

2. CD-1 Rezoning: 4118-4138 Cambie Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
03/09/2021	09:14	PH1 - 2. CD-1 Rezoning: 4118-4138 Cambie Street	Oppose	<p>March 9, 2021 ' PUBLIC HEARING for 4118-4138 Cambie St. (Pennyfarthing) Mr. Mayor and Council: The Riley Park South Cambie community Visions Steering Committee (RPSC-CVC) spoke on this development on March 12, 2019 and expressed our concerns with the project (see attached). The process of how a project evolves was clearly explained and the shortcomings were clearly noted. Today's iteration of he project, unfortunately, continues to concern the RPSC-CVC. The height of this rental project is excessive at 72' and the rooftop amenity puts the building at 82 ' far too high for such a project. The Cambie Corridor Phase 3 policy (CCP3) is weak in clearly setting maximum heights and such a shortcoming continues to concern us. The FSR, at 2.94, is more than excessive and our 2019 position has not changed. This is another example of a weakness within the CCP3 ' excessive 'wobble room' at the community's expense. The rooftop amenity is not an acceptable feature because of the creation of more living space. RPSC-CVC has spoken, on numerous occasions, in opposition to this so-called amenity. We continue to search for how this feature was allowed to be included in the CCP3. The CCP3 is to encourage family oriented housing and there are no 3 bedroom units in this iteration of the project. In fact, the units will obviously be smaller as we see that there has been an increase of 24 units from the original plans of 2 years ago. The City's policy of exempting a developer from having to pay CAC's on a rental project results in placing a burden on those paying taxes to maintain and expand community facilities. As this community continues to see rapid growth it does not see plans for additional amenities for the new residents let alone the present ones. RPSC-CVC will continue to be a community 'watchdog' with a strong institutional history. With our credible standing in the community we are requesting that City Council consider the shortcoming of this project. Regard, Allan Bulum, Chair on behalf of RPSC-CVC</p>	Allan Buium	RPSC	§ 22(1) Personal and Co	Riley Park	Appendix A

March 12, 2019 — PUBLIC HEARING for 4118-4138 Cambie St.
(Pennyfarthing)

Mr. Mayor and Council:

As Chair of the RPSC-CVC, thank you for the opportunity to speak this evening.

As noted in our November 28th congratulatory note to you, the Riley Park South Cambie Community Visions (RPSC) Steering Committee has played an important role in the rapidly changing landscape of our community. We are an engaged community participant; this is exemplified by our ongoing discussions with many of the developers and their respective architects for projects along the Cambie Corridor as well as other areas within the RPSC community.

The current project is an example of a developer offering us the courtesy to discuss one of their projects. When we met the Pennyfarthing representative in early 2018, preliminary plans were discussed for the project, since then a few changes have been flagged by our Steering Committee. **What is the significance of my bringing this up?** On initial reading of the 2019 drawings both the height and FSR have been increased; this is somewhat disconcerting. After further reading and discussion of the height difference we now realize that there is a discrepancy in how the calculations were done; thus creating a conflict in interpretation - “lowest average grade and the main floor height”. In addition, the loss of ground-level area, the amenity space had to be moved to the roof. This situation could have been avoided if the requirements had not changed in “mid-stream”. RPSC initially saw these as an upward “creep” from the original design presented to us. **What this means to us as a community is that** similar types of changes have been allowed in

some of the other projects along the Cambie Corridor. The Corridor's guidelines talk about a 6 storey building and an FSR from 2.0 to 2.5. But unfortunately, there is a significant amount of "wiggle room" in both. **This has given the community projects that are rather excessive; i.e. a 7 storey building in the 4900 block of Cambie and a very large project, in the same block but across the street, where density was allowed to increase to near 20% beyond the original presentation.**

The RPSC Steering Committee had originally accepted both the height (63.9') and FSR (2.85) because of the building's configuration and more importantly, because the City was asking for land on the King Edward side of the property so a 1510 sq. ft. "bus bay" could be constructed in the future. We are also aware of the Engineering Department's request for changes in the access to the underground parking, thus forcing a change in amenity space's location. As RPSC has pointed out to city representatives at various venues, such late changes appear indicative of a "silo problem" with the lack of communication between departments.

RPSC knows that the Planning Dept. does suggest that developers contact us to present their projects for both an informal discussion and some feedback. But there are often changes made between that stage in the process subsequent stages, a situation in which we are at this moment. The process should be improved upon.

Open houses are also held in this interim period but again, how effective are the public comments in preparing a more final presentation of a project? There are also developers who never contact us, so the amount of community feedback is unknown.

As a City Council approved "watchdog and having "eyes and ears" on the community since November 2005, RPSC continues

to offer constructive criticism with a positive attitude to the many changes within the community. It is important for any organization to have a “corporate history”; RPSC is fortunate to have this most useful attribute to bring discussions on matters concerning the RPSC community.

Thank you.