

**3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue - OPPOSE**

| Date Received | Time Created | Subject  | Position | Content   | Name              | Organization | Contact Info                       | Neighbourhood | Attachment          |
|---------------|--------------|--|----------|---|-------------------|--------------|------------------------------------|---------------|---------------------|
| 02/24/2022    | 06:06        | PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue | Oppose   | We need affordable rental housing not high priced codos. Read Douglas Todd 24.2.2022 <a href="https://vancouverun.com/opinion/columnists/douglas-todd-developers-profits-vs-zoning-changes">hxxps://vancouverun.com/opinion/columnists/douglas-todd-developers-profits-vs-zoning-changes</a>  | Nathan            |              | s. 22(1) Personal and Confidential | Shaughnessy   | No web attachments. |
| 02/24/2022    | 08:15        | PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue | Oppose   | Need more affordable rental housing. <a href="https://theconversation.com/canadas-housing-crisis-will-not-be-solved-by-building-more-of-the-same-175221?utm_medium=email&amp;utm_campaign=Latest%20from%20The%20Conversation%20for%20February%2024%202022&amp;utm_content=Latest%20from%20The%20Conversation%20for%20February%2024%202022+CID_02b67aa30571ef1578ade3a209357342&amp;utm_source=campaign_monitor_ca&amp;utm_term=Canadas%20housing%20crisis%20will%20not%20be%20solved%20by%20building%20more%20of%20the%20same">hxxps://theconversation.com/canadas-housing-crisis-will-not-be-solved-by-building-more-of-the-same-175221?utm_medium=email&amp;utm_campaign=Latest%20from%20The%20Conversation%20for%20February%2024%202022&amp;utm_content=Latest%20from%20The%20Conversation%20for%20February%2024%202022+CID_02b67aa30571ef1578ade3a209357342&amp;utm_source=campaign_monitor_ca&amp;utm_term=Canadas%20housing%20crisis%20will%20not%20be%20solved%20by%20building%20more%20of%20the%20same</a>  | Nathan Davidowicz |              |                                    | Shaughnessy   | No web attachments. |
| 02/24/2022    | 11:13        | PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Ave    | Oppose   | Hello 1. Site Area: There remains to some observers that there could be some confusion over the actual land area applicable to this application. The site is listed as 11.5 Hec or 28 5 acres and therefore the FSR and densities are based on this figure. However, is it possible that this land area is applicable to the original land from the 1950's and that over the years and various rezonings and development phases that there are in fact less than these 28 acres' It would seem reasonable to request staff to provide an historic review of the history of the lands to accurately confirm the true area' Some have quick calculated that the remaining lands could be less than 20 acres! Any discrepancy could lead to possible serious problems for the City and all concerned' 2. Phased Development Permitting: The project has proceeded on this phasing which has been extremely difficult for the public to follow (including the changes to the elevated park 4-5 stories above the street and the walking/running area) so how does this rezoning impact these permits' 3. Heights: Is 600 ft above the corner of 41st and Cambie really what the City wants' Does Air Traffic Control have any concerns' 4. Traffic: Even before this application the impacts on the local areas have never been presented to everyones satisfaction. (Is it not a condition of the rezoning that this be resolved') 5. FSR: This proposed increase from 3.71 to 4.10 should also include the now exempt (for what reason) balcony space and mechanical areas height relaxations. This appears to be way over all previous planning objectives' This FSR could also be much higher if the land area improves to an issue which could then be interpreted to the actual area and could possibly have to reduce the permitted area by over 1 M Sq Ft' The question then could be is the permitted density either the FSR times the land area or is it the proposed 5 M Sq Ft regardless of the land area' 6. Rental Rates: As there is no additional land costs then should the approved rental rates not reflect this' Notwithstanding the huge benefit of the land lift from the additional Office Space if land costs are 40% of the cost of a unit then rents could be 40% less' 7. Major Site and rezoning Requirements: Does this still require that 20% of units be the required rental and/or Social Housing' 8. Analysis of Additional Commercial and Residential Density for Rental Housing: Note that the proposal requests about 500,000 sq st of additional area including 377,000 Sq Ft of office space in exchange for the additional market and M HU. The report indicates that no additional benefits in the form of CAC's or other would be required' Has an independent third party reviewed this' The land value of the Office Space could be worth over \$1 5 Billion alone!!!! Is the City really satisfied that this is fair and equitable for the community' 9. Food Store: Is there not an ongoing zoning requirement for the continuous operation of a Food Store' | William O'Brien   |              |                                    | Oakridge      | No web attachments. |
| 02/25/2022    | 09:35        | PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th        | Oppose   | Need affordable rental housing <a href="https://www.timescolonist.com/business/budget-contains-help-for-homeless-but-little-for-affordable-housing-5100696">hxxps://www.timescolonist.com/business/budget-contains-help-for-homeless-but-little-for-affordable-housing-5100696</a>  | Nathan Davidowicz |              |                                    | Shaughnessy   | No web attachments. |