

## Kazakoff, Laura

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**From:** Vicky Christou s.22(1) Personal and Confidential  
**Sent:** Sunday, February 08, 2015 9:01 PM  
**To:** Public Hearing  
**Cc:** Correspondence Group, City Clerk's Office  
**Subject:** REGARDING PUBLIC HEARING FOR 5400 BLOCK ON OAK STREET VANCOUVER(5508-5542) &(5430 & 5450)

Dear City Council ;

My family owns the property - s.22(1) Personal and Confidential in Vancouver, and have happily lived there since 1977. We will be greatly affected by the proposed rezoning and developmental application by the Lистраor Properties Ltd . They have previously purchased the adjoining properties bordering us and our neighbours (5508-5542) &(5430 & 5450). Our house and our neighbours house are caught in the middle of Lистраor Properties Ltd rezoning proposal.

Since december 2014 we have been in negotiations with these developers represented by Savey Mattu , regarding the possible sale of our homes and inclusion in their developmental proposal. Twice we and our neighbour have signed sales agreements, and agreed to several extensions. After the second attempt fell through, both our neighbour and ourselves were reluctant to sign a third time and give another extension. As well, our neighbour is having surgery overseas and will be away till they end of this month february 2015.

The developers reasoning for not buying our properties and needing further extensions is the following: city hall would not agree to add in our homes to their previous application, Lистраor will have to reapply under a new application for the additional building proposals. . The sales of our house will be dependant upon whether they can save money by building it the way they want, if they cannot get the application approval from city hall they won't buy our homes. But how can they apply and receive approval for something if they don't own the land involved? Have they even made these amendments to their applications which would include our two properties and presented them to city hall yet? This is what we were told the extensions were for and so previously agreed.

Our concerns are many, importantly the fact that if we are not included in these proposals, our homes will be dwarfed by these four storey properties, therefore the value of our homes will be greatly diminished. Our asking prices are reasonable considering the market in Vancouver, they are also inline with the other houses in the area. With that in mind it would be a challenge to try and find what we already have in that area again.

Lистраor did appear to want to buy our properties and did tell us they wanted to include them in their building application and were already having meetings at city hall about our inclusion. They would have a greater yield on the number suites and the parking will also be better for their proposed development if our properties are added to their building application. According to them the reason they have not bought our homes is that city hall won't approve the inclusion of our properties. Is this true?

I hope City Council will take my families and neighbours as well as other block property owners concerns under consideration before granting this rezoning and building application. I do believe that Lистраor has a responsibility to the Oakridge community to keep it a considered unified neighbourhood, without "orphan houses" . I also think that a humanistic approach is in order, my parents both in their eighties cannot be bullied by realtors who threaten them that they will be trapped in they middle. At their age, after being productive tax paying citizens they deserve to be respected, its not about the money, at their age the familiarity of their neighbourhood is priceless. Even under trying personal circumstances my parents agreed to sell their home and Lистраor did not honour the agreement twice. We need to clearly understand why and what is being proposed by the applicant and its implication on this neighbourhood community.

My sister and I will be in attendance at the public hearing to voice our families concerns and how this will impact us.

Thank you,

Best Regards  
Vicky Christou

## REGARDING REZONING AMMENDMENTS

Dear City of Vancouver council, rezoning and planning department,

I would like to share the most important of my families concerns regarding the rezoning and building application of the Lистраor Properties Ltd group for the 5508-5542 Oak street and the 5430 -5450 Oak street .

My parents live at <sup>s.22(1) Personal and</sup> Confidential and along with one other neighbor are caught in the middle of the proposed building sites.

Since 1977, my mother and father still live happily and comfortably in their home. My mother is handicapped and we have put in wheelchair ramps in the back for her to easily come and go. She has homecare nursing three times a day and is socially active despite her disabilities. In their bungalow type residence my parents mange very well together.

In January of this year 2015 my mom was diagnosed with two brain anureysms, she is very vulnerable to having a life threatening massive stroke. We are waiting to see her specialist and if surgery is an option at her age. Obviously it is not the best time to be caught in the middle of two construction developments one right next door. (This can be confirmed by her doctor Dr Margaret Tran)

My parents quality of life will be greatly comprimised by the ongoing noise, air and traffic pollution of the construction sites. As well my mother needs access to the back lane to enter and exit our property. She cannot use the front stairs and it is too steep to build a ramp. During contruction and excavation our back lanes two entrances will be blocked off leaving both my parents stranded and housebound . At their age this is unsafe in cases of emergency.

If the Lистраors development and rezoning application is granted by city council, the remainder of my mothers life will be horribly lived inside a construction site. She will not be able to enjoy her home and garden or leave to visit friends freely.

We had been in negotiations with Lистраor through Savey Mattu, and were to be included in their current building proposal as an ammendment, the sale of our homes was contingent with the cities acceptance of this plan. Upon my inquiry, city planner (Kirsten Robinson) informed me that Listrator could not just add our properties, Lистраor would need to reapply with a completely new application, that was the cities policy and process. Lистраor has now decided to push on with their development excluding us.

Unfortunetly that leaves us in another vulnerable position, our property values will be set by future developers, by being caught in the middle we will potentially have a harder time selling our properties at a fair market value and only to developers.

At this time we are requesting that council consider two options to help us: either allow Lистраor to honor our past agreement with them (if they are still willing) so we could move our parents to a healthy comfortable enviroment, or not grant their application until we can negotiate a new proposal which would be beneficial and compassionate to all parties involved.

Thank you for your consideration,

Vicky Christou, Mr. Charalambos Christou & Mrs.Chrisoula Christou