

Refers Item No. 3
Public Hearing of April 21, 2011

MEMORANDUM

April 14, 2011

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
J. MacKenzie, Acting City Clerk
M. Welman Director of Corporate Communications
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
F. Connell, Director of Legal Services
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FROM: K. Munro, Assistant Director of Planning - Current Planning Division

SUBJECT: CD-1 Rezoning - 8495 Granville Street (Marpole Safeway)

This memorandum informs Council of a minor change which was incorporated into the draft CD-1 By-law for the above application and it provides a copy of the community open house comments. No action is required by Council, as the draft CD-1 By-law posted for this item contains the change explained in this memorandum.

1. DRAFT CD-1 BY-LAW

In Appendix B of the Policy Report dated March 1, 2011 entitled "CD-1 Rezoning - 8495 Granville Street (Marpole Safeway)", the following was provided as a design development condition that the Director of Planning is to have regard for in assessing a development permit application for the CD-1 site.

- "2. Design development to the overall massing and character of the three residential buildings to ensure greater variety and distinction towards establishing a local Marpole identity.

Note to applicant: The following design improvements are required:

- a) Design development to further sculpt Building A to achieve maximum separation, light, privacy and distinctiveness from Building B and to improve shadow performance on the food store rooftop.

- b) elimination of one floor of the northerly portion of Building C. This density may be considered for an additional storey for Building A subject to improvements under 2 a) above. Further design development within Building C to express as two distinct buildings, while improving block scale and introducing greater variety of architectural expression, is also required.”

Appendix A of the Policy Report specifies a maximum height of 55 m, which is based on the form of development contemplated under the rezoning application. To allow for the shift in density to achieve the above design development condition, an additional 4 m (one storey) in height is needed for the Granville Street tower (Building A). By permitting a maximum height of 59 m, the by-law provisions provide the regulatory flexibility for the possible shifting of density from along Cornish Street to the Granville Street tower. The maximum permitted density of 2.81 FSR would remain the same.

The draft CD-1 By-law, posted for this item, specifies a maximum height of 59 m.

2. OPEN HOUSE COMMENTS

A community open house was held on December 7, 2010 at Marpole Place. As part of the public information session, attendees were invited to provide their written comments about the project. While staff summarized the comments in the Policy Report, the complete set of open house comments is attached to this memorandum.

K. Munro
Assistant Director of Planning
Current Planning Division

DD/KM/ws
Attachment: Comment Sheet Responses - 8495 Granville Street - December 7, 2010

Rezoning Application - 8495 Granville Street (Marpole Safeway) COMMENT SHEET

The applicant proposes to redevelop the site by demolishing the existing supermarket, replacing it on the Granville Street frontage, and adding residential units. A total of 357 units are proposed for this development in three buildings. The proposed heights are 16, 15, and 9 storeys, with a maximum height of 72 m (236 ft.). The density allowed on the site would increase 2.50 FSR to 2.80 FSR.

1. After viewing the presentation materials, please provide your views on the following:
Comment on the design of the project, including the proposed heights

The modern design will revitalize the Marpole core and stimulate growth and a more vibrant community. The height of the buildings is suitable for the neighbourhood and will become a landmark development for the community.

The height is great - density will help stimulate growth in the Marpole area. Having a contemporary design will help revitalize and modernize this currently growing community.

It's about time that Marpole began moving forward. For too long, the neighbourhood has lagged behind the changing times. With the growth of the entire Vancouver area, it's about time that Marpole did its fair share of accommodating this growth. As a local renter, I am excited about the prospect of being able to own a brand new home that doesn't require me to be a millionaire.

Is it blocking surrounding neighbourhood developments? High density = good b/c more sustainable.

The proposed heights seem appropriate for the Marpole area and the new Granville Street frontage will help to draw in business.

What you are proposing will bring too many people into this area. I would want building heights to be 6 storeys max! The number of buildings doesn't really matter to me, but it would be pleasing to the eye if they blended in with the surrounding neighbourhood. Even the requested 9 storeys would be an eye sore around here! Airport Square is the closest tall building. I suggest 3 buildings, 6, 4 & 2 storeys tall.

Good balance between residential and commercial. Good to incorporate more trees/greenery. Changes from original proposal in terms of height of building is a good design update; allow for a less imposing structural complex thereby blending more into the environment.

We like the proposed heights. It's too high and it has been relaxed. We like the fact that the commercial parking spaces have not been reduced. Great design for building and great idea for the neighbourhood. Traffic congestion maybe an issue. This area needs an update. The view will finally be enjoyed.

We like that it is upgrading the neighbourhood landscape. With mostly low rise buildings, we're happy this will not be an obstruction to views. We like that this gives seniors in the community an opportunity to downsize but still remain in the area with family/friends.

16 storeys is better than 24 but still excessive. If there was useable space over other buildings on the site such as the bank or Safeway itself, the tower could be lower. I support the rental component as it will reduce the upward price pressure on the existing rental stock preserving that for the current low income tenants.

An exciting project! Well designed! A great addition to Vancouver!

Looks very good. Exciting development for the future.

No comment. "Great idea" Hope it goes through!

Height is OK. Design is pretty good.

Like what I see.

Looks good.

The design is great! This building will be a great asset to the community!

This is a good neighbourhood to start densifying. It already has a good commercial base and to go to the next step of mixed use makes sense. It makes sense that this neighbourhood will eventually go higher.

Very important to keep traffic off Cornish/68th. 16 storeys much better than 24. Support row house along Cornish. Important to maintain Safeway and improve. Support added light for u/g parkade. Pedestrian only access for Cornish is good.

I think the design is good and I appreciate the height reduction.

I think the proposed development is an excellent development for Marpole. I own a house in Marpole and have lived in it for almost 30 years. I am looking forward to seeing this development get built. Good luck!

I think it is PERFECT! The changes made (illegible) to the rental building is excellent. We need the update. We need this neighbourhood to grow. Perfect, Perfect.

The project fits the site well and transitions to the neighbourhood. Density on major streets is the proper approach to densification. If not here where? Density on Granville will provide more people for transit and street life.

We need more rental units. Otherwise I like the plan.

The project adds lots of residents in this area. I am disappointed that there is no added community services included in this project.

Well presented. Excellent design - hired a class architect who will clearly provide a well designed thoughtful project.

This project is a catalyst for the revitalization of Granville Street in Marpole. More residents are needed; Safeway needs to rejuvenate its store and property development is very much needed and desired.

I like the design - looks good.

I think it looks great. The neighbourhood is due for an upgrade and an attractive condo building that is competitive with downtown and the new Richmond (illegible) although some buyers may not be favour of the Richmond neighbourhood and low-lord.

I believe that this is a great project. The Marpole area needs a facelift and by finally providing the neighbourhood with a brand new Safeway (about time!) and liquor store, the area will look brighter again. As for the proposed heights - I fully support the height of the buildings.

This is a relatively old neighbourhood and it is due for a redevelopment. I remember the time when Safeway was temporarily closed to make way for a library and I seriously think Safeway is getting a bit worn down. With the new Safeway hopefully the overall appearance of the area looks better. As for the heights, anything less than 20 levels is fine considering that you can look to the south for water views from there.

Marpole area needs a refreshing project to revitalize the area. Safeway at present is too distant from the main road and the current proposed project design fulfills the imperfection of the site.

The new designs are refreshing and will add more liveliness in the neighbourhood since there hasn't been much new development in the area recently. The new retail proposed will attract businesses in the area and the residential units will provide more people with living options in a great spot of

Vancouver. The project will help revitalize the Marpole community.

I think the design is well thought out and I support the current proposed height.

I like the design proposed and I don't think the heights would be a problem.

I believe the development will be beneficial to the neighbourhood. I grew up in Kerrisdale, now work in Marpole and felt that a revitalization of the neighbourhood is necessary.

This will be a great new development for the Marpole area. Finally a liquor store and brand new supermarket and a new condo.

This is a much needed lift for an area that has grown tired and lifeless. The heights will bring a sense of presence to the block.

The project design is excellent. Now the heights of the buildings are more in tune with the community. It fits very well.

Looks good. Think that it will enhance the neighbourhood. Think the property value will go up for the area (Marpole). Like the overall layout and proposed look of the project.

This project is an inevitable event in Marpole's future. The Safeway is becoming a dilapidated structure and this proposal is a great way to accomplish both a face lift and increase in required density.

Excellent redesign. Will add visual appeal to the neighbourhood.

Improvement over previous design. Better proportions. Love the addition of more green features/landscaping including provision for urban garden plots.

Love the new proposed design. The height of the buildings blends in well with the neighbourhood landscape. Rooftop garden design is a nice feature within the urbanized development.

Great design that offers a variety of building height which will blend seamlessly into the existing residential and commercial landscape of the surrounding neighbourhood. Added extended feature of the landscaped area also conveys a sense of natural park space which also connects to the various forest areas to the rest of Granville area.

Love the new Safeway façade. Appreciate the addition of traffic light. Need to increase density in the area/neighbourhood.

I fully support this project. It is a long time overdue. We have had no development in Marpole for nearly 30 years.

Would be a great enhancement of the area! Looks great. Please, Please, Please!!!

Great location for a development like this. We need the convenience.

Great project. Marpole needs revitalization of a new Safeway store and multiple family dwellings.

Should be a good asset to the community. However would the height of the 16/15 storey building look awkward when surrounding is all low height buildings?

Will this be a precedent for more highrise in the area? Will there be added traffic to the W 68th Ave? How would they discourage traffic going thru the back lane into the W 68th Ave?

Layout of residential buildings, combined with greenspace and retail is pleasing to eye and does not overpower the existing area. Thought to occupancy use is evident in all aspects.

I really like the new reduction in height. I think this was a strong move forward.

I am gratified to see a reduction of the initial ridiculous heights. However, 16 & 15 storeys is still outrageously tall for this area. I am extremely concerned that allowing buildings of such heights to go up in Marpole will impact the character of this

area. This is not Yaletown. We do not need highrises. The heights must be reduced even further. I feel that 9 storeys is the absolute limit. Otherwise I really do like the project as a whole, especially the rooftop parks.

Improved massing over the previous scheme - which frankly was ludicrous. *Apply the existing C2 zoning*. It is dense enough by any yardstick.

I like the changes in the traffic flows on and off the site. I'm not that concerned about the now lower towers, but the scale and density of the project is a huge change in the character of the entire area. There should be a new plan for Marpole before such a change is introduced.

We should not go ahead with any project until we have a community plan for Marpole. The traffic will come to a standstill - it is already terrible. There is inadequate bus service for people travelling downtown - a very slow bus very crowded. If you get a ride to Canada Line in rush hour you cannot get on the train. We do not want or need a tower.

Buildings too high - limit to 6 storeys. Increase height of Safeway by building housing above store.

Until now, we don't like the project anyway, either the heights or some other problems such as traffic problems in the future. School problems and other community services won't be catch up for few years later.

This is way too high, blocking the view leave the residence around this area with no privacy. I have a lot of concern regarding the busy traffic around this area. I can see the traffic will be very bad on the Granville Street area. I have concern regarding the crime rate may go up because of the sudden increase in population. I have concern with the number of school whether it can support the population. I have concern with the market price of my property may go down. Who will pay us the deficit? Government? I have concern with the public transit

whether it can handle the heavy population.

Traffic problem can never fix. Privacy issue. Property market price will drop.

Why can't we have 12 storeys max on condos. What about traffic? Too much traffic. We need to deal with traffic.

Much too dense and too high for the neighbourhood. Not enough green space at ground level.

226 ft. for 16 storeys, unreal. Can we reduce the max height. Too much density.

Heights - much too high. Doesn't fit in with the current "look" and a "look" with a few very tall buildings is not esthetically pleasing.

There is no justification for highrises in Marpole. The City might think we area a Gateway (to Richmond) but we are a neighbourhood. It's like a giant taking up residence on top of a sleepy village.

Too much on too small a space. Poor access to Safeway, particularly from 68th. Pedestrian light on Granville is not well thought out. It will not be used and cause traffic congestion.

No comment on the design, I think the entire proposed buildings are not compatible with the landscape and style of buildings in the neighbourhood. Keep them in low-rise complex. Please not that the high-rise condos are located in the small streets, like Yew St. Balsam St., NOT on 41st Ave nor on W. Blvd. Therefore don't build high-rise along Granville St/70th Ave.

Much too large for the area and also much too tall.

My whole family and neighbours don't want to see any high-rise near the neighbourhood.

I think it's still too high and the buildings should be farther off the street front and create more public space.

Sorry, but despite the concessions made, the development is too large for the site.

Still too high.

The community really needs a community vision city plan first and foremost. Please hold off until we have the above. Marpole is historically not a highrise community.

Scale down heights to not more than 7 storey buildings. Just observe the traffic and transportation density flowing in the area. It won't accommodate the density of your proposed buildings. We, the public and community, are helpless if monstrous traffic (illegible) us from our community. We don't have enough transportation also. Granville #10 is not enough. If the public suffers you won't help us. The best way is to prevent the tall buildings from being built.

The proposed height is still too high. The design is well executed for the purpose - that is of Safeway. But density not only height is our concern. That the proposal has not even max allowed density is a statement that does not even address concerns of traffic and mobility as well as social issues. I think we still need to see a total community plan that assures the community this is not be an isolated development. We want a vision!

Our main objection is, once again, to the removal of the existing Safeway parking lot, which provides a valuable open area to Marpole, in the same way that a village square does. I am not impressed by the (illegible) in favour of a unified street frontage. This is just a plausible excuse for getting maximum financial return from the existing area.

While the project has had the height of the buildings reduced, it is still too large for the area. MUCH smaller buildings would be better for this area.

Absolutely TOO high - this is NOT downtown West End. No drop off for Handy Dart or expectant mothers, seniors, etc. Ridiculous traffic triangle at 70th & Cornish - doesn't work now....how is it going to

handle a min of 357 new residents (mostly likely X2 = 714) if couples moving in....most people have a car each = 714 more vehicles plus all the guests that come inwhere are they going to park??? I loos the back entrance to Safeway....instead of a pleasant stroll admiring my neighbours gardens on Adera...I'm forced onto a busy noisy polluted Granville Street.

A clever but disingenuous presentation of a 16 storey project in a maximum 2 storey residential neighbourhood. I have lived in Vancouver, Edmonton, Calgary and Toronto and have never seen a highrise complex like this add anything but further congestion for traffic and a blight on the human dimension of a residential neighbourhood. Build it in the mayor's back yard!

No good. This area suppose to be low rise area. The high rise will affect the surrounding area. Houses, Duplex, has no privacy at all. It will de-value the properties around. We bought the property because we think it's convenient and still we have privacy. Now if you build high rise, we lost this good feature.

The two hi-risers don't fit in the neighbourhood, the height makes them look odd, obstructing views.

Proposed height is still too high, though the project changes have improved its look a bit. It is not a "welcoming" view coming north or south on Granville. It will look like Metrotown.

A lot of traffic for Marpole. There are long lines of traffic jams on (illegible) now.

It's too high.

I'm unfamiliar with the details, but it looks "nice." The problem with the neighbourhood context - how will this project add to our community (other than just in terms of traffic)

The towers still seem too high to fit into the "community" environment. We have not seen shadow projection studies showing how the neighbourhood will be affected. Is

re-alignment of the towers feasible - to reduce shadowing? Overall, (neglecting the height issue) the new proposed development is much improved - however the ratio of rental units compared to owned condos is too low. This high number of condominium (owned) may lead to the gradual (if not quick) reduction of affordable rental units in Marpole (see additional comments).

Heights are still too high. Still too much traffic congestion. No benefits to our community.

We like the design except for the height of the 16 storey tower. I appreciate the changes thus far and hope we can reach a final plan that really benefits the community, beyond just a larger Safeway.

Pleased to see pedestrian crosswalk in the proposal.

Too much traffic on W 68th Ave.

It would be nice if there were more rental units - say at least a 100.

Re-instate parking (on Granville Street) removed for the (illegible) of articulated B-line Richmond to/from Vancouver buses.

Still too high; should be nothing higher than six storeys; too many additional residences for that location. The plans to accommodate the additional car traffic are totally inadequate. It's already a rush hour gridlock, and adding 6 cars per minute (as stated by the traffic official/expert at this meeting) is not really alleviated by adding a 69th St. stop light; that only allows the additional traffic to enter into and add to the gridlock, which will then be extended in all directions. We should first have a Community Plan in place before deciding on this project which should comply with the Community Plan.

Height and design is fine. Parking is my main concern is it an increase or decrease in public parking space i.e. the number of Safeway sites going up or down.

My biggest concern is the lack of pick-ups and drop-off access for over height vehicles carrying people with disabilities or low tolerances. Being able to do ones own shopping is critical to overall sense of wellbeing maintaining independence.

It is a reasonable proposal. Density is the best solution for both environmental sustainability and neighbourhood building. I lived in this neighbourhood for years and anything that increases the walkability of a neighbourhood is good news. Also not having to walk across a dark rainy parking lot feels safer.

Too high! Shading projections are incorrect - too little and in wrong direction - much too high for the flavour of the neighbourhood - we are a village. Will definitely not be enhanced the gateway to Vancouver. Traffic concerns are huge - in addition to all the current traffic from Richmond the new oval project will add huge volume to an overtaxed area - already the bus loop puts so much additional traffic on Granville.

The tallest building should not exceed 8 (eight) storeys.

Will make neighbourhood too busy. Too many apartments. Do not want all that traffic.

The scaled down project is an improvement, although the towers will still stick out and be out of character for the area. I wonder if this is a trend by the City to develop other areas as well, I hope not. If the Safeway store closes, what about shopping and pharmacy in this area.

2. Comment on the Public Benefits proposed for this project. Are there any Public Benefits you wish to see in your neighbourhood?

I like the increased park areas and am happy to see a newer and bigger Safeway. I think Marpole already has such great public amenities and this development will only add more. Love it.

Having a large commercial anchor of Safeway will help to draw people into the neighbourhood and will create a hub for more businesses to be established in the area. Sustainability features are also a plus for future development to be modelled after.

The best thing about this development would be to allow a significant number of people to own in a relatively small area. Increasing the density is the smart way for the city to move forward.

Housing should not be overly unaffordable. Reasonable pricing. LEED® project/sustainable practice in development. Local business in retail level.

The public will benefit from the new and bigger Safeway store and this development will help ensure the growth of the Marpole community.

I believe this project will support an increase in customer base for local businesses with the new Safeway and liquor store. This will help create more of a sustained neighbourhood feel in Marpole. More affordable housing is important and I believe this project helps to deliver just that.

Absolutely none other than more traffic congestion will be the neighbourhood "benefit." Streets within a 3 block radius are going to become parking lots during rush hour; not everyone works downtown so some people will be coming from the south and the west to "get home" to 70th and Granville. Traffic within a 3 block radius right now is difficult to manoeuvre through - it's only going to get worse. You

developers don't live here, so none of this matters to you anyway.

Allows more residential options for a growing community. Providing more community/ recreational space would be most welcome (e.g. Childcare centre). Revitalizes area. Increases economic development (new retail, new jobs).

Better walking and more shopping. A public pool, recreation center. Now someone like myself can afford to live in this area.

We like that you are keeping the Safeway and other public facilities intact and adding more retail. Beautifying neighbourhood.

The neighbourhood needs park space/green space which is well lit and public. The waterfront walk is fine but it goes nowhere and is not visible making it not safe. If this development includes greenspace which is only available to the tenants it adds nothing to the overall stock.

It is obviously a great location - near to the airport etc.

Enhances the neighbourhood and gives more people the opportunity to live in a very convenient family neighbourhood close to the airport and downtown.

Helping people with addictions. Great idea on the public benefits proposed. I agree!

The public library should be included in the new complex.

We need a Wal-Mart in the area.

Good.

An update to the Safeway will bring a great new face on an old friend in our neighbourhood!

Seems OK. No real comment.

Green space - potential site is corner of 68th & Cornish - currently run down house on double lot - create pocket park (SE corner of intersection). Improve library. Better/more greenery along Granville. With this development, Cambie/Marine & Shannon Mews, likely to have many kids, consider reopening Shannon Park annex.

Improve the library.

The public benefits are excellent. I like the signal proposed for Granville to allow traffic from Safeway to turn left or right.

Growth and cleaning the neighbourhood up. What you've done is perfect.

I support closing access to Cornish.

There is a great need for density in this area along with a brand new Safeway store. Currently we have to shop in Richmond or east on S.W. It would be great to have a brand new Safeway along with multiple new units.

I would like to see - in the best possible world - the relocation of the Marpole library - to a portion of the new development. A bigger and better library is very much needed on Granville Street.

Attract more business.

May bring in more business as most existing condo buildings are multi-bedroom and older buildings. Perhaps the presence of one-bedroom would be more affordable and appealing to the young workforce.

As mentioned above, I think the redevelopment of Safeway and the liquor store is a great idea. I go to this Safeway quite often and I always thought that it needed to be renovated. A new parking lot will be beneficial as well as the existing parking lot is full of bumps, cracks, and potholes.

So long as Safeway is to remain there. I do think the benefits will be as good as now.

It provides benefits as to the convenience of the Safeway store. I would like to see more landscape in the area.

Like commented above, the retail will be good for business, and add convenience for the residents of the community. The residential is overall nice to have as an option to be so close to the heart of Vancouver.

Seniors rental housing.

More retail to attract business and people to reside in the neighbourhood.

Improvement of retail/local amenity space would be greatly appreciated. I would like to see transit incorporated into the site if possible.

I believe this will be a face lift for the neighbourhood and bring possible more business to the area.

A redevelopment of this magnitude can only beautify and bring light into a bit of a depressed area, it will improve the options of the block and area in general.

This project will make this area more vibrant and a pleasure to live in.

More variety of shops catered to different people of the area. Need something new in the area. Will definitely be a benefit to the community.

A community shopping amenity - increased commercial rental/leasing will keep this area vibrant and alive.

Added value.

I would love to see the Marpole library move in here. It is small and well used and with more residents in the area we could use a bigger library.

The Safeway is in need of a face lift. Additional retail components is a nice addition to the residents of the Marpole neighbourhood.

Not only will the new development offer an array of services and facilities for the neighbourhood, the added underground parking is conducive to drawing more neighbours to dwell in the neighbourhood which enhances the feeling of community.

URBANISM! That is the way to go with mixed use proposal (residential and retail). Green space/roof top are pluses. Increase foot traffic in neighbourhood.

We need the densification. It will be good for all!

Having apartments make it easy for people to live in this area - work in Richmond and downtown and want to live here. Can't afford to buy a house - so this is welcome!

Better planned community, affordability and convenience.

It provides residents the opportunity to live in an affordable multiple family dwelling instead of a detached home which likely costs over 1 million.

With a new Safeway - would polish the look of the Marpole area.

How would the city deal with the street people hanging around the site area at this moment?

Proximity to food store. Community build for aging demographics within development and surrounding area. Increased economic activity.

I believe this is a great development that will change the area in a very POSITIVE way.

I think that if some changes to the traffic situation were to be made (esp. entering/exiting Safeway) that would be very beneficial.

(illegible) public benefits? (illegible) Please the local big mouths benefits? I saw nothing that I perceive as a benefit for my life.

More green space for sure. However, I would not want to see the kind of density this proposal would introduce (with all the attendant disruption of the character of the neighbourhood; traffic increase; shadowing; pollution; etc) in exchange for "public benefits." For example we need a larger library, but we should get it anyway.

A much bigger Safeway is essential, with a decent pharmacy.

I realize change is inevitable. However, we need a comprehensive plan before we move ahead. I am afraid of project creep where the "Safeway project" is only the thin edge of the wedge. I am afraid that the whole area from Granville and SW Marine Dr to Cambie and SW Marine Drive ends up looking like False Creek with huge towers.

No. I don't see any benefits. The residents on the Cornish St will feel much more narrow public space for them and privacy. Also, they will be worried about security problem in this area because such amount of people move in to this area. It is hard to keep the area in peace as (illegible) and hard to keep the good relationship in neighbours.

No.

No.

Will property prices go up in neighbourhood?

A public house.

What about transit, library, school. Traffic is a huge problem. We need to have a community plan before we move forward.

The only public benefit I can see, apart from a little park, is the added intersection on Granville. We need a community centre.

No public benefit!!

I do not see any benefits of this project to the neighbourhood, only negative effect especially to the parking conditions around

the neighbourhood. Traffic will be congested.

More people live around the shops along Granville St. may bring private benefits to the shop operators. Apart from that, I don't see any public benefits. In contrary, traffic will get worse. More noise, more crime, more garbage. As a result, the value of the houses around the area will drop - losing benefits!

I do not see any benefits for a project this size on such a small area. This will only increase traffic in a area that is all ready in gridlock at the best of times.

Major benefit will be no high-rise building.

The only public benefit I can determine is a traffic light. Any of the greening of the space is reserved for private not public use. There is no (illegible) plan to increase transit along Granville - transit is already significantly congested especially since the 99 has ceased. There are no plans for increased library services.

Yes, I would like to see developments such as this delayed until we have a community plan in place to address school, community centre, and transportation (and traffic) issues.

No benefit. Only increase density, dangerous...decrease the property value in the neighbourhood. There is no privacy in the neighbourhood.

We need to protect existing low-rent apartment housing. This potential re-zoning sets a precedence for other developers to want similar densities. 468 children go to DLG elementary school - that now live below 70th Avenue in the existing "(low income)" working class rentals.

A bigger library, the parks improved, the community centres such as Marpole Place supported for expansion of services. The Public Benefits for this project are covered in proportion to its purpose but not quite what the community would want.

I do not see any Public Benefits, but rather public detriments from this proposal.

We need to have a bigger library.

Are there benefits, I don't see any!!!
Improve bus service along Granville during rush hour. A full bus at 64th and Granville at 7:30 am is a joke and we pass people full heading north. Service is not much better heading south at 4-5 p.m.will it improve with 700 new residents or worsen??

There will be a long term negative benefit to the residential area due to the magnitude of the complex. The proposed traffic flow routes described are the current access points minus one. Who is the rocket scientist who believes more people, more flow, etc does not mean more congestion for traffic on Granville and 70th Ave. Absolute nonsense.

We didn't see any benefits as originally we have Safeway already. Only thing added is the high rise and residential part. More waste produced. Strongly reject!!!

A neighbourhood house would be suitable.

Is a library planned? Parks for children; daycare? 16 storeys is the thin edge of the wedge. Properties on Granville from 62nd (?) to 75th (?) will ask for more height. The "neighbourhood" atmosphere will go. Very important: Marpole should have a community plan before any of this is done. The people should make the choices, not the city, the architects, or the planners.

Green space on roof is ugly when public can't use it.

This is one of the few real unpretentious halfway affordable places left to live in the city. Not sure if the discussion tonight assured me this project will preserve that.

Help with expanding the library (having a second storey?). A public photo kiosk with panels that can be changed to show various aspects of Marpole's history including "then" and "now" side by side photos/drawings. The trail along the railway track (south of 70th) and next to the

community gardens, could be improved and made into a nice walk.

Seniors housing!! Green space!! Better library. New public space for community meetings etc.

Yes! Larger library. Other (illegible) Asian restaurants. Love Asian food but would enjoy more diversity. A hardware store. A place to site outside, somewhat screened from traffic noise.

Support for Marpole Place as a community connection.

Upgrading in area is a good idea.

Re: "heritage" credits - I don't feel the beams in the current Safeway should count as a heritage site when the developer wants to trade height increase for heritage.

I don't see Public Benefits from this plan - I see increased rush hour traffic gridlock, longer time periods of gridlock and increased stress and frustration for the existing community. Please do not move

3. Any Additional Comments?

This will be very beneficial to the Marpole neighbourhood and will also raise property values for neighbours and current residents.

This is a great area and more people should have the opportunity to live here. The area will benefit from being freshened up by this new development.

I believe this project would positively contribute to the Marpole neighbourhood, and the increase in traffic in business will help local residents prosper in the long run.

Start the next meeting at 6 or 7 p.m. not 4 p.m., unless you continue to just want seniors to attend these meetings. Hold the next meetings at a larger forum. Use a microphone as not everyone could hear the questions at this past meeting, let alone the answers. Getting a city planner involved would certainly increase the

forward with this plan as it is - think about the community and what is good for everybody, not just the developers and Safeway.

Is there a loss of trees in front of Safeway. Is the sidewalk setback less than up Granville.

What is the plan for regular Safeway customers during the closure. What other amenities will this provide for the increase in density.

More retail space. More amenities.

We are already amenity deficient in Marpole before the additional 357 living units. We need a community plan in place before we willy nilly cave to developers. Maximum height in Kerrisdale is 12 storeys and not on the main street 41st.

Yes, Mal-Mart!

Big main concern is the traffic on Granville especially at 70th Ave. It is quite dangerous for pedestrians.

financial backer's chances of Marpole residents working with their plans instead of against them. Right now many of us feel that we're having the wool pulled over our eyes. You guys want \$, we want "liveability" so be honest with us and hopefully we can/will all benefit, not just the financial investors!!

Need more public art and public lighting to make more of a village feel.

I am still concerned with the traffic problem that will be affected. Cars in the Safeway parking wanting to go east on 70th currently can't. Consequently we go through the lane to 68th and turn N on Granville at the pedestrian crossing. Another pedestrian crossing is proposed to come out mid block adding another (illegible) signal in the same block. This will further disrupt the flow of traffic on Granville which is currently very blocked by

the existing lights. Also the volume of traffic at 70th and Granville is considerable currently adding more vehicles try to make a variety of turns at this intersection will snarl the problem even more. At rush hour southbound traffic is backed up at 64th. Another light (illegible) will back up even further.

I feel that his development will be a huge success and play a very important part on the future of Marpole.

I think it will be a development that will help shape the future of Marpole.

I totally agree with the project. Let this great improvement to start soon! I hate the bad parking lot at the current Safeway and the building is an eye sore.

Display was good - staff very helpful - looking forward to completion.

I look forward to the marketing info for this project, a great spot to live!

A good addition to this neighbourhood.

Important to provide adequate and easy to access u/g parking. Also must ensure that it is affordable to park. Otherwise shoppers and renter/condo owners will park on streets in SFH areas.

This neighbourhood needs a shot in the arm. Hopefully this does it. Transit access is reasonable regardless of what others say. Traffic is a concern.

The people in the meeting (illegible) clueless to growth and prosperity. Seems to me the people who show up at meetings are only those who are opposed! And perhaps rent in the area? I own and think it will improve and increase property value. Can you poll more of the neighbourhood.

How does the city deal with the increased population? Is there a plan to improve services like library, community centres etc. Remove the traffic light at W 68th Ave & Granville. There are four traffic lights in two blocks if we add the new one in.

This is a well thought out excellent project.

Please do not be swayed by fear mongering and those resistant to good, positive, high-quality change and development. Thank you.

I am very excited for this project. I've always like the area, but I thought the buildings were too old, as I like to live in newer buildings. I will be very interested in buying a place here.

I really want to live there myself!

Overall, I support this project - the higher the building is, the better.

The area will benefit immensely from the face lift this project will bring. It will make the area a more attractive destination for its existing residents and new ones alike.

We highly recommend the project proceed.

It's about time! We need to use the space we have!

This location is overdue for redevelopment.

From the model and plans, the sidewalk along Granville Street seems quite narrow. Uncertain how this might impact the possibility of potential (increase) foot traffic.

Reminiscent of downtown Safeway development at the corner of Robson & Denman but with an additional of great unit mix and residential rental housing. As the demographic of South Granville consists of majority elderly over 50+, with a growing population of new immigrants, this proposed development will prove to be a positive gentrification which adapts to the growing need in this area.

There's always a gap in decent smaller housing facilities in the area - if you can't afford a house, one's ruled out.

It will change the landscape of Marpole area. A brand new look for the area.

Will there be a lot more traffic at the 70th & Granville intersection? Will it be better if we smooth out the Marine Drive traffic so that traffic for Marine Drive west bound not to thru the intersection at Cornish and 70th Ave.

Increased use of transit.

To reiterate - 16 storeys is ridiculous for this area. Every Vancouver neighbourhood is going to look the same if we allow this sort of building to go up here. I love Marpole because it's not Yaletown, and it needs to retain its unique character. We NEED A COMMUNITY PLAN before we call allow this project to go ahead as planned. These developers are taking advantage of our position, and we need to be able to have a vision for a community that does NOT include highrises.

Honestly an improvement. *Next* scheme may even be palatable.

Have you talked to YVR re: future flight paths? And re: traffic jams at rush hour on the way to the airport? Are there enough classroom (illegible) for an influx of new children?

Important issues of infrastructure - increased need for library - schools already overcrowded - transit inadequate. Any consideration being given to - subsidized housing units - daycare spaces. Reference the senior subsidized housing and daycare on Oakridge property (625 W. 45th Avenue).

Don't agree with project.

I strongly disagree this propose.

Need additional school.

It's clear to all that we need a community plan that addresses the long term and immediate concerns raised at this meeting and the previous meeting.

No further development plans until a community plan is put into place. Let's have a community plan.

Granville is not a major transit corridor. We did not get the Canada Line. Our 98 B-Line was discontinued because Cambie got the Canada Line. Will Westbank or Safeway or the City provide funding to Translink to resume a rapid bus? Marpole needs a community plan. I hope we're one of the 3 neighbourhoods designated for 2011.

Access to the site is poor. Granville is a highway!! Poor access only for locals. Too dense population. Noise from Reefer trailers will be an issue for the residents. Exhaust gas from Reefers and trucks not considered. Expect resident complaints. We need a community plan!!

Don't spoil our environment. Explore other areas for development in Marpole. It's a really bad location to develop highly dense residential/commercial here! Hold and stop any design till a community plan is finalized.

How possible to have 3 traffic lights on 3 streets 68th Ave (as proposed on Safeway) & 70th Ave?

Marpole is a neighbourhood on the brink of change. I welcome planned change based on a survey of community needs. Thank you.

School issue. Traffic issue.

There are three 93) potential highrise, high density developments - Safeway - Shannon Estates - Gateway Marine drive. We need a community vision city plan ASAP.

Please just listen to the community and plan with us.

Transit is a big issue with addition of new residents. Granville/70th Ave is now already a bottleneck in transport during busy hours. The maximum height of existing buildings is only 3 storeys. New buildings being proposed don't match with existing ones.

Is there any town councillor, living close to this mess. Doubt it! In the 2 years it will take to finish this, I'm sure everyone in the area will be just tickled pink. You will

undoubtedly be hearing more of this proposal. Way too many floors.

The buildings are too high. Put limits on top of the store.

The best comment tonight was the suggestion to have a community plan. Without it, this neighbourhood is actually the mercy of the developer.

With respect to the Community Densification Model (as in Kerrisdale) what is the ratio of rental apartments to the number of "owned" apartment units. And how does that ratio (in Kerrisdale) compare to the notion being proposed in this new Safeway development? The architects have made a good first attempt at modifying the original development proposal. I hope more of the community concerns will be considered and hopefully included in the next development proposal. I would like to see the socio-economic impact of the new development seriously considered because its effect on the present Marpole community which is an affordable, liveable and relatively safe community in Vancouver.

I would like to see someone build on the corner of Cartier & 70th. There is a store unoccupied for at least 3 years. Also dwelling on (illegible) with a house next door to what looks like a stable. These are very old, never painted, and an eye sore. I would personally like to see them all demolished and area rebuilt on. A store and rental units.

Traffic remains my major concern. We live ½ block west of Granville on 71st (1500). Traffic frequently uses 71st and lanes as a way to avoid congestion on Granville and drivers speed! The little bit of SW Marine from 70th to Granville becomes congested. Many nights it took me 15 minutes or more to get out of the small triangle formed by Granville, SW Marine & 70th because of problems in traffic. There is a park at 71st and SW Marine (where finally there is a pedestrian light) but it still is an issue because of speed and drivers trying to get around other drivers turning. This an additional light on Granville will just add to the congestion - cause more driver frustration (rage) keeping in mind increased traffic from Richmond and this project as well as being a TransLink corridor I wonder how this is going to work. We live just up the lane from a seniors building - the seniors use the lane as a walkway to the shops. Drivers who to avoid congestion fly through our lands and it is only a matter of time before an accident happens. Please address the transportation issues before this is approved.

Felt this was just one piece of a much broader development plan. We need a community plan for the overall redevelopment of the area!

I hope the investment in the community extends past the lifetime of the rezoning application.

Overall, do you support the development proposed for this site?

49 yes 31 no 10 unsure/maybe

To help us summarize your comments, please provide the first three characters of your postal code: ___ __ __

Please place this sheet in the City's comment box, or mail, email, or fax it to:
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