

PH 1 - 3. CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-05-06	10:09	PH 1 - 3. CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue	Oppose	<p>"6.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:</p> <p>(a) be suitable for family housing; and</p> <p>(b) have 2 or more bedrooms." (Draft bylaw)</p> <p>Family housing needs 3 or more bedrooms. Children of different sexes need different bedrooms. I am extremely concerned that the staff would define a 2 bedroom unit as "family housing." It is nonsensical, unless "family housing" is simply a sign with no semantic meaning.</p> <p>"Family Housing" means</p> <p>1 bedroom for mom/dad 1 bedroom for boys 1 bedroom for girls</p> <p>At the very least. This is common sense.</p> <p>How are Canadians, or Vancouverites, to have replacement numbers of children if civic zoning is calling a home only fit for 1 child "family housing"?</p> <p>I have friends whose main reason they don't have more than 1 child is economic: they don't have space for them, or the money.</p> <p>Is the goal to simply offshore production of Canadian citizens? That seems to be the goal, with immigration being the source of Canada's population growth. This neoliberal offshoring behavior is disgusting.</p> <p>Also, families need a spare room for a sick relative, etc. This whole model of urban design is inhumane---the built form is ugly, but it is also incompatible with replacement levels of reproduction. The only question is if this is by design, as part of some strategy the City staff have adopted, or if it is simply ignorance as to the meaning of "family."</p> <p>Obviously, there are some 1 child families, but this cannot be the norm if Canada is to maintain its population, which is vital. Demography is destiny.</p> <p>The 2 bedroom requirement for below-market housing is very concerning. Why is it not 3 bedrooms? is having 2+ children a privilege reserved for people in market housing? It seems like it is...</p> <p>It's no wonder Canada's fertility rate is below replacement, which is a serious</p>	Robin Tavender		

				<p>concern: Canadians are not made by "magic papers" from the Government under a Federal Act.</p> <p>Canadians are people who have been born in, and grown up in Canada. Statutory citizenship may be acquired from the federal government, but magic papers are not the same as a birth right.</p>			
2024-05-06	13:52	PH 1 - 3. CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue	Oppose	<p>Comments</p> <p>Both 41st Avenue and Oak Street carry heavy traffic. On Oak St there are 3,000 vehicles per hour during one rush hour. Many accidents mostly at 41st and Oak but also at other locations. within 400 m of 41st and Oak.</p> <ol style="list-style-type: none"> 1. Need a proper independent traffic study for the area. ICBC should be involved as they have paid millions \$ for the many accidents that could have been avoided by proper traffic engineering. 2. Need to return the bus stop locations that existed on 41st Ave (Eastbound and Westbound). prior to January 6, 2020. The present locations are unsafe and can cause more accidents. 3. Need concrete islands instead of painted left turn islands along Oak St. (41st Avenue has concrete islands) 4. Need more lighting on 41st Avenue , some trees might also need to be trimmed. 5. Need to provide way less parking. Thousands of parking spots with all the new developments will choke us. The City of Vancouver is behind many other cities that abolish minimum parking requirements. Edmonton has abolished them since 2020, Toronto, Calgary, Regina , Saskatoon followed. https://www.cbc.ca/radio/sunday/parking-urban-planning-1.6862522 https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/zoning-by-law-review/HAF%20Parking%20FAQ%202024.pdf 	organization Central Organization for Jewish Education Lubavitch bc	Oakridge	Attachment 1 Attachment 2 Attachment 3 Attachment 4