

Isfeld, Lori

From: Raymond Leung s.22(1) Personal and Confidential
Sent: Monday, October 16, 2017 8:44 AM
To: Public Hearing
Subject: Comments with regards to the rezoning application for 8242 Oak Street
Attachments: 171017PubHearingComments.pdf

Dear Council,

We are affected by the proposed by-law amendments and would like to submit our comments with regards to the rezoning application for 8242 Oak Street. Please refer to the attached document.

Regards,
Raymond Leung

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

From: Planning Info <planninginfo@vancouver.ca>
To: undisclosed-recipients;;
Sent: Tue 03 Oct 2017 03:16:17 PM PDT
Subject: Public Hearing Notification - 8242 Oak Street

You are in receipt of this email as a person who has expressed interest in the Rezoning Application for **8242 Oak Street**. Please find below information regarding the upcoming Public Hearing.

Public Hearing:
Tuesday, October 17, 2017, at 6 pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

8242 Oak Street
Lot A (See 356574L) and Lot 13, except the east 10 feet and the west 7 feet now highways, both of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685; PIDs: 014-436-078 and 014-435-942 respectively

To rezone 8242 Oak Street from RS-1 (One-Family Dwelling) District and C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building containing a total of 50 dwelling units, office space, and commercial space. A height of 29.4 m (97 ft.) and a floor space ratio (FSR) of 3.00 are proposed.

FOR MORE INFORMATION ON THIS APPLICATION:
<http://rezoning.vancouver.ca/applications/8242oak/index.htm>

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm, October 17, 2017, by emailing publichearing@vancouver.ca or by calling 604-829-4238. You may also register in person at the door between 5:30 and 6 pm on the day of the Public Hearing. You may submit your comments by email to publichearing@vancouver.ca, or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit vancouver.ca/publichearings for important details.

Copies of the draft by-laws will be available for viewing starting October 6, 2017 at the City Clerk's Department in City Hall, 453 West 12th Avenue, 3rd Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at vancouver.ca/councilvideo, and minutes of Public Hearings are available at vancouver.ca/councilmeetings. (Minutes are posted approximately two business days after a meeting.)

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK:
vancouver.ca/publichearings

In the rezoning application for 8242 Oak Street, the proposed balconies facing the north side of Oak Street towards Broadway are hazardous to the proposed building's north side neighbour. Residents will throw objects, which can cause property damages and/or personal injuries. To rectify this on the north side, windows with limited opening should be used instead of the balconies. Considering this safety issue in the rezoning stage will mitigate future property damage and/or personal injury liability.

Please refer to the similar 8 and 6 story new developments located at 6311 Cambie, 6383 Cambie, 6677 Cambie, 488 W 41st and see the pictures at the end.

6311 Cambie North Side View,	Link: http://i68.tinypic.com/sxlilu.jpg
6383 Cambie South Side & Residence,	Link: http://i68.tinypic.com/2ewhapu.jpg
6677 Cambie North Side View,	Link: http://i65.tinypic.com/29wqycl.jpg
488 W 41st East Side & Residence,	Link: http://i64.tinypic.com/3342kpu.jpg

Thrown objects from balconies are a common problem, as per the article excerpt below:

"Stuff thrown down from balconies

In high rises, a recurring problem is that a few residents throw cigarette butts, food, empty cans, and other objects off their balconies or out of their windows. These objects then litter the grounds below as well as lower balconies and patios and can present a safety hazard for people walking below. These projectiles can also light a fire

The wind pushes objects that are thrown down toward the building and onto balconies and even windows. High winds can also send objects stored on balconies flying all about, break window, hit cars--not to omit pedestrians.

Here are examples of what can happen:

- A woman leaves her newspaper on her patio table to answer her phone inside. As she is talking, she smells fire: Her newspaper, tablecloth, and cushion are already burning! Someone above threw a cigarette that had not been fully extinguished.
- A resident has put her exotic bird out for fresh air in its cage on her balcony. After a few minutes, she hears urgent squawking from her bird. She runs back to the balcony: Some fluff at the bottom of its cage is burning. She douses both the traumatized bird and the cage and finds a cigarette butt at the bottom of the cage.
- A resident is driving into the garage entrance when a beer bottle flies down and smashes into his windshield. Startled, he drives into the garage door and breaks it. His car is also damaged.
- A baby sleeping in his pram under the spring sun on a balcony nearly misses being smothered when a wet pair of men's shorts lands on his little face.
- A resident is enjoying a good book in the coolness of early evening when a used condom suddenly lands on his lap. Difficult to explain to his wife!
- A couple is standing on their balcony leaning against the guardrail. The man is suddenly hit over the head by a full can of pop accidentally dropped from a higher balcony. He had to go to the emergency room and the police was called to investigate."

Source: <http://www.condoinformation.ca/problems/stuff-thrown-off-balconies>

6311 Cambie North Side View, Link: <http://i68.tinypic.com/sxlilu.jpg>



6383 Cambie South Side & Residence, Link: <http://i68.tinypic.com/2ewhapu.jpg>



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