

Dragnea, Irina

From: May Lee s.22(1) Personal and Confidential
Sent: Tuesday, September 04, 2018 5:37 PM
To: Public Hearing
Subject: Against JCC Rezoning Application Rationale Statement
Attachments: jcc-public hearing oppose statement-2b.pdf

I Against JCC Rezoning Application.
Enclosed please find a copy of "Against JCC Rezoning Application Rationale Statement"
Please email an acknowledgement of receipt of this email.

Yours truly,
Yuen Ming May Lee
s.22(1) Personal and Confidential

We AGANIST JCC Rezoning Application. Rationale is as follows:

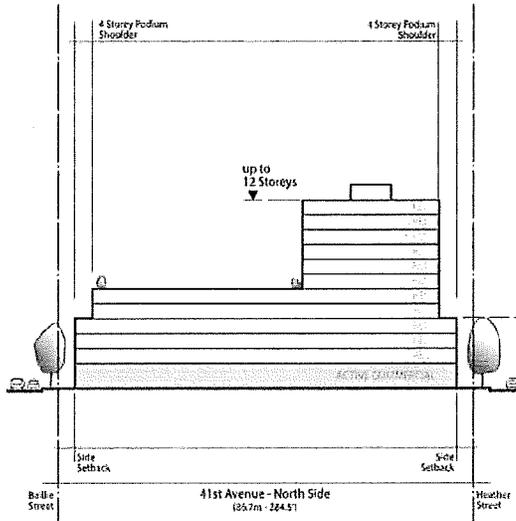
- JCC Application is being considered under the Oakridge Transit Centre Policy Statement. The proposed residential towers of 24 and 26 storey, the former building height is 289 ft. and latter is 255 ft. - the buildings massing and heights are **NOT** complimentary across W. 41st Avenue, the OTC site (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. 41st Avenue- the buildings massing and shadowing on pedestrian areas on the north side of W. 41st 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 1st, 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. 41st Avenue (OTC, Willow, Baillie, Heather & Manson Street) see attachment 1 and Representative Section-north side of W. 41st 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. 41st 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. 41st 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. 41st 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. 41st Avenue.

Please understand that our comments and concern stems from an urban landscape/planning perspective. Please email an acknowledgement receipt of this email.

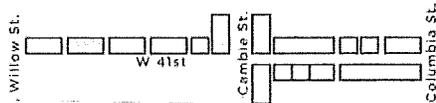
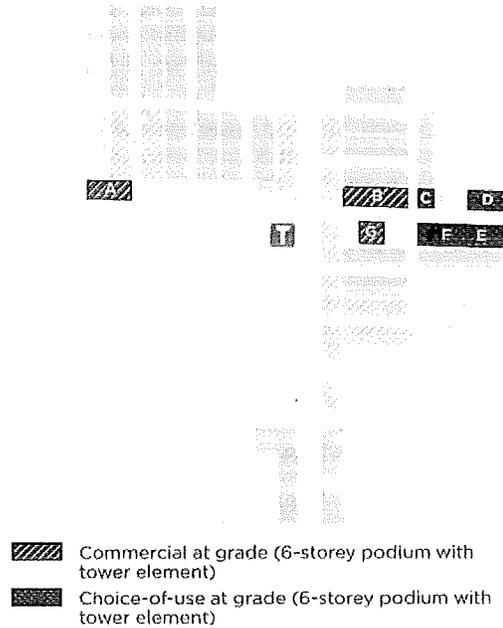
Area A. Baillie to Heather Street (north)

- A 6-storey podium with active commercial at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue and Heather Street
- A higher element of up to 12 storeys fronting Heather Street

OAKRIDGE

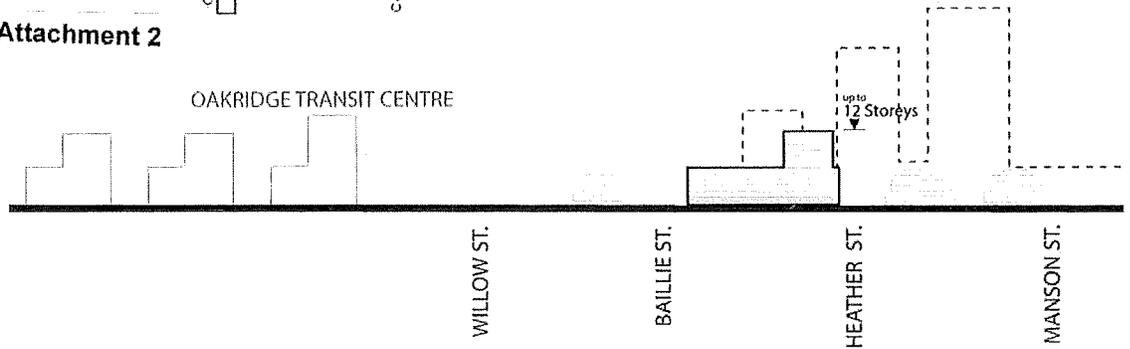


Representative Section: North side of 41st Avenue between Baillie and Heather Street



Attachment 2

Attachment 3



Illustrative section of 41st Avenue (North side with both Oakridge Centre outlined in the foreground for context)

Dragnea, Irina

From: May Lee s.22(1) Personal and Confidential
Sent: Tuesday, September 04, 2018 7:17 PM
To: Public Hearing
Subject: I am against JCC Rezoning Application

Dear Mayor and Members of Council:

I Oppose JCC Rezoning Application. Rationale is as follows:

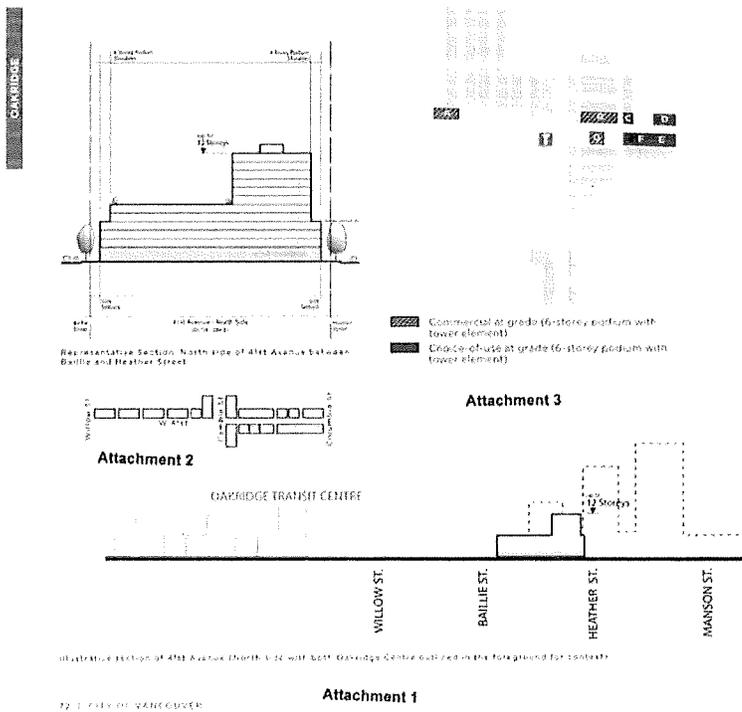
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- The proposed 9 storey building height **has NO** transition down scheme to the single-family housing south of the JCC site. As a result it will cast shadow and invade privacy on the residents of single-family housing.

- 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. 41st Avenue.

Please understand that my comments and concern stems from an urban landscape/planning perspective.

Area A: Baillie to Heather Street (north)

- A 6-storey podium with active commercial at grade
- Above 13.7 m (45 ft) – approximately 4 storeys – upper floors will be stepped back from 41st Avenue and Heather Street
- A higher element of up to 12 storeys fronting Heather Street



Please email an acknowledgement of receipt of this email.

Thank you.

Yours truly,
May Lee

s.22(1) Personal and Confidential

Dragnea, Irina

From: Stephen T Wong s.22(1) Personal and Confidential
Sent: Tuesday, September 04, 2018 9:15 PM
To: Public Hearing
Cc: WILLOW- Francis Luk
Subject: Reasons of objecting the rezoning of CD-1 (285), known as JCC project

Dear sir/madam,

re: Reasons of objecting the rezoning of CD-1 (285), known as JCC project

We moved into the s.22(1) Personal and Confidential about 11 years ago, it was in a lovely quiet residential area by WILLOW & W 41 AVE, convenient to access to everywhere and the traffic was light. We decided to settle down here for the rest of our life.

About 5 years ago, the APERTURE project (2 six storeys buildings) started its construction at WILLOW and W 41 AVE. We have suffered a lot of inconvenient, unpleasant soil smell, dusty air, construction noises, heavy traffic and road blocks ... at least for 3-4 years. We are glad that project was completed in 2017, but we notice that many cars belong to the tenants of APERTURE are parking on WILLOW STREET.

The proposed JCC project is 4-5 times bigger than the APERTURE, located just the opposite corner of APERTURE PROJECT. It will create tremendous traffic jams, bad air quality, construction noises, more construction workers parking along the WILLOW and W 41 AVE for many years to come, until completion. We really don't it happen again!

The tall buildings of the JCC PROJECT and OTC (Oakridge Transit Centre) PROJECT will block off the fresh air coming from the SOUTH and WEST directions. Both projects together can easily take another 10-15 years or more to complete. And after their completions, the fresh air from SOUTH and WEST will be blocked permanently. We need fresh air to live!

The whole Oakridge area should just need **one zoning approval** applying to all houses in the same area. It will make the whole area looks tidy, and no more worry of the fresh air or sunlight get blocked by others. **The City of Vancouver is wasting our money to handle every project one by one.**

I want to know, how tall the buildings will be allowed to rebuild on the existing WILLOW TOWNHOUSE complex? Can we build the high-rise like the one on JCC site? If not, what is the restrictions? Your response of these questions will greatly appreciated.

Thank you very much for consider my suggestions. Have a wonderful day!

Yours sincerely,
Stephen Wong

Dragnea, Irina

From: J T Tse s.22(1) Personal and Confidential
Sent: Tuesday, September 04, 2018 11:16 PM
To: Public Hearing
Cc: Aperture 705 May Lee
Subject: JCC rezoning proposal

We AGANIST JCC Rezoning Application. Rationale is as follows:

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Please email an acknowledgement receipt of this email to residents of the JCC redevelopment area .

Area A. Baillie to Heather Street (north)

Further more I wish to express as a neighbour of JCC , I must thank my neighbours as I concur with their professional view for the suggestions/comments concerning the redevelopment of JCC. I am sure to deal with a huge project like JCC redevelopment , considerations should be given in great detail for a large project like JCC redevelopment. In particular consideration should cover the adjacent area and residents Please refer to the following paragraphs from the letter already sent to you concerning the issue

“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. 41st 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. 41st 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.”

In connection with this point, please note that My neighbours and I have proposed many times about rezoning the single-house lot on south side of the 42 nd Ave , the 800 block with only 4 single house lots between Willow Street and Laurel street to a higher building lot zoning to provide a reasonable transition to match the development on north side of 42 West Ave., We would sincerely hope this to also include in your planing consideration of the The JCC redevelopment. .

Sincerely yours

J t Tse

A neighbour of the JC C redevelopment site,