

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-05-02	19:10	PH 1 - 3. CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue	Other	<p>Please see the attached file for details. The submission was submitted last year to the Planning Dept. The community organization is the Riley Park South Cambie Advisory Group (RPSCAG)</p>		Riley Park	Attachment 1
2024-04-26	09:34	PH 1 - 3. CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue	Other	<p>The presentations by the developer downplay the commercial component and so obscures what are important design choices that will be important for the people who live in this building, neighbours and the wider community. The development appears to contemplate a single commercial space on the ground floor of 14,000 + square feet. The likely occupants are a single large supermarket (Safeway, Loblaws etc) or drug stores (such as Shoppers). This will do nothing, but in fact detract from, building community and allowing local businesses to thrive.</p> <p>The area of 41st and Oak has suffered from a lack of street oriented retail for decades, due to prior zoning and the area's low density. As densification is put in place, it will be important to plan for the creation of lively, interesting, engaging, and socially beneficial high street spaces. Given the area will soon have many people living in small apartments, areas to socialize outside of the home will be important to help create social interaction. Some types of retail are much better for this than others-- a large supermarket is simply not as good as coffee shops, pubs, small bookstores, cafes, or grocers (as can be found in Kerrisdale, Commercial Drive, West Broadway west of MacDonald etc.). Its also worth noting that this is a traditionally Jewish oriented area, but as of yet with few 'high street' oriented ethnic businesses. One large retailer will hardly help cultivate that.</p> <p>The developer has cited the Healthy City Strategy but the choice of retail space seems to ignore two important features of healthy cities-- creating interconnection and opportunities to meet neighbours, as well as access to affordable healthy food. Its worth noting that in Vancouver we have a tradition of small scale grocery stores that provide healthy choices (e.g. fresh vegetables--Donalds Market, Persia Foods etc) at much lower cost to consumer than large chains (whose business model concentrates on packaged, frozen and always available industrial food options). Zoning and development choices can make a difference for city health and food policy and outcomes. I implore council to consider this in considering the rezoning.</p>	Noah Quastel	Shaughnessy	