

Public Hearing Item 2:  
**325 – 341 W 42<sup>nd</sup> Ave**  
Rezoning Application -  
April 13, 2021



Oakridge Langara Area Residents

# Very Important Location

- Across from Columbia Park
- Would have preferred tower pulled back from Alberta St (moving east along the podium) to open intersection of 42<sup>nd</sup> & Alberta
- Glad hear Park planning beginning. Appreciate staff already reached out to us to advise. OLAR asked ten years ago developers' rezoning \$ contributions be put toward this park.

# OLAR Support Overall

- Provides needed rental and below-market rental in our neighbourhood
- Generally meets *Cambie Corridor Plan*

# 20<sup>th</sup> Level Screening

- Request to eliminate screening
- Don't add more height and bulk on 20<sup>th</sup> level!  
19th floor amenity is over-height.
- Also, concern if in future strengthen screening walls and add roof to enclose 20<sup>th</sup> floor level to make it usable by residents.

# Housekeeping

- From March 9, 2021 Public Hearing re 5900 block Cambie rezoning
- Sharing our anger & disappointment with disrespectful & dismissive tone and words of Referral Report & staff presentation. Public Realm does exist at REAR of this project
- People (residents current & future, shoppers, passersby) and space behind DO matter!
- To accommodate larger hotel NOT grounds to exceed MAXIMUM building heights!!! Integrity?

Thank you