

**Refers to item #4  
Public Hearing of March 9, 2021**

## **MEMORANDUM**

March 4, 2021

**TO:** Mayor and Council

**CC:** Paul Mochrie, Acting City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Gil Kelley, General Manager, Planning, Urban Design and Sustainability  
Templar Tsang-Trinaistich, Issues Manager, Planning, Urban Design and Sustainability  
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability  
Cynthia Lau, Senior Rezoning Planner, Planning, Urban Design and Sustainability  
Tiffany Rougeau, Rezoning Planner, Planning, Urban Design and Sustainability

**FROM:** Theresa O'Donnell  
Deputy Director, Planning, Urban Design and Sustainability

**SUBJECT:** CD-1 Rezoning: 5910-5998 Cambie Street – RTS # 14275

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This memo addresses questions at the Council Meeting of February 9, 2021 during the referral for the rezoning application for 5910-5998 Cambie Street. Further clarification regarding the height of the podium is provided below. This memo will form part of the March 9, 2021 Public Hearing agenda package and be available for public viewing.

The *Cambie Corridor Plan* identifies the subject site as "Area G" within subsection 4.3.1 and identifies a maximum podium height of 18.3 m (60 ft.); A "major tower" up to 84.7 m (278 ft.) on the south end of the block and a "minor tower" of 45.7 m (150 ft.) for commercial uses on the north end of the block. The Plan also notes that "*heights are site-specific and will be performance based*". Staff evaluate each application based on the site context and programming to determine if the proposal meets the general intent of the *Cambie Corridor Plan*.

This application proposes nine artist studios as the required in-kind and on-site amenity, *the Plan* targets the provision of five studios.

The nine studios will be delivered turnkey to the City and are expected to be provided to artists at below market rates as part of the Artist Studio Award Program. In order to accommodate a variety of artists, seven of the nine live-work artist studios are required to be double-height. The artist studios will occupy part of the third, fourth and fifth floors with the rest of the podium taken up with hotel uses and ground-floor retail. As the artist studios are located adjacent to the hotel in a separate air space parcel, additional floor area for hotel use is proposed in partial storeys above the podium in order to maintain hotel programming and viability. The five-storey portion of the podium has a height of 17.5 m (57.4 ft) —below the maximum of 18.3 m (60 ft.) identified in the Plan— with the remaining height of the podium being the partial sixth and seventh floors located on the east side of the podium, to a height of 23.1 m (75.8 ft.).

Staff have considered the additional partial storeys on the podium relative to the urban design performance objectives within the *Cambie Corridor Plan*, and note the following:

- The partial storeys are set back 18.3 m (60 ft.) from the west face of the podium. This significant setback ensures the podium presents as five storeys as seen from Cambie Street and would protect the quality of the Cambie Street public realm envisioned within *the Plan*. A rooftop outdoor space located on the top of the fifth level of the podium further screens the partial sixth and seventh storeys, from the west.
- The two partial storeys are located on the east side of the building facing the lane. Across the lane, *the Plan* envisions 18-storey mixed-use buildings along 43rd Avenue and six-storey buildings along 44th Avenue. Staff consider the proposed partial storeys an appropriate transition to higher buildings across the lane, with no significant shadow impact onto neighbouring properties or the public realm.

Staff support the additional height to the podium as it allows for the proposed hotel and artist studio programming and has minimal impact on neighbouring properties or the public realm while maintaining the overall intent of the surrounding Built Form Guidelines of the *Cambie Corridor Plan*.

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*Additional Information on Public Process:*

- Pre-application Open House: An applicant-led pre-application open house was held on September 3, 2019. The applicant presented materials which included a full six-storey podium at approximately 21.9 m (72 ft.).
- Application: The application was submitted on December 20, 2019 with a proposal that included a five-storey podium with a height of 17.5 m (57.4 ft.) plus partial sixth and seventh floors with a total height of 23.1 metres (75.8 feet).
- Open House: A virtual Open House was held from June 8 to 28th, 2020 on the Shape Your City platform. The illustrations of the project on Shape Your City website included the proposed partial sixth and seventh floors in the podium.

- Response to Notification: Approximately 644 notification postcards were distributed within the neighbouring area. Staff received 29 comments or questions on the project overall, with one comment in opposition to the partial sixth and seventh floors on the podium.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

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