

## Dragnea, Irina

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**From:** Arthur Wolak s.22(1) Personal and Confidential  
**Sent:** Saturday, September 01, 2018 3:36 AM  
**To:** Public Hearing  
**Subject:** JCC Rezoning (950 West 41 Avenue)

Dear Mayor and Members of City Council,

I am a member and supporter of the JCC and the Vancouver Jewish community. I was born and raised in the Oakridge area. This means I've been here for 50 years and, just as I did as a child, now my three children use the facilities at the JCC. The size and amenities meet our purposes. What it needs is childcare but that is not an issue in this proposal. What it does not need is enlarging.

I am not a supporter of the current plan to redevelop the property. I think it is myopic to build such a large project for a community whose numbers are in decline because few can afford to live in Vancouver. The Jewish population is spreading out to suburbia which is detrimental for the community in the long term. But it's the reality. Who will then use this new development? It won't likely be members of the Jewish community as their numbers are not increasing in the area. Their numbers are increasing in Richmond and places further east. In many cases, much further east (all the way to Calgary).

Moreover, regarding the residential plans, there are not enough townhouse units for family use. Some of us actually do have three or more children, but units with two bedrooms are not going to serve the purpose intended. Families my size require a minimum of three bedrooms. So, again, who will populate these dwellings? It isn't clear to me. Are units going to be sold or rented to Jewish families? This is also not clear to me.

Last, by constructing what might be considered a Jewish enclave, I wonder if any thought has been put into security for the entire property because it will likely become a target for terrorists or crazy people who want to harm the Jewish community. I don't know if this has been seriously considered but it should be because security concerns are a reality. My childhood synagogue, Temple Sholom, was firebombed in the 1980s. Security is not a trivial topic when it comes to this redevelopment plan.

Sincerely,

Arthur Wolak

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Arthur J. Wolak, Ph.D.

s.22(1) Personal and Confidential

Mailing address:

Dr. Arthur Wolak

s.22(1) Personal and Confidential

## Dragnea, Irina

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**From:** francis s.22(1) Personal and Confidential  
**Sent:** Monday, September 03, 2018 9:08 PM  
**To:** Public Hearing  
**Subject:** I am against JCC rezoning application

Dear Sir/Madam,

I am disappointed in Council's decision to consider allowing JCC to build 2 residential towers. Do Not approve the rezoning application submitted by the JCC. The existing Oakridge Transit Center Policy Statement was established in Dec 2015 after numerous consultations and open houses. 12 to 15 storey buildings were to be built in the neighbourhood. The proposed residential towers at the JCC site (24 to 26 stories) are not complimentary with the character of the neighborhood and do not follow the city planning guidelines set forth in the OTC Policy Statement.

We have always been supportive of mid-rise buildings to be built in Oakridge. The Cambie Corridor Plan approved by Council back in May of 2018 also testifies to these design principles. Now, these massive towers proposed by JCC not only would cast shadow on neighbouring houses and townhouses but also invade privacy on residents of nearby single-family houses. Moreover, existing infrastructure along 41st avenue between Cambie and Oak and public transportation (Oakridge Station) will not be adequate to support the additional population brought in by these massive buildings.

I ask you to please be sensitive and respectful to existing neighborhoods and residents in Oakridge. Stick to the building height as set forth in the OTC Policy statement and build mid-rise buildings. Do not renege on what you promised to Oakridge residents after the previous public hearings and open houses.

Please email an acknowledgement receipt of this email.

thank you.

Francis Luk  
s.22(1) Personal and Confidential

## Dragnea, Irina

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**From:** John Morita s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 04, 2018 10:26 AM  
**To:** Public Hearing  
**Subject:** JCC rezoning application  
**Attachments:** JCC Rezoning.pdf

We are retirees who reside at s.22(1) Personal and Confidential for the past 11 years. We purchased our residence on Willow at that time in a single family neighborhood. The rezoning will severely impact our neighborhood and our quality of life. The proposed density would be way too much for this area and we are virulently against the rezoning as per the attached comments.

John & Susan Morita

s.22(1) Personal and Confidential

**We AGANIST JCC Rezoning Application. Rationale is as follows:**

- JCC Application is being considered under the Oakridge Transit Centre Policy Statement. The proposed residential towers of 24 and 26 storey, the former building height is 289 ft. and latter is 255 ft.- the buildings massing and heights are **NOT** complimentary across W. 41<sup>st</sup> Avenue, the OTC site (predominantly mid-rise apartments 12-15 storey under OTC Policy Statement, adopted by the Council on Dec.16, 2015).
  - The proposed residential towers of 24 and 26 storey situated at W. 41<sup>st</sup> Avenue- the buildings massing and shadowing on pedestrian areas on the north side of W. 41<sup>st</sup> Avenue through forms and heights **NOT** reflecting relevant design principles embodied in the OTC Policy Statement which adopted by the Council on Dec.16, 2015 and Cambie Corridor Plan approved by Council on May 1<sup>st</sup>, 2018. Therefore the proposed building height of the two residential buildings should be mid-rise building form, 12 storey conformity with Cambie Corridor Plan. As the illustration Section of W. 41<sup>st</sup> Avenue (OTC, Willow, Baillie, Heather & Manson Street) see attachment 1 and Representative Section-north side of W. 41<sup>st</sup> Avenue between Baillie and Heather Street see attachment 2. The two illustration sections repeatedly reveal the buildings massing from Willow to Manson Street along north side of W. 41<sup>st</sup> Avenue are mid-rise 12 storey building. That should override and supersede the floor plan shown area between Baillie Street and Heather Street see attachment 3.
  - The proposed 24 storey of residential tower on top of the 6 storey podium situated on the west side of JCC site-The 6 storey podium, 62 ft. and 24 storey residential tower height wall-like massing would severely impact the livability of the 4 storey apartment buildings to its west and single-family housing to its south. Recommend to reduce the podium to 4 storey building height of 50 ft. and max.12 storey residential building height in total.
  - Considering urban planning standard- the JCC site is located outside of the ¼ mile walking distance from skytrain station. Transportation infrastructure with the immediate area would only support low and medium density housing ( such as mid-rise building forms)
  - The proposed 9 storey replacement JCC building height (121 ft.-equivalent to 12 storey high of residential building) is **NOT** sensitive and **NOT** respectful to the existing neighborhoods context and future planning development context at the corner of Willow Street and north side of W. 41<sup>st</sup> Avenue. Existing 6 storey apartment buildings Aperture (60 ft. high) and Oakmount Medical Building situated at the corner of Willow Street and north side of W. 41<sup>st</sup> Avenue. The future development of 6 storeys Medical Building proposed. Recommend the proposed replacement JCC building to be 6 storey building height of 81 ft.
  - The proposed 9 storey building height has **NO** transition down scheme to the single-family housing south of the JCC site. As a result it will cast shadow and invade privacy on the residents of single-family housing.
- We strongly urge Council seriously consideration to maintaining max. building height conformity with OTC Policy Statement, mid-rise building form.
  - Sensitive to single-housing and 4 storey apartment buildings shadowing and privacy invasion.
  - Follows the transition down theme
  - To be respectful to the existing immediate neighbourhood context and future development context at the corner of Willow Street and W. 41<sup>st</sup> Avenue.

**Please understand that our comments and concern stems from an urban landscape/planning perspective. Please email an acknowledgement receipt of this email. (Name/address/telephone/email address)**