

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-12	19:52	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Other	<p>When will you finally increase the below-market rental above the 20% introduced as a pilot project several years ago?</p> <p>We are in dire need of affordable housing.</p>	organization Folkstone Strata Council	West Point Grey	
2023-06-06	12:11	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Other	<p>I generally support 6 storey apartment buildings especially for rental units. But I do wonder about the wisdom of so many "mixed-use" commercial units on ground floors. In my traveling around the city via bus; I notice far too many commercial units for lease or sale in these new mixed-use builds-sitting empty for months at a time. With this W. 10th Avenue location, there are already a number of commercial businesses in the next block east and further along on Alma and Broadway. Can't possibly support all. Can there be some study on how many commercial units can be supported in these mixed-use new builds? Or perhaps a study on alternative use for ground floor buildings?</p>	Lynda Griffin	West Point Grey	
				<p>Dear Vancouver City Council Members,</p> <p>I am writing to provide my feedback and express my support for the proposed 6-story rental-only building at 3803-3823 West 10th Street, provided extra care and attention are given. As a resident residing near this location with my young daughters, I believe it is crucial to address certain concerns while embracing the potential benefits this development can bring to our residential area.</p> <p>While acknowledging that a 6-story structure might appear imposing, I believe that with careful design considerations, it has the potential to serve as a prime example of successful rental and commercial development, further enhancing our neighborhood.</p> <p>To mitigate any perceived visual impact, I urge the inclusion of design elements that soften the corner of West 10th and Highbury. Features such as a curved entrance, portico, lower level/entrance overhang, sidewalk trees, and pedestrian seating/benches, or even a fountain, can create an aesthetically pleasing entrance that helps reduce traffic noise. By meticulously designing this corner, the new building will significantly attract both renters and commercial tenants.</p> <p>In terms of architectural inspiration, I recommend drawing from the existing heritage style commercial storefronts across the street on West 10th. These establishments, such as Little Kitchen, the Pokeman, Skates, Folkart Interiors, and 4 Cats, contribute to the unique character of our neighborhood. It is essential that the new building's ground-level storefront reflects this charm and avoids becoming another bland and unremarkable structure.</p> <p>Considering the height increase in relation to surrounding buildings, let us</p>			

2023-06-06	11:06	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Other	<p>strive for a design that stands out positively.</p> <p>Additionally, it is vital to ensure that adequate parking is provided underground to accommodate both retail/business visitors and renters. As parking availability is already a concern in our area, taking proactive measures to address this issue will alleviate potential frustrations for residents and taxpayers, including families like mine.</p> <p>Lastly, I kindly request that permit parking be implemented on Highbury Street two blocks up and down, north and south. This measure is crucial to prevent the displacement of existing residential parking spaces and to maintain convenience for those living in the area. The spaces on Highbury are relied upon by people currently residing here, and preserving their availability will be greatly appreciated.</p> <p>In conclusion, I urge the Vancouver City Council to support the proposed 6-story rental building at 3803-3823 West 10th Street while keeping in mind the aforementioned suggestions. With thoughtful design elements, inspiration from existing architectural character, sufficient underground parking, and considerate parking regulations, this development has the potential to enhance our neighborhood and provide much-needed housing options.</p> <p>Thank you for your time and consideration. I trust that you will make the best decision for our community's future.</p> <p>Sincerely,</p> <p>A.C Roberts Father, homeowner, resident</p>	Anthony Roberts	West Point Grey	
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