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From: Samuel Choi s.22(1) Personal and Confidential
Sent: Wednesday, September 05, 2018 3:56 PM
To: Public Hearing
Subject: 950 West 41st Avenue JCC Zoning Plan

We AGAINST JCC Rezoning Application, Rationale is as follows:

- 1) 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.
- 2) 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 1, 2018. Therefore the proposed building height of the 2 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 2 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.
- 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.

4) Considering urban planning standard - the JCC site is located outside of the 1/4 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)

5) 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 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 st 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.

6) 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 st Avenue.

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

Please email me acknowledgement receipt of this email.

Thanks!