

Public Hearing Item 4:
5900 Block Cambie
Rezoning Application -
March 9, 2021



Oakridge Langara Area Residents

Introduction

- Disrespect with back of this proposal
- Cambie Corridor Plan's podium rules & tower guidelines
- Intention of this proposal's public plaza is to work together with matching plaza across 43rd
- Traffic study
- Groundwater contamination
- Proponent is bad landlord & neighbour
- Summary

Proposed Podium NOT Allowable

- A five-storey podium with a height of 57.4 ft plus partial sixth and seventh floors with a total height of **75.8 ft.** (March 4, 2021 Yellow Memo)
- While **only one** additional partial storey may be considered, **two storeys** are being proposed
- While additional podium height **must be indoor amenity space**, **ten hotel rooms** are being proposed there
- Ten hotel rooms = \$500,000 annual room revenue (OLAR estimate)
- While the additional storey should be **stepped back significantly** from the rear edge, there is **no step back maximizing** the appearance from ground level

Tower Guidance – Cambie Corridor Plan

5.3 MTC Commercial Core Building Height and Form

5.3.3 **Residential** tower elements should be **stepped back 6–12 ft** from the podium edge.

5.3.5 **Above 40 ft** buildings should be **stepped back an additional 12 ft** from the lane. See Figure 5.15 [beside].

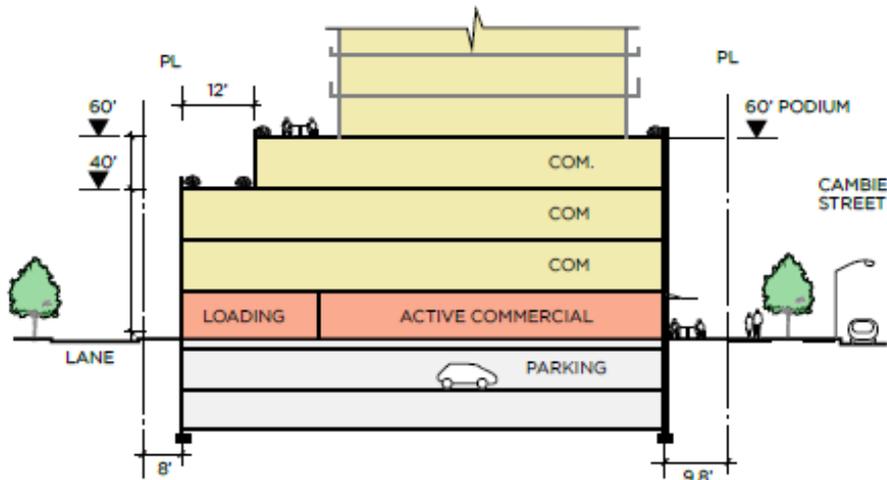
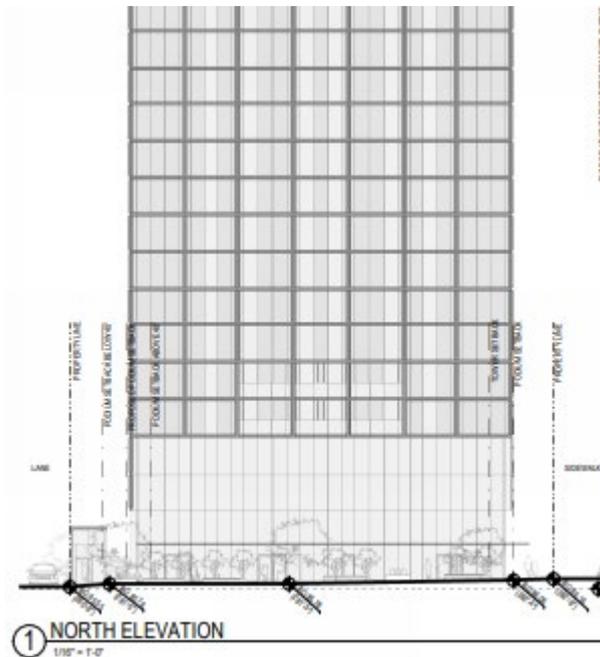


Figure 5.15: Representative section of commercial interface with lane, podium height and tower placement

Proposed Condo Tower

North Elevation



- While two stepbacks are directed for residential towers on the lane, **none** are proposed
- Is continuous vertical expression maximizing the bulk & oppressiveness of the tower

5700 Block Cambie Stepback

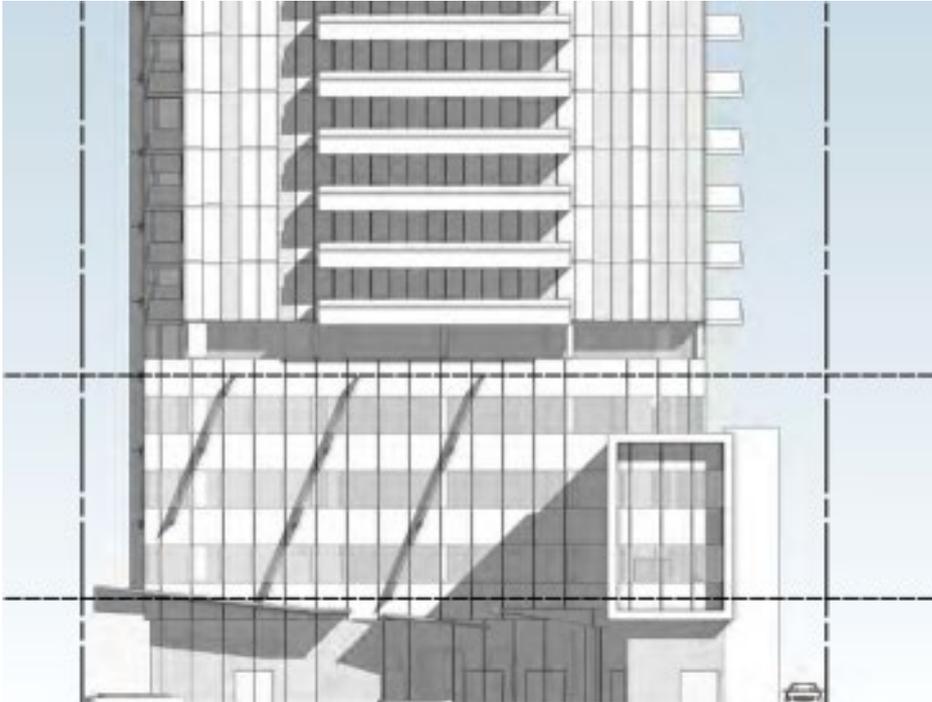
North Elevation



- Rezoning approved January 2021
- One small stepback & regular stepback below 60 ft on the lane

5800 Block Cambie Stepback

South Elevation



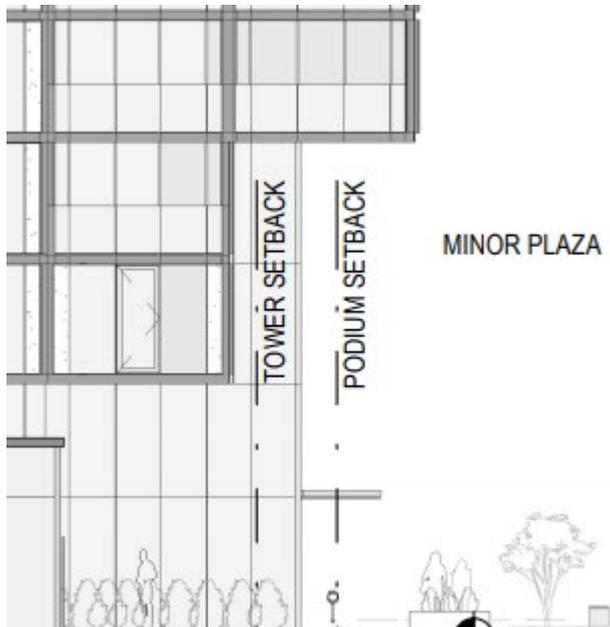
- Currently in Rezoning Application process
- One stepback below 60 ft on the lane
- Shadow study included

2 Public Plazas Across 43rd to Work Together

- North Side 5900 Cambie at 43rd, and
- South Side 5800 Cambie at 43rd

5900 Block Cambie Proposed Plaza

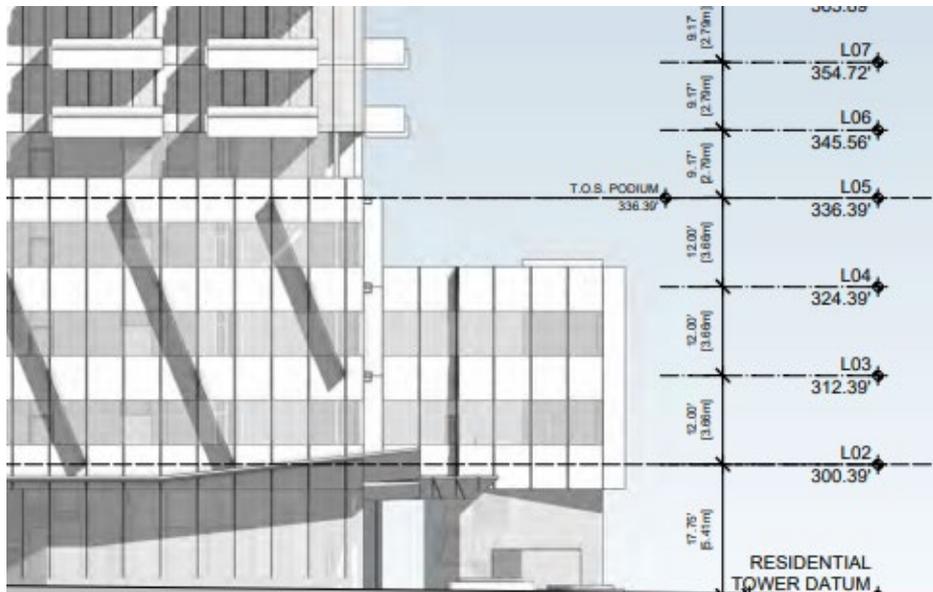
East Elevation



- Tower overhangs public plaza
- Partial plaza ceiling causes feeling of being closed in
- Tower too wide and FSR too high

5800 Block Cambie Proposed Plaza

West Elevation



- No building overhang or partial plaza ceiling
- Feeling of openness above
- Tower more narrow
- Shadow study included

Traffic Study

- Traffic study is not posted on City's webpage for this proposal
- Isn't the public's the public opportunity to review and comment on the traffic study a requirement at rezoning stage?

Groundwater Contamination

- Excavation of this site much further than the level of the groundwater
- Groundwater contaminated by former drycleaner
- What assurances will there be for neighbours nearby for possible contamination migration during excavation & construction?

Proponent is Bad Landlord & Neighbour

- Block consists of 12 duplex rental units, 10 being family units
- All tenants were evicted by the proponent October 2018 and all units except one vacant since (except the squatters)
- Consistently & repeatedly breaking City bylaws no snow removal, grass & yard not maintained, perimeter construction fencing breached, boards missing from doors & windows, squatters, fires, garbage dump, vermin, storage for stolen property



Summary

- Not just residents watching, development industry also
- Public realm matters on ALL sizes of this proposal, NOT just the front/Cambie side
- Unallowable, arrogant, disrespectful proposal
- OLAR calls VETO and asks Council to send this proposal back to staff to bring it in line with Cambie Corridor Plan & require better massing on the rear and north side of the project

Extra! Extra! Read all about it!
It's a mess, meets the test

From: Newspapermen (Meet Such Interesting People)

Music & Lyrics: Vern Partlow (1947)

Council, YOU are the TEST!

--- THANK YOU ---