

4. CD-1 Rezoning: 5740 Cambie Street

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/19/2021	12:40	PH1 - 4. CD-1 Rezoning: 5740 Cambie Street	Oppose	<p>Are the \$0 CAC's equitable for the City and neighborhood' The 14,500sf hub NPO space is a requirement of the Cambie Corridor Ph 3 specs and therefore should not be counted as a CAC contribution. The 133 strata units (at an unspecified fsr- the total site fsr of 8.33 includes the 14 storey rental tower) appears to without any CAC's therefore' In most areas of the Cambie Corr 3 there are fixed rate CAC's up to \$115 sf so why are there none here. If the 133 units average 900sf then there are 120,000sf of market strata! The land value would be about \$400Buildablesf indicating a value of \$48 Million. How much additional rezoned density is being granted above the current zoning' Under most rezonings the Land Lift would be 75% of the difference. Could then a reasonable CAC of say \$15-20Million be offered' The proposed Oakridge rezoning proposes a building height of 52 stories immediately west which will significantly shadow this project!! Can the Canada Line and the Oakridge Station handle this extra density' The intersection of 41st and Cambie is becoming one of the most complicated in the City with more Blines, bike lanes, road widening and up to 30,000 new residents with no City Engineering Master Plan or review!!! The access to this site will be severely restricted from bothe Cambie and 41st forcing traffic east through the Park and residential neighborhoods!</p>	William O'Brien		s.22(1) Personal and Confidential	Oakridge	No web attachments.