

Report date range from: 9/20/2024 9:30:00 AM to: 9/23/2024 1:30:17 PM

CD-1 Rezoning: 5630-5678 Heather Street - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-09-21	09:08	CD-1 Rezoning: 5630-5678 Heather Street	Other	see uploaded file	Allan Buium	Riley Park	Appendix A

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Subject: Thank you for completing 5630-5668 Heather St rezoning application comments

Date: January 22, 2024 at 2:17:24 PM PST

[s.22\(1\) Personal and Confidential](#)

Reply- To: shapeyourcity@vancouver.ca

Thank you for your comments.

Your comments are listed below.

Your comments

The overall project is acceptable as we will see 184 rental units with 35% below mkt. (actually 19%). But the unknown is the possible monthly rental -- within the "affordable range"? The overall height of 19 storeys takes in the rooftop amenity space which is clearly demarcated. What is not clear is on the ground floor -- what happens to the height in the residential units when there is a 16'4" ht. for the retail space. We see the retail ht. unnecessary. the residential unit heights at 9'2" is a positive feature. The shadowing is a foregone conclusion as the area (Oakridge Municipal Town Centre - OMTc) is built out. In fact, the site may see shadowing from the Oakridge Park project. Why is the winter solstice shadowing not shown as this would show the longest shadows. The unit sizes are on the small size for the market rentals for the 1 BR units. Or, is there an error and the non-market units would be smaller? Regardless, the units are small. This is also a concern with a few of the 2 BR units and at 800 sq. ft. the 3 BR units are a "tight squeeze"! The actual design of the units is important to allow for adequate living spaces. Bedrooms should allow for more than a double bed. Parking: 2.5 levels of underground; 92 spaces, so it's 1 space for 50% of the units. How will the spaces be allocated? Will there be a monthly rental fee? How is it possible to avoid excessive on street parking? Public transit is more than

adequate - Canada Line, buses" #41, R4, #15 and #17. Amenities:
The space on top of the podium is more favourable than the rooftop space, especially for the space allotted for children. The rooftop is not the most favourable space for children. Landscaping on the podium and 19th floor rooftops should not have trees but shrubs. The former have the potential for serious rooftop problems as the trees grow (witnessed in some projects). Appropriate shrubs and containers for vegetables are all satisfactory features. Cladding was not mentioned. Family oriented units assumes school aged children. Unfortunately, there is no "regular" public school in the immediate vicinity. Osler Elem. is on 45th Ave. and that entails crossing 2 busy thoroughfares or Van Horne on 42nd & Ontario and similar busy crossings. Yes, there is a secondary school -- Eric Hamber. the Francophone school is not open to all school-age children.

Your overall position about the application

Support

I would like to be contacted about this application in the future

Yes

Thanks again

Shape Your City Vancouver