

Rezoning: 3983-3991 West 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-10	17:24	Rezoning: 3983-3991 West 10th Avenue	Oppose	A shame to see neighborhoods ruined by greed instead of community based neighborhoods. Develop ment at this scale destroys neighborhoods .	Sue Hansen	Mount Pleasant	
2024-11-10	18:21	Rezoning: 3983-3991 West 10th Avenue	Oppose	<p>We are aware of the important housing initiatives underway in Vancouver and have reviewed the information at shapeyourcity.ca. Notwithstanding the importance of these initiatives we also want to set out the very negative impact the PLANNED construction at 3983 - 3991 West 10th will have on our family home. A home in which we have lived for over 17 years after renovating for our family and moving here from a few blocks away.</p> <p>As a result of the specific concerns set out below we are opposed to the rezoning as proposed.</p> <p>Our specific concerns are:</p> <p>Relating to rezoning:</p> <p>The five story elevation is significant - it is however extreme when one takes into account the slope of the relevant property from its highest point in the southwest corner to its lowest point in the north east corner. Our home is situated at and below this lowest point and this development will have a towering impact over our home and backyard.</p> <p>The elevation will specifically have a negative impact on light and sun (warmth) for at least six months of the year. At this time of year (winter) the sun tracks just along the existing roofline of the homes on 10th Avenue</p> <p>The development will eliminate any and all privacy that we have in our backyard and our south facing back windows which comprise our kitchen,</p>	Leo Smyth	West Point Grey	

				<p>family area, bathrooms, and bedrooms</p> <p>As a result of the street plan it is our lot (2539 Wallace Cr) that is impacted most significantly by the development; the impact is less for our neighbours</p> <p>Though it is our intention to live in our home through the foreseeable future this development in its current form will have a detrimental impact on the resale value of our home</p> <p>It should be noted that the views afforded to the tenants in this development will be outstanding and will command a premium rent.</p> <p>Relating to construction:</p> <p>how will construction noise be managed</p> <p>what is the expected routing of the heavy vehicles for deliveries; given the access to the back lane from either the east or the west (very steep) is challenging one would hope that this type of activity would be restricted to 10th Avenue</p> <p>how will worker parking be managed</p> <p>how will water run off be managed; we have a storm drain immediately outside our garage which has been known to fill and flood our garage. The slope of the laneway and the development properties also send all waters in the direction of this storm drain. A significant flow of water could easily flood our basement if the lane storm drain is overwhelmed.</p>			
2024-11-11	13:46	Rezoning: 3983-3991 West 10th Avenue	Oppose	Please see the attached letter	Bob Trinder	West Point Grey	Attachment 1
2024-11-11	19:59	Rezoning: 3983-3991 West 10th Avenue	Oppose	There public transit on 10th is over capacity at peak hours. The proposed building is unnecessarily tall which negatively impacts the neighbors. This building could be 40-45 feet tall and be less of an eye sore.	Natasha Shulman	West Point Grey	
2024-11-11	20:23	Rezoning: 3983-3991 West 10th Avenue	Oppose	I live within two blocks of the site, and catch the bus up to UBC in the mornings. Public transit heading west is already problematic at the bus stops nearby this Location, as the buses that actually stop here (ie which does NOT include the 99) are frequently completely full by the time they reach 10th and Crown, having traversed much of the city beforehand hand. The closest 99 stops are quite a walk up or down the hill, as this is midway between two stops. With Translink’s ongoing challenges, and the proposed increased density in this corridor, the problem is likely to grow worse. I understand that the city’s goal is to minimize the use of cars, but at this location, until the train station is built at the Jericho land site, Most new residents may well end up commuting via car more often than not.	Matthew Lorincz	West Point Grey	

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2024-11-12	09:33	Rezoning: 3983-3991 West 10th Avenue	Oppose	<p>This development is too high and too dense for the neighborhood. The Jericho lands development is only one block away and will already be adding 25,000 people to the point grey area which currently has over 13,000 people.</p> <p>This project will likely result in the removal of the few mature trees that are located down the middle of the two current lots.</p> <p>City needs to ensure that there is adequate parking for all units. Street parking will likely only have room for 5 parking spaces. Thirty seven units will require at least 37 to 55 parking spaces. Even if people use transit they will want a car for things they want to do for example getting groceries, visiting friends and family and appointments and outdoor adventures, not necessarily on transit lines.</p> <p>Even though transit goes right by the front of this proposed development, during UBC rush hours many busses are already full when they pass by this area and don't stop to pick up people here.</p> <p>My understanding is there is an aquifer running under at least one of the current houses. I did not see any mention of this in the material provided. Is this the case? If so, how does the city and developer plan to deal with this?</p> <p>If ceiling heights on each floor are kept at 8 feet, does the 5 story building need to be at 55 feet in height? Any height less than 55 feet could have significant savings on the cost of the building and on the environment. Any unnecessary height savings could be effective across the entire Broadway Plan. This could help to have more affordable housing.</p> <p>Thank you for your time and consideration.</p>	Lorraine Trickett	West Point Grey	