

**3. CD-1 Rezoning: 3353 Cambie Street - OTHER**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/15/2021	09:30	PH2 - 3. CD-1 Rezoning: 3353 Cambie Street	Other	<p>Re: 3353 Cambie St. The Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) was initially informed of the project in early 2020. Since then we have submitted our concerns to Ron Bijok at Radiant City Architecture. Our detailed comments are attached along with the architect's comments. We appreciated his responses but still have concerns. Regardless of the rationale for the rooftop amenity, RPSC-CVC has been on record for opposing such a feature. This architectural feature was thrust upon the community within the CCP3 in 2018. Unfortunately, we do not recall any community discussion on this feature and it has now become standard for developers to include this in their projects. This specific project will be somewhat unique to the Cambie Corridor as it will not be a residential building, it will create employment opportunities for the area. The childcare facility is a much needed facility and we can only hope that the fees to be charged are reasonable for the families needing such a service. The rooftop amenity, as we stated, creates a 'silo effect' for the tenants and with the vibrant streetscape we see no need for such a space. Since the project was initially proposed, there has been the creation of a parkette on the corner of 18th &amp; Cambie, westside. This feature is now an active meeting space for residents in the area and an ideal spot for socializing. The future tenants of the building would certainly add to the vibrancy of the streetscape as well as support the merchants serving the area. In addition, there is another parkette at 17th &amp; Yukon and would be an ideal destination for the childcare users as well as the other tenants. There was mention, in the project's write-up, of the close proximity to both Douglas and Heather parks so we now have four open areas for the future occupants of the project. These are most positive community assets that the general community values. The building height has been modified and we appreciate the height requirements for an office building versus a residential structure. Allan Buium, Chair on behalf of the RPSC-CVC</p>	Allan Buium	RPSC	<p>s. 22(1) Personal and Confidential</p>	Riley Park	Appendix A

s. 22(1) Personal and Confidential  
From: "Ron Bijok"  
Subject: RE: 3353 Cambie St.  
Date: June 3, 2020 at 3:02:40 PM PDT  
To: "'Allan Buium'"  
Cc: <>  
Reply- to: >

**From:** [Allan Buium](#)  
**To:** s. 22(1) Personal and Confidential  
**Cc:** s. 22(1) Personal and Confidential  
**Subject:** 3353 Cambie St.  
**Date:** March 24, 2020 8:09:57 PM

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March 24, 2020 Mr. Ron Bijok,

Radiant City Architecture

Good Afternoon Ron,

**Re: 3353 Cambie St.**

It is most unfortunate that, due to current circumstances, we have to communicate our thoughts through this medium. We think that face-to-face meetings generally help to provide a better understanding of the issues and concerns. Perhaps, at some point in the future, such a meeting can be arranged. That said, this email is a follow-up to our conversation on March 17th.

Thank you for the link to your design drawings for this project. The material was circulated to member of the RPSC-CVC Steering Committee.

Thank you Allan;

First of all, thank you for your well-considered review of our project. And let me apologize for taking so long to respond. We will endeavour to accommodate all these comments, but in particular the comments about the character of the retail frontage, as we develop the design in more detail.

Please refer to individual comments below.

The following comments/queries were expressed (along with our responses in blue):

1. The opportunity for local employment is both creative and beneficial to the community.  
We agree and feel the proposed building type provides an alternative to the typical mixed-use development likely to occur in this neighbourhood.

2. The idea of daycare space is a most positive innovation for the project, as is a quiet space to access the facility.  
Similar to above, we feel our uses are a complement to local needs.

3. Who will be the operator of the daycare, or is it too early to determine?  
The operator is undetermined at this time.

4. Parking facilities seem more than adequate, as good transit service is easily accessible.

5. *End -of- trip* facilities are a positive feature for cyclists working in the building.

6. Under *Location and linkage*, your mention of Douglas and Heather parks is a bit puzzling. There are no residential spaces in the project, so why is there mention of these parks? Is this intended as a sales promotion?  
This is important for the daycare, as the parks provide nearby open public park space to the children (accessible from the Tupper side of the building).

7. Is this project intended to be a rental or a strata concept?  
The intent is rental of the office space.

8. Who is the developer?  
The developer is a private investor.

9. Who is the City planner responsible for the file?

To Be Determined.

10. Some accept the six storeys with a step-back at the 4th floor, whereas others see the six storeys as too much for mid-block and as a distraction from the Cambie Village environment. We are cognizant of the Cambie Corridor Phase 3 (CCP3) plan, but these specifications do not negate our concerns. Please note that we have expressed our concerns to the Planning Dept. as to how the CCP3 was drawn up.

We reduced the floor height from 1st floor to 5th floor in order to reduce the overall building height from 81'-1 3/4" to 78'-1" (excluding the stair/elevator penthouse).

11. The *C-2 District Schedule* and the *CD-1 District Schedule* are too fluid and allow for both "wobble room" and how by-laws can be interpreted on a case-to-case basis. This concern has been expressed to both the Planning Dept. and City Council.

12. Concern has been expressed with shadowing on the properties immediately to the west of the project.

The shadowing on the outdoor space, west on the project is only last for 2 hours in the morning. The outdoor space has sunlight throughout the rest of the day.

13. Building height is a concern. The information that you provided has a serious discrepancy. *The Site Context* section states that the building is 68' - 4 1/2", whereas the *Elevations* section notes 76' - 6 3/4" to the roof, plus an unaccounted height for the roof deck. This puts the height to more than 80'. These measurements exceed the six-storey CCP3 plan and shows the serious confusion as to how the height per storey is determined.

Similar to item 10, we matched the project data to the drawings. The 68'-4 12" dimension was a mistake on the drawings you reviewed.

14. Why is there need for a roof deck on an office building? The emphasis should be on encouraging the occupants to be involved in the Cambie Village community and not be encouraged to stay within a "silo".

Roof deck provides an outdoor amenity for occasional office events. It also helps with rainwater management and helps reduce the heat island effect of an unoccupied roof.

15. Why is there need for 12' - 3" ceilings above the retail space?

We revised the childcare (second floor) floor-to-floor height to 12'-0" as per minimum City of Vancouver Childcare Technical Guidelines 2.2. We have adjusted office level floor-to-floor to 11'-0" – leading to an 8'-0" floor-to-ceiling height, except for the top floor which we have brought to 10'-0" floor-to-ceiling. Office space requires a much larger ceiling cavity because of ducting requirements. Often a floor-to-floor dimension of around 9' works, but not in an office scenario.

16. Mention is made of the building approaching the sidewalk for continuous frontage, but the building immediately to the south has a setback as does the building complex at the corner of 17th. The proposed building has a 2' setback from the building line as per C-2 District Schedule 4.4.1.(a)(i); however, the building immediately to the south is built against to the building line and the building complex at the corner of 17th is built against to the front property line as the survey shows. The building line is set back 10'-0" from the property line. So the building is set back 12'-0" from the property line. Ultimately this line would be continuous along the entire block.

17. What are the costs per unit for "stacked parking" versus the present plan?

Costs are unknown at this time. The idea is that the cost for stacking cars might be offset by the saving on deep excavation/construction.

18. CCP3 sections 4 & 5 note that the Cambie Village is to have local design elements in terms of materials, massing, public realm, and the retention of "originality". Unfortunately, the proposal does not address these ideas.

We introduced the vertical fins on the building face to create the depth for the façade and we chose the size of the façade panels to break the scale of the building down. The site is situated in one of the 6 blocks with 6 storey proposed building heights as per CCP 3.3. Building with a step back above the 4th storey is also provided as per CCP 5.2. The commercial and childcare lobby and the restaurant has entrances on both Cambie Street and Tupper Street.

The retail frontage has been broken down to reflect the existing cadence of shop frontages.

19. The design of the four floors of office space seems to lack innovations and creative spaces. An interesting comment was that the layout of these spaces is a “copycat of ‘anywhere’ architecture”.  
We have sought to distinguish the varying vertical functions of the building. Retail will be expressed through signage, large windows, and a small-scale rhythm along Cambie. The daycare level will provide a playful pattern of windows. The office levels intend to feel like class A commercial space.

The preceding comments are frank, thorough and constructive, due to serious thought on the part of our members.

We would appreciate a response to our comments and hope that they will assist your client in determining the best possible project for the Cambie Village.

Sincerely,

Allan Buium, Chair

on behalf of the Riley Park South

Cambie Steering Committee cc:

Jose Chan

Regards;

Ron Bijok, Architect AIBC, CP

Cel: s. 22(1) Personal and Confidential



**Radiant City Architecture**

#222-1118 Homer St.

Vancouver BC V6B 6L5

[www.radiant-city.com](http://www.radiant-city.com)

-----Original Message-----

From: Allan Buium <abuium@telus.net>

Sent: April 1, 2020 8:10 AM

To: s. 22(1) Personal and Confidential

Subject: 3353 Cambie St.

Good Morning Ron,

We are curious to know if you received our letter of March 27th. It may not have been what you expected but RPSC feels that it was a most constructive comment on your client's project. If there was a foul-up with the e-mail delivery and you did not receive the letter please let me know.

Stay healthy and safe.

Thanks,

Allan=