



Mayor and Council Feedback

Case number: 101011545510

Case created: 2018-07-09, 10:07:00 AM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Kathleen Szabo

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|--|---|
| 1. | Describe details (who, what, where, when, why): | 64 and Oak : will not be truly affordable-probably over 500,000 ; who are these for.
too many people in a small area.
traffic backed many times on Oak---
what does council going to do about traffic.
no grocer store nearby so people have to use car.
This project should not proceed as it stands but you will rubber stamp it anyway. |
| 2. | Type of feedback: | Negative |
| 3. | Department: | Mayor and Council |
| 4. | Were any other cases or service requests created as a result of this feedback? | No |
| 6. | (Don't ask, just record - did caller indicate they want a call back?): | No |
| 7. | Select category: | Planning, Zoning and Development |
| 8. | Select topic: | Oakridge |
| 9. | Specific area of concern: | W 64th and Oak St rezoning |
| 10. | Neighbourhood: | Oakridge |
| 11. | Original Client: | kathleen szabo |
| 12. | Original Email address: | s.22(1) Personal and Confidential |

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Raymond Leung
Sent: Monday, July 16, 2018 8:41 AM
To: Public Hearing
Subject: Comments with regards to the rezoning application for 988 West 64th Avenue & 8030-8130 Oak Street
Attachments: 180718PubHearingComments.pdf

Dear Council,

We would like to submit our comments with regards to the rezoning application for 988 West 64th Avenue & 8030-8130 Oak Street. Please refer to the attached document.

Regards,
Raymond Leung

Regarding to the rezoning application of 988 West 64th Avenue and 8030-8130 Oak Street, the proposed balconies facing the south side of Oak Street towards Marine Drive will disrupt the privacy and day-to-day lives of the proposed building's south side neighbours. The building design that has balconies on four sides and on every unit and every floor invades the privacy and disturbs the peace of its south side neighbours. This will cause a lot of disturbance and increase the cost to the city of policing and keeping the peace.

A currently developing townhouse project on 8101 Shaughnessy Street at this proposed building's back lane has good consideration of its neighbours. There are just small windows on the north side and south side, please refer to the included pictures.

These full size balconies are hazardous to the proposed building's south side neighbours. Residents would throw objects, which can cause property damages and/or personal injuries. To rectify this, windows with limited openings 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 6 and 8 story condominium, townhouse new developments located at 6311 Cambie, 6383 Cambie, 6677 Cambie, 488 West 41st, 611 West 41st, 7655 Cambie, 8101 Shaughnessy St. and see the pictures at the end.

6311 Cambie North Side	Link: http://i68.tinypic.com/sxlilu.jpg
6383 Cambie South Side & Residence	Link: http://i68.tinypic.com/2ewhapu.jpg
6677 Cambie North Side	Link: http://i65.tinypic.com/29wqycl.jpg
488 W 41st East Side & Residence	Link: http://i64.tinypic.com/3342kpu.jpg
611 West 41st East Side	Link: http://i65.tinypic.com/2w2r1ow.jpg
611 West 41st West Side	Link: http://i67.tinypic.com/24vuqzq.jpg
7655 Cambie North Side	Link: http://i65.tinypic.com/iejgw0.jpg
8101 Shaughnessy St. South Side	Link: http://i68.tinypic.com/nla1c1.jpg
8101 Shaughnessy St. North Side	Link: http://i65.tinypic.com/avl7h5.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, Link: <http://i68.tinypic.com/sxlilu.jpg>



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



6677 Cambie North Side, Link: <http://i65.tinypic.com/29wqycl.jpg>



488 W 41st East Side & Residence, Link: <http://i64.tinypic.com/3342kpu.jpg>



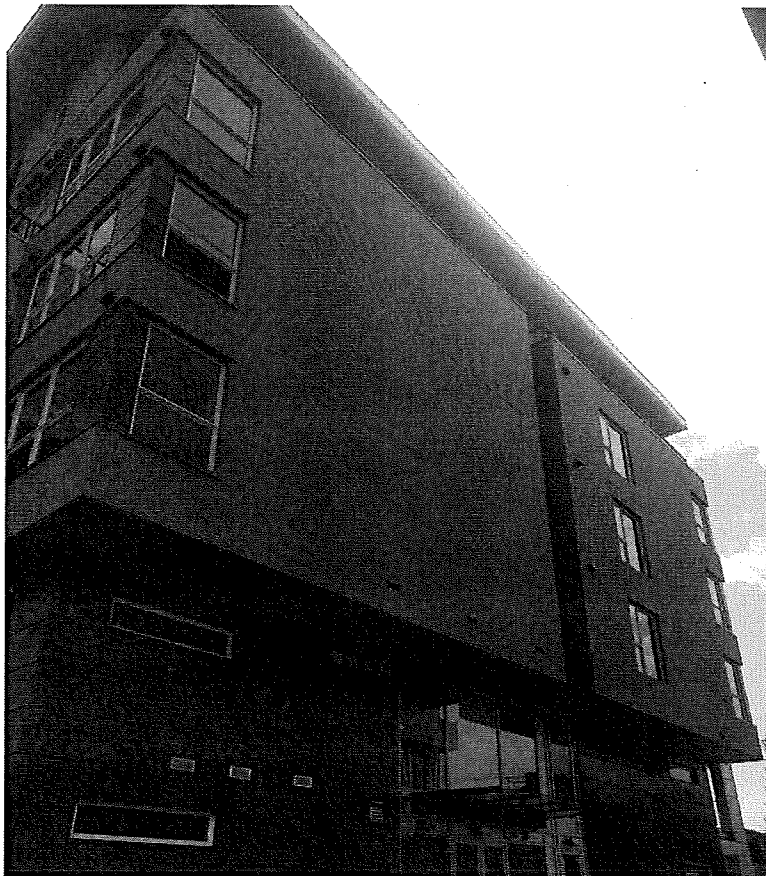
611 West 41st East Side, Link: <http://i65.tinypic.com/2w2r1ow.jpg>



611 West 41st West Side, Link: <http://i67.tinypic.com/24vuqzq.jpg>



7655 Cambie North Side, Link: <http://i65.tinypic.com/iejgw0.jpg>



8101 Shaughnessy St. South Side, Link: <http://i68.tinypic.com/nla1c1.jpg>



8101 Shaughnessy St. North Side, Link: <http://i65.tinypic.com/avl7h5.jpg>

