

PH 1 - 2. CD-1 Rezoning: 3803-3823 West 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-05-17	01:44	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>As the homeowner of § 5.22(1) Personal and Confidential, I have the following concerns about the development.</p> <ol style="list-style-type: none"> 1. I have the concern of having a Six-Storey Building to loom over my house, I don't want to have apartment residents overlooking my backyard and south facade of my house. 2. A Six-Storey Building doesn't seem to streamline with the neighborhood. I can't see any building situated at Highbury and West 10th Ave Intersection being more than three-four Storey high. It would be better suiting a Three-Storey building. 3. Why are we seeing commercial spaces instead of maximizing accommodations on the main floor? How will those commercial spaces contribute to affordable housing? 4. Couldn't see there is a demand of commercial spaces when lots of shops at Point Grey Village are gone and left vacant. 5. The blocks situated at the northern and southern side of my house are all residential houses, those shops located at the high street of 10th Ave are all located at the eastern side of Highbury. The Council and the Rezoning Planner should examine whether it is appropriate to include commercial units / activities in the development. 6. Understood there are Parking-by-law and TDM Plan to regulate and manage parking and traffic. But I can't see how those laws and plans can genuinely avoid additional traffic and noise bringing to the neighborhood. Just one typical example: If the entrance / exit of the underground parking faces directly towards the back-lane of my house, noises and traffic generates by those vehicles driving in and out of our back-lane will bring nuisance to us every-single-day. 7, How is the City going to tackle hygiene issues coming from the kitchen of a restaurant or a cafe on the ground floor? i.e. Rats, Excessive Food Waste, Foul Odours, etc. 8. After taking a look at the latest Rental Market Survey Data conducted by the CMHC in October 2021, the average rent for a 2-bedroom condo apartment in the Vancouver CMA is CAD2,058/month in October 2020 and CAD2,498/month in October 2021; a 21% increase in 1 year. Assuming the said development is going to complete in October 2025, a 21% increase each year will bring the average rent to CAD5,354/month, a 20% less than average 	Colman Chan	West Point Grey	

			<p>rent in the Vancouver CMA will be CAD4,283/month. It seems to me the affordable housing program is not affordable at all.</p>			
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			<p>Hope the rezoning planner and the developer can work together with those residents living close-by to come up with a win-win solution to address all those issues before the Council makes a decision. Thank You!</p>			
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2023 06 02	17:30	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>I was the previous owner of 3823 West 10th and still own § 22(1) Personal and Confidential I was persuaded to sell 3823 West 10th by the buyers and of course the agents being told that if I didn't sell I would have a big six story building next to me anyways on the two lots plus years of construction. I had negotiated in my sales contract that I could stay in 3823 West 10th for an additional year in which my family and I took very good care of the place. At the end of the year I requested if I could stay longer at a higher rent they had previously offered, but instead was turned down by Sightline and forced out. Since then, to make a few more dollars, they rented it to a bunch of young kids. The same had happened in the corner house where they rented to party goers who kept the neighbourhood awake till daylight hours the next day and surely ran some sort of after hours party place. I have seen how the neighbourhood has deteriorated since Sightline Properties has taken over and am quite saddened by this. They won't even fix the garage door at 3823 which fits 2 cars so instead the tenants have to park their cars blocking the lane. The other day I had to knock on the door as the recycling truck couldn't get past their cars. The yard is terrible, I finally offered them my lawnmower so they could cut the grass, apparently Sightline doesn't care. When they have parties, they put their garbage in our bins. I'm really disappointed with Sightline and how they've handled, or better said not handled, things since they've taken over. Do we really want this type of landlord with complete disregard for the neighbourhood and their own tenants to be a major player in our backyard. I guarantee you for everyone who lives around here, the answer is a resounding "no"!! Furthermore the back lane is small and already handles plenty of traffic for the nice neighbourhood we have, to add a six story residential building would be complete chaos. I would suggest perhaps some sort of triplex zoning to minimize the impact on neighbour's who cherish this block and do not want to see it substantially changed and their valuable investments be destroyed by a greedy developer.</p>	Patrick Rueben	West Point Grey	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-03	03:44	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>Dear Councilors and all,</p> <p>My house is situated at [REDACTED], where it is just adjacent to the captioned development, I am having concerns about the 6-storey mixed-use building.</p> <ol style="list-style-type: none"> 1. Understood those buildings situated at the intersection of the 10th AVE and Highbury Street are all 3 to 4-storey high, we view that it would be better suited to see a 3 to 4-storey building to streamline with the neighborhood. 2. Our family is afraid to see the 6-storey high building to loom over our house. 3. Rather than having commercial units on the main floor, we view that it will be better to maximize dwelling units in the building. 4. Will the council consider not to extend commercial units to the western side of the Highbury Street since the western side are all residential houses? 5. There are quite a lot of street shops at the Point Grey Village have been closed down, will the City ever consider not to develop more shops on the 10th AVE? 6. How will the council deal with the traffic, parking, noises, odor and hygiene issues caused by those commercial units (i.e. cafe & restaurants) adjacent to my back lane? 7. Is it possible not to have the parking entrance / exit facing directly to our back lane? <p>Thanks!</p> <p>Colman</p>	Colman Chan	West Point Grey	

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2023-06-11	15:56	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>As a resident of the area, I cannot support this project given there are no plans or drawings of what the building will actually be like. How can I even comment in this public hearing with this lack of information? Much more information is definitely required.</p> <p>I'm also concerned about the lack of parking proposed for this project. This will create congestion in the neighborhood. Even though this project is near transit, many people will likely still own cars to leave the city, to convey items that cannot be conveyed via transit and so forth. Where will those people park their cars, recharge electric vehicles, and so forth?</p>	Roberta Olenick	West Point Grey	
2023-06-09	17:26	PH 1 2. Rezoning: 3803 3823 West 10th Avenue	Oppose	<p>The size and height of this project threatens to destroy a residential neighbourhood that includes a designated heritage house in the immediate vicinity. With the massive development of new mixed-use housing already proposed on the Musqueam lands, the Broadway corridor, the Jericho lands, the strip bounded by 4th, 10th, Alma and Highbury, and the western extreme of W 10th, there is no need to force the destructive consequences of this new FSR threshold on a neighbourhood in which there has already been significant response to in-fill densification. Some measure of "conservation" of existing community, neighbourhood character and investment should moderate the destructive effects of arbitrary government spot-zoning and commercial interests.</p>	Michael Stevenson	West Point Grey	
2023-06-08	12:52	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>While I appreciate the need for rental units in Vancouver, this proposed project places a high density apartment building in a residential area. This unit will obstruct the views of existing Point Grey properties and will substantially devalue these properties. Has this impact been considered? There are no 6-storey buildings west of Wallace in this area and if approved the height should be limited to 4 storeys.</p>	Mark Carey	West Point Grey	