

**5. CD-1 Amendment: 809 West 41st Avenue - OPPOSE**

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/17/2022	13:45	PH2 - 5. CD-1 Amendment: 809 West 41st Avenue	Oppose	The height of the building is way too high. The development is not taking into any consideration of the existing neighbourhood and surroundings. Not only it will overshadow existing town homes on Willow Street and their existing landscaping, but also this will affect the lane way with increasing traffic and commercial vehicles travelling in and out the back lane. We strongly oppose the development of this height around the neighbourhood. In our view, again this show The City of Vancouver Council is not paying any attention and respecting the neighbourhood by allowing the development a building of this tall right in front of a peaceful and clam neighbourhood with buildings only of 3 to 6 stories high.	Adrian O	s22(1) Personal and Confidential	Oakridge	No web attachments.
06/18/2022	13:40	PH2 - 5. CD-1 Amendment: 809 West 41st Avenue	Oppose	1. Building is too high sun shadow will put significant portion of our complex (Over 1/3) in shade most of the time all year. Our landscaper/horticulturist determined that lack of sun will kill our plants, trees shrubs etc. in the surrounding area and inner courtyard. 2. How can developer request 18 stories based on a not yet full approved building proposal to West on 41st at 26 stories. (Oakridge Transit Centre) Developer is only looking at stepping height east to West. What about height differences north to south" 18 stories down to 3!! This is unacceptable! Visually disturbing to view North/ South New building proposal 37th to 38th on Willow will see continuation of 3 story townhouses of same design. 3. 131 units with only 43 parking spaces is ridiculous. Street parking in front of our townhouse will not be possible. No commercial parking. Trying to force adoption of bicycles for year around commuting is unrealistic and unreasonable. People have cars because they do not always work at a location conveniently on a bike route. Increased commercial noise and traffic in both alleys destroys the very reason owners purchased their units in an alley and not a main street. FSR of 7.11 is for downtown not suburbs. We are not NYC!!	Neil White		Unknown	No web attachments.
06/20/2022	15:48	PH2 - 5. CD-1 Amendment: 809 West 41st Avenue	Oppose	The proposed rental building is a very articulated architectural building. However there are negative sides to my comments. The Negative Comments are as follows: The proposed building has no setback at the front yard along West 41st Ave., The proposed building height is too high-18 storey FSR 7.11 is unprecedentedly high. Request Council to consider: provide a setback inline with its east side of the building, Aperture, as a result the building floor area is reduced. Reduce the proposed building height to be compatible with its east building, Aperture 6 storey.; its south proposed rezoning building 8 storey, JCC community center and its south east building, King David High School, 2 storey. By considering and fulfilling the above mentioned FSR will be reduced immediately. Would like to see the FSR reduce to 3.5	May Lee		Oakridge	No web attachments.