

**Rezoning: 3983-3991 West 10th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	16:20	Rezoning: 3983-3991 West 10th Avenue	Oppose	<p>As parents of two children who are now young adults, we understand the need for the City of Vancouver to increase the number of residential units available in our beloved city. Having said that, we have the following comments regarding this particular rezoning application. Height: The proposal includes a 5 storey apartment building, which we understand could be up to 16.8m(55ft) high, plus the amenities on the roof (mechanical...) and a floor space ratio (FSR) of 2.20. Under the existing R1-1 zoning, we understand the current maximum height that can be built is 11.5m(38ft) and 3 storeys where the 3rd storey can be only 50% of the size of the 2nd storey (except for a multiplex) and with an FSR of 1.00. This entire block is currently comprised of single family homes. This requested proposal, in the middle of the block, marks a significant and dramatic change that will look terrible in the interim and could set a precedent for the entire block and accordingly, it must be given due consideration. One significant factor to consider is the shadow to be cast by this enormous building. Further, only one lot over, at 2588 Crown Street, a beautiful 4,000 square foot home was built less than 5 years ago. You may have noticed that the world has recently gone completely insane. In these chaotic times, it is more important than ever to be good neighbors who are kind and thoughtful, and the negative impact this proposal will have on that new home must be taken into consideration and minimized to the extent possible. We believe that, at most, a 4 storey apartment that has a maximum height of 13.7m(45ft) with an FSR of 1.75 would be more fair and a more reasonable compromise, so we would appreciate consideration being given to that as a better alternative. Parking: We understand that under the requested RR-2B zoning, the proposed development is supposed to have 0.8 parking stalls per unit, but a reduction in the number of parking spots is often negotiated at the Development Permit stage. We would encourage the City to take the following unique facts into consideration when determining the amount of parking required: (i) a church and a school are located on the adjacent 4000 block of West 10th where there is no street parking permitted; (ii) West 10th has a very steep slope and is somewhat narrow along the 3900 block, and many vehicles often park partially on the boulevard to minimize the risk of being damaged by passing traffic [we would be happy to provide you with a photo of such parking]; and (iii) many of the homes on the 3900 block of West 10th have secondary suites with tenants who already find the need to park on West 11th Avenue. Clearly, the available parking around this block is already insufficient. Given the requested increase in units, adequate off street parking must be required. Remainder Lots: We understand there is a requirement for the adjacent lots to have a minimum site frontage of 99ft and request that you check whether that requirement will be satisfied. Thank you for your consideration of these comments.</p>	Charlotte Bell	West Point Grey	