

PH 1 - 3. CD-1 Rezoning: 427-449 West 39th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-05-29	13:17	PH 1 - 3. CD-1 Rezoning: 427-449 West 39th Avenue	Oppose	<p>I am writing as a concerned resident of the Cambie Corridor area regarding the proposed construction of an 18-story rental condo in our neighborhood. As someone directly affected by this project, I would like to express my deep apprehension and respectfully request that you consider delaying the construction until the MAJORITY of residents in the immediate vicinity have sold their properties and relocated.</p> <p>It is important to acknowledge that our neighborhood underwent rezoning against the objections of the residents, converting it from a single-family home area to high-density residential. While I understand the need for urban development and growth, the speed at which this project is being pushed through is causing distress and upheaval within the community.</p> <p>As a young family, we chose to settle in this neighborhood due to its peaceful, family-friendly atmosphere and the prospect of living in close proximity to other single-family homes. The sudden introduction of an 18-story rental condo, meters away and looming over our property, threatens to disrupt the very essence of what attracted us to this neighborhood in the first place.</p> <p>The rapid acquisition of properties immediately behind our own, followed by plans for such an imposing structure, has left us feeling cornered and without the opportunity to make informed decisions about our future. Selling and relocating is a significant undertaking, particularly for families with young children who require stability and a nurturing environment.</p> <p>Undoubtedly, the construction of such a tall building will significantly impact the adjacent residents with noise and dust pollution during the construction process. It will disrupt the peaceful environment and pose health risks to those closest to the construction site. The sheer number of large trucks, such as dump trucks and mixer trucks, will be overwhelming and severely limit our ability to access our property. The anticipated increase in traffic resulting from this construction is likely to congest the streets in our community, straining the already overwhelmed road infrastructure and leading to traffic congestion, noise pollution, and safety hazards for pedestrians and drivers alike. The well-being and safety of our community members should be of paramount importance when considering such a significant construction project.</p> <p>I implore you to consider the social impact of this development on the existing community and the families that call this neighborhood their home. I believe the project approval should be delayed until a MAJORITY of the adjacent properties have had a chance to consider the circumstances they</p>	Pattie Pang	Oakridge	

have been thrown into. By allowing more time for residents to adjust and make informed decisions, you will demonstrate a commitment to responsible development that takes into account the needs and concerns of those directly affected.

I understand that development projects are often motivated by financial considerations, but I urge you to recognize the importance of balancing progress with the welfare of the community. Delaying the construction until the majority of the immediate vicinity residents have sold and relocated would provide families like mine the necessary breathing space to explore alternative housing options, thereby minimizing the disruption and potential distress caused by this project. An expanded timeline is particularly important since we are just coming out of the Covid-19 pandemic, which has further limited our ability to decide our housing situation for the past three years.

I kindly request that you engage in a dialogue with the residents of this neighborhood to better understand our concerns and explore possible mitigations. Together, we can find a mutually beneficial solution that preserves the fabric of our community while still allowing for progress and development.

Thank you for your attention to this matter. I sincerely hope that you will give due consideration to my request and grant us th

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2023-06-02	12:44	PH 1 - 3. CD-1 Rezoning: 427-449 West 39th Avenue	Oppose	<p>I live on the east side of Cambie Plaza s.22(1) Personal and Confidential and my apartment directly faces the location of this proposed development.</p> <p>I am greatly opposed to this project. An 18 storey building will create a number of negative impacts for me, and for others in my building and in the surrounding area.</p> <ul style="list-style-type: none"> - My apartment (and other apartments and surrounding houses) will be overseen by multiple apartments from this building. I will have no privacy and I would feel extremely uncomfortable being overlooked by an 18 storey apartment complex. - We have kids and young families in our apartments and local homes. We don't want multiple apartments overlooking our privacy. Imagine having apartments overlooking young kids - when they're playing, being put to bed, getting dressed or running around naked. It's too intrusive for our community. - Apartments in my building will have their views of the neighbourhood and of the mountains significantly blocked. Natural sunlight to our apartments will likely be blocked as well. Our living quality and comfortability will greatly decrease due to this. - An 18 storey building in the middle of a suburban housing neighbourhood is not a good fit. People don't want a large sized building in their housing-orientated living area. Our neighbourhood prides itself on being a comfortable, quiet housing/small apartment sized community. This building does not fit in with our community's standards and values. - 18 storeys is extremely excessive. I would understand if it was in downtown, but in a community like ours? It is not right and not fair on others living in close proximity. <p>I hope common sense and decency can prevail over the temptation for the development company and the local government to make a lot of money from this project. Please consider the local residents that will have their quality of life greatly impacted by this development.</p> <p>Thank you for taking my comments into consideration. I would attend in person and speak if I could, but I will be overseas during this meeting. The picture I attached shows my apartment that faces this project. My whole living space and bedroom will be overlooked.</p> <p>Yours sincerely, James Rooke Resident at 5550 Cambie St (Cambie Plaza)</p>	James Rooke	Oakridge	s.22(1) Personal and Confidential

Report date range from: 5/9/2023 to: 6/13/2023 10:00:00 AM

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2023-06-12	11:13	PH 1 - 3. CD-1 Rezoning: 427-449 West 39th Avenue	Oppose	No high rise above 7 floors buildings are recommended in this community.	Shirley Zhang	Riley Park	