

## Public Hearing Correspondence Case

"s 22(1) Personal and Confidential"

### Request Details

1. **Subject (address if applicable):**  
441-475 W. 42nd Ave
2. **Position:**  
Oppose
3. **Comments:**

To construct a 18 storey tower on a quiet " side " street is an absurd idea. All residential condos on 41st Ave & Cambie have heights of about 6 storey. I am very surprised that this ridiculous proposal can reach the hearing stage without capping to the average height of 6 storey in the initial stage.

There is a lack of consistency in zoning & planning guidelines at City Hall. Also mid-level and upper-level planners show disorganization & lack of co-ordination in approving the height of a building. A greedy developer can come up with a plan to build say a 40 storey and gamble that City Hall may approve it. It is very obvious that they care about their profits and not quality of life in this neighborhood.

A big tower on a side street will bring increased car accidents and safety issues for police & fire trucks to respond on a crowded streets full of cars & trucks.

43 parking spaces underground are definitely not enough and these cars will spill over to nearby Columbia Park. Residents especially senior citizens will find it difficult to walk around Columbia because of messy traffic. This will also pose danger to children playing in the park or people walking with dogs.

Planning Department has to set uniform standards and principles so developers can not abuse the spirits of Cambie Corridor Plan.
4. **Neighbourhood:**  
Oakridge
5. **Full name:**  
Diane Chen
7. **Email:**  
"s 22(1) Personal and Confidential"
8. **Subject classification:**  
PH1 - 3. CD-1 Rezoning: 441-475 West 42nd Avenue

### Additional Details

### Contact Details

Name: Diane Chen  
Address: ,  
Address2:  
Phone:  
Alt. Phone:

Email: "s 22(1) Personal and Confidential"  
Preferred contact method: Either

## Case Notes

## Photo

- no picture -