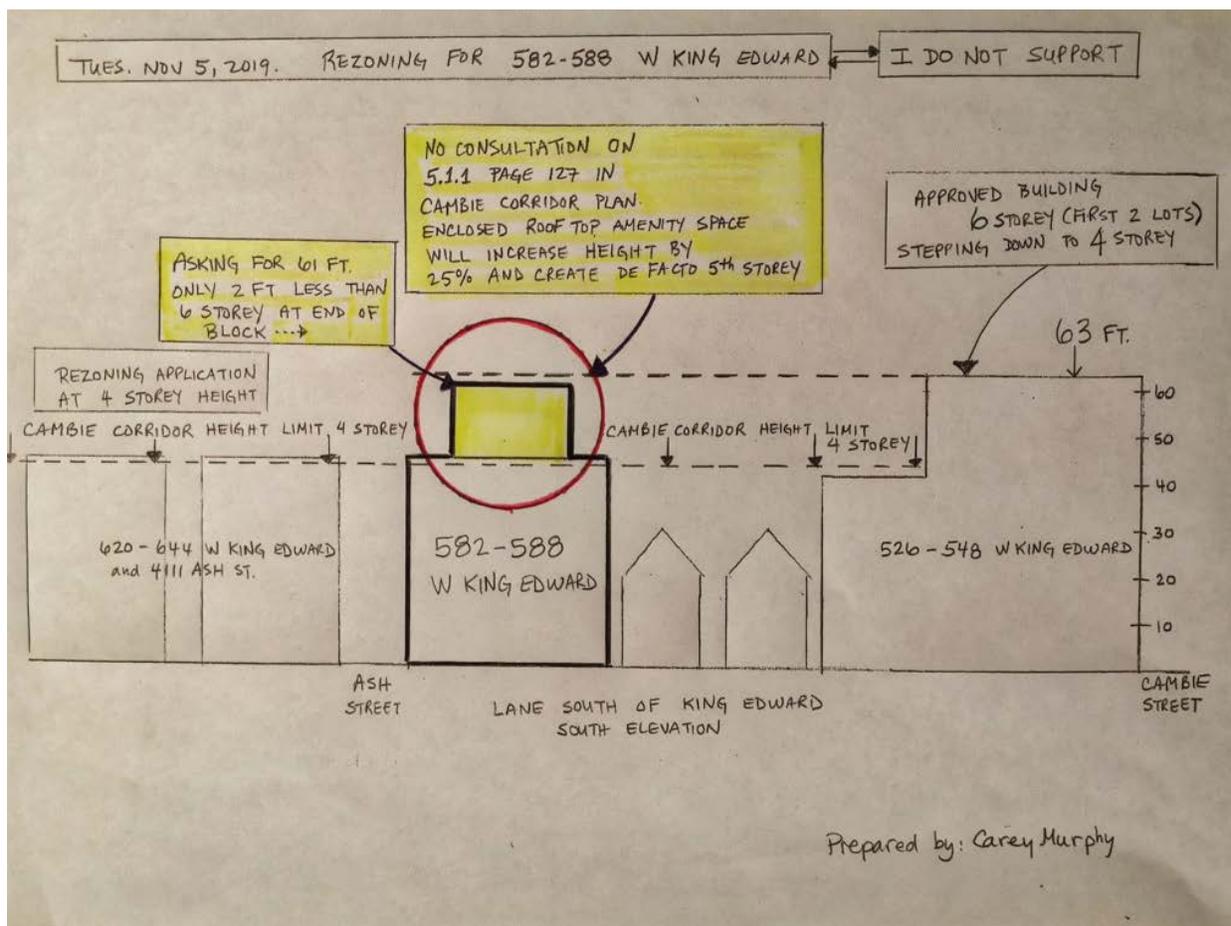


From: Carey Murphy
To: [Public Hearing](#)
Subject: Public Hearing Comments & Drawing Nov 5 2019 for 582-588 W King Edward Ave
Date: Tuesday, November 5, 2019 3:25:59 AM



Dear Mayor and Council,

My name is Carey Murphy. I live [REDACTED] "s. 22(1) Personal and Confidential"

I do not support this rezoning because of the following:

1. The height limit for King Edward Avenue per the Cambie Corridor Plan is 4 storeys.
2. There was NO consultation on the addition of an Enclosed Rooftop Amenity Space (5.1.1. page 127) prior to it being quietly added to the Plan when the Cambie Corridor Phase 3 was approved in May 2018. It is only because of this rezoning that I found out about it.
3. This building is not the height of a typical 4 storey building. It is seeking approval at 61 ft which is in fact just 2 feet shy of the 6 storey rezoning being constructed at the other end of the block.
4. The new Rooftop Amenity creates a de facto 5th storey and in this case the 5th storey is extremely tall and has significant massing because of it's design.
5. Adding more height further exacerbates the "wall" being built around me, and my neighbours, cutting us off from seeing anything interesting in the distance.

The History behind the 4 storey height limit on West King Edward (2010).

In the early stages of Cambie Corridor Phase 2 planning in 2010, the planners promoted 6 storeys along King Edward.

The neighbourhood, for blocks all around the King Edward Station, came out in force to oppose this height in the area. The Riley Park South Cambie Community Vision that had just been approved 5 years earlier showed that 3 storey townhouses was the supported built form on King Edward. And, that is what the people wanted: 3 storeys only! Many people gave many hours to work

on this extensive RPSC Community Plan and they wanted their vision respected.

An email and letter writing campaign ensued. There was an extremely well attended “walkabout and workshop” on June 26 2010. 200 people from the neighbourhood came out, on a Saturday afternoon for 4 hours, to walk and chat with planners and to work alongside them at a workshop. The workshop was crowded and people had to stand around the various break out tables because there were not enough chairs for everyone. The turnout was far greater than the Planners had anticipated. There was about 4 times as many people as there were handouts.

I invited councillors to come to the area for walkabouts with me and other residents and in total 4 different councillors came over the course of a few months.

Because of the outpouring of Non Support for the 6 storey height plan for King Edward, Planning listened and reduced it from 6 to 4 storeys. All that community effort had paid off, because 4 storeys was better than 6 and closer to the RPSC vision of 3.

New Rooftop Amenity Space was approved at the time of the Cambie Corridor Phase 3 policy approval in May 2018.

The problem is, there was never any consultation on that (Section 5.1.1 page 127). Adding an amenity room has obviously caused the height to increase from a typical 4 storey height to a 5 storey height and in this case to almost a 6 storey height. Surely that should have received consultation.

Phase 3 focused on townhouse development in the Single Family Detached housing areas. Never, ever, was there any mention of changes being made to “Phase 2” sites. I attended every Cambie Corridor planning event, whether it was walkabouts, workshops, self guided tours, open houses, coffee chats, surveys. You name it, I attended it. I can’t believe that in 3 years of planning for phase 3 townhouses that it never ever mentioned that changes were also being made that would enable a de facto 5th storey in the 4 storey limit area.

Not receiving notifications of Open Houses and Public Hearings

You may think the rezoning application Open Houses and this Public Hearing give residents the opportunity to be consulted. Let me tell you something very disturbing. I have not received any open house or public hearing notification cards at all in 2019. The notification system is broken. It’s hard to know for sure what you’re missing if you aren’t getting the notice cards in the mail.

So, if you think that the residents are getting their chance to be consulted, I don’t think that’s a good assumption. I know I am not the only one not getting them. Some of my neighbours aren’t getting them either. I pay close attention to my mail and in fact still have many notification cards in my files from 3 years ago. Somewhere along the line the system fell down and I don’t even know if anyone is taking the problem seriously and looking into it. I have talked to planners and they’ve said they’ll get back to me but nobody has.

What the notices say is another problem. They misrepresent.

For this rezoning, the Notification Board posted onsite at the sidewalk for the better part of a year now, describes a “4 storey building”.

The Open House notification card, that I didn’t get but searched for online describes a “4 storey building”. Clearly this is not a 4 storey building. It’s a 5 storey building. The public Hearing notification card, again that I didn’t get dated October 22nd 2019 describes a 4 ½ storey building. So, two weeks before the public hearing, the residents who are lucky enough to receive notification cards are being told something closer to the truth but not the full truth. It’s a full 2 storeys in height over more than half of the building so this notion of calling it a “4 ½” is just to downplay the reality. The only way any storey is “1/2” is if it is half underground such as a basement.

Non-existent Consultation. Council Policy Report dated September 17 2019

Appendix D page 6 of 6 says an area of concern in the comments was an *insufficient* consultation regarding the inclusion of enclosed amenity in the Cambie Corridor Plan. It’s not a case of insufficient, it’s a case of non-existent. I would like to know if any staff member can point me to any evidence of consultation with the public on this, because I have never seen it nor do I find it when I review my Cambie Corridor Phase 3 handouts.

Design Conditions VS revising the rezoning application

Design Conditions of one form or another seem to be the norm with respect to all rezoning applications. Are Design Conditions easily lifted? Why not ask the applicant to revise the application instead? With respect to this rezoning in all places, 61 ft is still the height that is referred to. Even though there is a Design Condition to bring the building more in line with a typical 4 storey, no where does it change the height of the building from 61 ft to a new defined height. These Design Conditions don't bring much comfort that they're absolutely necessary to follow. So what can the public expect from the Design Conditions? Do all of these have to be met or can they be thrown out the window and we're left with more than a 5 storey height. How binding are these conditions?

Cambie Corridor Plan is Complete so what do we do?

5.1.1 page 127 is in the Plan but it got there without ANY public consultation on it. There is no "Phase 4" of the Cambie Corridor. There is no opportunity in the future to "make up" for this. What can Council do? Council can turn down the rezoning as it is or it can give staff direction on how to rectify this non existent consultation on a very significant height increase. Help me hold Planning accountable...as per the "how we do community engagement" link attached.

"Understand your role in the decision-making process with the spectrum below, and hold us accountable to the process."
"We believe that people who are affected by a decision have a right to be involved in the decision-making process."

<https://vancouver.ca/your-government/how-we-do-community-engagement.aspx#principles>

Thank you for giving your time to read my letter.

Carey Murphy



From: Clive Bottomley
To: [Public Hearing](#)
Subject: Public hearing Nov. 5, 2019 for 582-588 West King Edward Ave.
Date: Tuesday, November 5, 2019 2:50:07 AM

Dear mayor and council,

My name is Clive Bottomley. My wife and I and our neighbours will be negatively impacted by this rezoning at 582-588 West King Edward Ave., so, as it's currently proposed, we do not support it.

We live at [REDACTED] "S. 22(1) [REDACTED]. We purchased our home in 2005 and completed a major, ½ million dollar renovation in 2008 that added an upper floor and roof deck centered around the outlook north of our home.

Given that the RPSC Community Vision had only recently been adopted by council in November of 2005, it seemed a reasonable assumption that we could rely on built forms contained within that document, where a maximum of 3 storey townhouses would have been the greatest of our concerns, should development occur. The RPSC Vision took the Canada Line train station into account and it was a document that normally would be expected to inform decisions for 20 years. We are happy to see 3 storey multi-family townhouses built, we also accept the 4 storey condos, but we are not supportive of the new 5th storey amenity rooms, since there was no public consultation on these 5th storey structures on top of what is supposed to be a just a 4 storey building.

In this email, we are sharing with you some of our concerns regarding this rezoning application. We sincerely appreciate you taking the time to read them:

How did 4 storeys become 5 storeys without public consultation?

Background

May 9th 2011, council approved Cambie Corridor "phase 2". The building heights for West King Edward Ave east and west of Cambie St were set at 4 storeys, with an exception of up to 6 storeys for the 2 lots closest to Cambie St.

The original plan at the beginning of public consultation (in 2010) showed 6 storeys in the plan area along King Edward. The reduction to 4 storeys was a direct result of neighbourhood engagement.

One of the most attended public engagement events was a "walkabout and workshop" in June of 2010. Following the walkabout there was a workshop planning session at the Chown Memorial Church basement on Cambie St. The turnout for this Saturday afternoon, a 4 hour event, was so high (about 200 people) that planners were overwhelmed and didn't have enough staff or handouts for everyone. The church basement was packed and most people had to stand around the workshop tables rather than sit. We have photos of this day that show how impressive the turnout was. It was this kind of public input that limited King Edward street to a 4 storey built form.

Current issue

May 2, 2018 a revised Cambie Corridor "phase 3" was approved. 3 storey Townhouse areas were identified and the Oakridge area was planned. However, much to our surprise, it's evident now that the heights for buildings along King Edward have increased by 1 storey WITHOUT any public consultation on

this.

“Phase 3” planning was a 3 year long process and we attended every event (several per year). Never was anything talked about or documented that gave any indication of the change from 4 storeys to a de facto 5 storeys with the addition of a 5th floor enclosed indoor amenity space. That’s a 25% increase in height. Zero time was spent consulting the public on a 25% increase. We looked at every information board and every handout at every open house and there was no mention of this change, this height increase was just quietly slipped into the plan. This is unacceptable.

We only became aware of the increased heights because of this rezoning application for 582-588 W King Edward. We went to the January 10, 2019 Open House where we questioned how it could be a 5 storey building in a 4 storey zone. The planners showed us **new wording** in the Cambie Corridor (section 5.1.1 page 127) that allowed an amenity room on the roof, constituting a 5 storey building.

Although it must be slightly set back from building edges there appears to be no other limits on a maximum size (roof height or length and width) for this 5th floor amenity room. There is a minimum size. City planning staff have told us they see it as a modest sized space. Architects are being told by city staff that these rooftop extra floors should be large enough to be a useful space for residents and require the inclusion of accessible bathrooms and kitchens.

In this particular rezoning they are asking for a 20 foot roof height on the enclosed amenity room and this 20 foot high de facto 5th floor spans greater than 60% of the total building frontage. NOT a modest size.

Our Conclusion: Apparently public engagement is a waste of everyone’s time.

The neighbourhood came out in full force and effected a change to the Cambie Corridor plan approved in 2011. The neighbourhood wanted to limit growth to just 3 storey townhouses on W King Edward (RPSC Vision approved November 2005). The Planning Dept. was promoting 6 storeys condos. The compromise after further exhaustive public consultation was 4 storeys (Cambie Corridor Phase 2).

Now suddenly it’s up to 5 storeys. Was this just a total waste of the neighbourhood’s valuable time in writing letters and attending events? If there can be changes made without any consultation just a few years later then it certainly feels like it to us. Doesn’t consultation mean anything anymore? We are very disheartened and upset by this.

Height limits:

Allowing a ‘4.5’ storey building at only 2 feet less than a 6 storey building makes no sense.

The Cambie Corridor Plan describes limits on maximum building lengths for the following reasons: “Buildings should be limited in length, both real and perceived, to allow for sunlight, views, and a general feeling of openness”.

Length of buildings and height of buildings both contribute to openness, availability of sunlight and views. In this area, where Cambie and King Edward intersect, the intensity of development is high. Seizing an opportunity to maintain as much openness when possible is the right thing to do. A “wall” of 4 and 6 storeys is quickly evolving from a plan on paper into reality. This wall will surround the current community of single family homes as well as the future community of 3 storey townhouses, and will limit light, views and openness. Limiting the height of this wall is important to both current and future residents in this neighbourhood.

The proposed building is unnecessarily tall for “4.5” storeys, asking for a height of 61 feet. Whereas a 6 storey building on the same block has a max height of 63 feet. Only 2 feet higher. Why is, what was

supposed to be a 4 storey building form, even being considered at this height? How has it even gotten this far through the planning stage and being put to council for approval at this height?

Each floor of this proposed building is taller than normal and the first floor sits higher than it should out of the slope of the land.

There is a 5th floor roof top enclosed amenity space which is unnecessarily large and far taller than needed. It is hard to determine exactly how tall the highest point of the roof is from the drawings on the city web site because many of those drawings are the **wrong drawings** (earlier versions I believe) misrepresenting the true roof height. We, the public and council, are left to use these old incorrect drawings which is in my view a serious transparency problem. When I look at the old sectional drawings I see the 5th floor roof height shown at 15 feet, but that doesn't include the elevator shaft over run which is about 3 feet higher (approx. 18 feet). In the new perspective drawings you can see that the elevator shaft is now entirely covered by the roof, therefore the roof line must now be higher than 18 feet. With the upward sloping angle of the roof enclosing the elevator shaft, plus room for insulation, and roofing material, etc. my educated guess is that this 5th floor roof, the development is seeking approval for, must be about 20 feet above the 4th floor. Twenty feet equals about two storeys, not just one extra storey. Why is such a tall 5th floor needed?

By enclosing the elevator shaft the applicant is unnecessarily increasing the height and massing of the 5th floor by a significant amount. If only the elevator shaft was at a height of 18 feet above the 4th floor it would be over a very small percentage of the building width and therefore have much less of an impact on the surrounding neighbourhood.

The frontage of this 20 foot high 5th floor structure is greater than 60% of the building's total frontage, so not a modest amount of 5th floor coverage, in contrast to most other developments seeking a roof top amenity space of only 25-30% of the total building frontage and at a much more reasonable roof height.

The amenity room structure could be much narrower. Part of the reason for the large frontage of this 5th floor structure is because it's not just amenity room space... it also encompasses square footage belonging to private suites to provide those suites with access to private roof top decks on either side of the amenity room. This extra private interior space increases the massing of the 5th floor structure by approx. 20%, a significant amount.

The developers of this project should look to the proposed building right across Ash Street from theirs (the other 4 storey building seeking approval at this same hearing) for what a reasonable building height under the same rules should be.

We would like to see these 5th floor rooftop enclosed amenity rooms, **that the public was not consulted on**, eliminated or at the very least have limits placed on them that significantly reduce the height and massing from what is proposed in this application.

A limit on roof deck hard privacy screens, or hard shade structures such as pergolas, which would serve to create more massing on a de facto 5th floor should also be in place.

Walled in behind a de facto extra floor that goes against public consultation

The neighbourhood and developers alike should be able to rely on the city planning process. In the case of the 5th floor enclosed amenity rooms the goal posts have been moved in the middle of the game without public consultation. Existing residents and developers that bought land for building future townhouse complexes won't appreciate being "walled in" behind an extra floor and left to look at only the

backside of these buildings. Current and future residents would like to see something different than the monotonous view of buildings and balconies and not have the feeling of being “closed in”. If buildings on W King Edward are limited to a typical 4 storey height, because of the slope of the land up the hill to the south, there is “hope” to see something other than a wall from a roof top deck on 26th and 27th Ave. There is also hope for future residents who will have roof top decks on their 3 storey townhouses. Increasing the heights on King Edward Ave above 4 storeys eliminates the hope we, or future residents, have of enjoying any interesting outlook such as trees in the distance, mountains in the distance, or anything else interesting in the distance... in general a feeling of “Openness”. Here’s an analogy... Adding an extra storey to King Edward and keeping W 26th & W 27th to 2.5 or 3 storeys is like lining all the tall people in the front row for a photo. The people behind (on W 26th & W 27th) are not seen and they see nothing but the backs of these tall people in front. The people in this neighbourhood really put their heart and soul into community engagement back in 2010-2011 and now apparently it was for nothing.

Lack of Notification and transparency.

Neighbourhood doesn’t understand that changes have been made and heights are increasing WITHOUT their input.

For one, it’s clear there is a problem with the notification process. So far this year, there are 3 Rezoning Open House notices for our immediate area that we have not received and many of our neighbours have not been getting all of these notices either. Now, just 1 day before, we have not received notice of this Public Hearing on Nov 5, 2019 for 2 of these Rezoning Applications. If we had not looked up when this hearing was ourselves, we would not know about it. I would say when residents across the lane from a rezoning are NOT notified it constitutes a big problem in regards to public consultation.

Secondly, in the case of 582-588 W King Edward (that has a 5th floor), the board installed at the site with the notice describes a “4 storey building” as the built form. It’s not. It’s a 5 storey building. The December 27, 2018 Open House notice, apparently sent out though we did not get one, describes a 4 storey building. The October 22, 2019 Public Hearing notice, apparently sent out though again we did not get one, describes a 4.5 storey building. Is this Public Hearing notice (just 2 weeks ahead of the decision by council) an attempt to now be more transparent about what is actually being sought for approval? 4.5 storeys is closer to the truth but you can’t really have a half storey in height unless it’s a partially below ground basement. It’s a 5 storey building over greater than 60% of the frontage of the structure and in fact almost the same height (only 2 feet less), as a 6 storey building on the same block.

Finally, some drawings on the city website and drawings on the policy report for this rezoning are wrong (older versions) and misrepresent the roof height for the 5th floor structure.

In closing, I want to reiterate that we are supportive of multi-family housing in this area, such as the four storey condo application directly across Ash street from this development. But without changes in height and massing, our neighbourhood will be negatively impacted by the scale of this particular rezoning, it also goes against what was allowed following the original Cambie Corridor public consultation process, so we do not support it.

As always, we submit our comments with the hope and intent of improving the livability for ALL, current and future residents.

Sincerely,

Clive Bottomley

[Redacted] "s. 22(1) [Redacted]

)
[Redacted] Personal and Confidential"
onal
and
Conf
ident
ial"