

4. CD-1 Rezoning: 495 West 41st Avenue - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/21/2022	13:26	PH2 - 4. CD-1 Rezoning: 495 West 41st Avenue	Support	<p>From: Allan/Sherry Buium Subject: Re-zoning Application --495 West 41st Ave. June 20, 2022 Mayor and Council, City of Vancouver Dear Mayor and Council: Re: Public Hearing, June 21, 2022, 6:00PM 'Item #4 ' 495 West 41st Ave. The Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) is somewhat ambivalent about this project. We have had the opportunity to meet with the developer, PCI Developments, on two occasions, and both sessions were cordial and constructive. Our comments, for the most part, are quite positive as can be seen by the following: ' The podium has been reduced in height and will now have three floors of retail/office space. This will create more employment opportunities for residents in the Oakridge Municipal Town Centre. ' The overall height is acceptable in relation to the surrounding projects; thereby allowing for sunlight and less shadowing for the location. ' The restrictive parking is acceptable for the site and location. ' As per the preliminary drawings, the project will hopefully be visually interesting in comparison to what is evolving in the Cambie Corridor. Because building facades are part of the public realm and streetscape, care should be given to design, colours, and materials used in the cladding. There is the potential for the project to be at a human scale with a non-institutional-looking facade. At this stage of the project, it is apparently too early to see the type of cladding to be installed. RPSC-CVC thinks that this feature should be required at this stage. This building is at a key intersection within the area and should exhibit some textured finishing that will be beyond the mundane appearance of many projects in the area. RPSC-CVC does have some concerns with the proposal. They are: ' The manner in which the building height is explained is somewhat misleading. A 14 storey building is shown to have a height of 150'. But, on careful examination of the drawings the height is approximately 170'. The manner in which height is presented to the public is misleading. The public should be informed as to the total height of the building, not just the roof of the residential section. ' The rooftop amenity is not included in this building's height, i.e., 14 storeys at 150 ft. RPSC-CVC has always opposed the rooftop amenity, because this amenity was introduced without any public consultation. It has now become</p>	Allan Buium	s22(1) Personal and Confidential	Riley Park	Appendix A

From: Allan/Sherry Buium s22(1) Personal and Confidential

Sent: Tuesday, June 21, 2022 9:12 AM

To: s22(1) Personal and Confidential

Cc: Tim Grant s22(1) Personal and Confidential; Virginia Bird

s22(1) Personal and Confidential

Subject: Re-zoning Application --495 West 41st Ave.

June 20, 2022

Mayor and Council,
City of Vancouver

Dear Mayor and Council:

Re: Public Hearing, June 21, 2022, 6:00PM —Item #4 — 495 West 41st Ave.

The Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) is somewhat ambivalent about this project. We have had the opportunity to meet with the developer, PCI Developments, on two occasions, and both sessions were cordial and constructive.

Our comments, for the most part, are quite positive as can be seen by the following:

— The podium has been reduced in height and will now have three floors of retail/office space. This will create more employment opportunities for residents in the Oakridge Municipal Town Centre.

— The overall height is acceptable in relation to the surrounding projects; thereby allowing for sunlight and less shadowing for the location.

— The restrictive parking is acceptable for the site and location.

— As per the preliminary drawings, the project will hopefully be visually interesting in comparison to what is evolving in the Cambie Corridor. Because building facades are part of the public realm and streetscape, care should be given to design, colours, and materials used in the cladding. There is the potential for the project to be at a *human scale* with a non-institutional-looking facade. At this stage of the project, it is apparently too early to see the type of cladding to be installed. RPSC-CVC thinks that this feature should be required at this stage. This building is at a key intersection within the area and should exhibit some textured finishing that will be beyond the mundane appearance of many projects in the area.

RPSC-CVC does have some concerns with the proposal. They are:

— The manner in which the building height is explained is somewhat misleading. A 14 storey building is shown to have a height of 150'. But, on careful examination of the drawings the height is approximately 170'. The manner in which height is presented to the public is misleading. The public should be informed as to the **total** height of the building, not just the roof of the residential section.

— The rooftop amenity is not included in this building's height, *i.e.*, 14 storeys at 150 ft. RPSC-CVC has always opposed the rooftop amenity, because this amenity was introduced **without any public consultation**. It has now become a supposedly "acceptable" feature of projects in the Cambie Corridor.

— The residential units are rather small with some 1 bedroom units at 410 square feet. This is a rental project, but such small units are verging on *shoebboxes* for the future tenants.

— There are several, often competing, goals of the Planning and Engineering Departments for the public space at street level (*e.g.*, pedestrian walkways, bike lanes, traffic-view corridors). Among these goals, RPSC-CVC encourages the introduction of shrubs, trees, and benches to soften the areas around the building.

We hope that these guidelines will be reviewed as this project goes through the Planning Department's process before the Development Application is issued.

Sincerely,

Allan Buium, Chair
on behalf of the RPSC-CVC

cc: Tim Grant, President, PCI Developments
Virginia Bird, Pottinger Bird Community Relations
Theresa O'Donnell, General Manager Planning, Urban Design
and Sustainability
Lon LaClaire, General Manager, Engineering Services
Paul Mochrie, City Manager