

### 3. CD-1 Rezoning: 441-475 West 42nd Avenue

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/19/2021	02:38	PH1 - 3. CD-1 Rezoning: 441-475 West 42nd Avenue	Oppose	The 18 storey building does not fit into the historical character of this quiet residential neighborhood. All the condo buildings on 41st Ave & Cambie St. are about 6 storey tall. This brings excessive traffic onto this side street. The end result are 1) police, fire & ambulance will find it extremely difficult to enter into 42nd Ave due to so many cars parked on both north and south sides. 2) this building is far away from bus stop and subway, extra walking will dump garbage and food on 42nd Ave and resulting in smell, hygiene and health problems. 3) 43 parking spots are obviously not enough for this building residents, remember those condos on 41st or Cambie have at least 60 parking spots. Residents have the right to own cars, if no parking underground they will park around Columbia Park. Increased traffic will bring car accidents and is not safe for children to play in the park. There are lots of people walk around this park each day and their safety is at risk. 4) All condo buildings on 41st Ave & Cambie are 6 storey tall, by approving a 18 storey on a side street will destroy the future concept of neighborhood zoning. This results in free-for-all in which developers will maximize profits blindly ignoring safety, greenery & trees, and garbage issues.	Ling Poon		s. 22(1) Personal and Confidential	Oakridge	No web attachments.