

CD-1 Rezoning: 975 West 57th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-09-23	16:46	CD-1 Rezoning: 975 West 57th Avenue	Oppose	<p>THE UNIVERSITY OF BRITISH COLUMBIA Division of Cardiology            Victor F. Huckell, MD, FRCPC, FACC Clinical Professor of Medicine<sup>5</sup></p> <p>[REDACTED]</p> <p>[REDACTED] m</p> <p>September 23, 2024</p> <p>Vancouver City Council</p> <p>RE: 975 West 57th Avenue development application</p> <p>Dear Sir / Madame</p> <p>This is a note objecting to the application for development at "975 West 57th Avenue".</p> <p>This application is, at best, devious and, at worst, a blatant lie by declaring the address is on 57th street immediately adjacent to Oak Street.</p> <p>This rationale is used to state the project is part of the Cambie Street redevelopment.</p> <p>The drawings and plans clearly indicate that this is an Oak Street building with access from Oak Street.</p> <p>The location map shows no portion of this proposed development is on 57th and it is NOT Cambie Street property!</p> <p>On Oak Street from 12th to 70th Avenue there are no structures higher than 3 - 4 story condominiums. This structure would be completely out of keeping with the overall configuration of our local communities from 12th to 70th.</p> <p>Traffic, at present, on 54th Avenue and Oak Street is problematic through most of the day.</p> <p>54th avenue is, in essence, a single lane street.</p> <p>During rush hour, on occasion, we must wait 10-15 minutes just to access the entry to our driveway.</p>	Victor Huckell	Oakridge	<a href="#">Appendix A</a>

The addition of hundreds of motor vehicles in a building which exits on to Oak Street and side street traffic would further impair community mobility.

This structure would clearly reduce the property value of adjacent properties.

Whilst tax may be generated by the building, the reduction of neighborhood taxes would likely lead to a net reduction in income for the City of Vancouver.

This development would be immediately adjacent to and tower over a Senior Citizens home.

I cannot visualize how a towering structure would improve the quality of life of our Seniors.

This structure would also be immediately adjacent to a preschool – again the towering nature of the structure would obliterate any view the children would have of the area and incessant traffic in and out of the tower would increase the danger to the next-door children of a motor vehicle injury.

Oak street traffic around the school is already dangerous.

Our local school is already at maximum occupancy.

I doubt the current system would be able to accommodate hundreds of more students from this towering edifice.

The structure would block the sight lines of most homes / condominiums / town houses in the neighborhood.

It would expose our community to idle “peeping toms” from the upper stories.

The redevelopment of the G.F. Strong property (a true Cambie street project) would add many rental and subsidized housing to the local community albeit at a reasonable distance.

This property would offer nothing in terms of the housing crisis given the true Cambie Street projects.

The only rationale for the development that I can see is a profit for the developers at the cost of damage to the local communities.

In summary, an expensive unnecessary eye sore that would greatly diminish the sense of community and multiple social factors in the adjacent square mile or two.

I respectfully ask that Council deny this application. Unfortunately, I am out of town, or I would have attended the meeting personally to make the above comments.

Respectfully submitted,

Victor F. Huckell, MD, FRCPC

**THE UNIVERSITY OF BRITISH COLUMBIA**  
**Victor F. Huckell, MD, FRCPC, FACC**

**Division of Cardiology**  
**Clinical Professor of Medicine**

s.22(1) Personal and Confidential

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**September 23, 2024**

**Vancouver City Council**

**RE: 975 West 57<sup>th</sup> Avenue development application**

**Dear Sir / Madame**

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**This application is, at best, devious and, at worst, a blatant lie by declaring the address is on 57<sup>th</sup> street immediately adjacent to Oak Street.**

**This rationale is used to state the project is part of the Cambie Street redevelopment.**

**The drawings and plans clearly indicate that this is an Oak Street building with access from Oak Street.**

**The location map shows no portion of this proposed development is on 57<sup>th</sup> and it is NOT Cambie Street property!**

**On Oak Street from 12<sup>th</sup> to 70<sup>th</sup> Avenue there are no structures higher than 3 - 4 story condominiums. This structure would be completely out of keeping with the overall configuration of our local communities from 12<sup>th</sup> to 70<sup>th</sup>.**

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A handwritten signature in black ink, appearing to be 'V. Huckell', written in a cursive style.

**Victor F. Huckell, MD, FRCPC**