CD-1 Rezoning: 523-549 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment

2024-11-07	21:54	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	How the proposal affects the immediate surroundings - these developments are completely out of scale with the nieghbourhood
				   The proposal's fit with the City's goals and priorities - this is not doing anything to address affordability in Vancouver. Tearing down low rise homes to put up towers filled with tiny units just continues to make reasonably sized unit more and more expensive, decreasing affordability.
				   Any changes you feel are needed to address your concerns - scale it way down. This needs to be smaller, street level building that people actual want to live in and around.
					Ariadna Fernandez	Mount Pleasant	

2024-11-08	14:34	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	This building is too tall and too big for the neighbourhood. For me personally, it will block all winter sunlight into my home. In general I think it offers nothing to the neighbourhood: no public park, no public amenities etc. Recent changes to the plan reduce parking to only 52 spaces for 175 units, plus visitors. The neighbourhood is increasingly congested. I understand the need to increase density, but this seems like way too much too quickly - 6 stories MAX!	Susan Dittmann	Mount Pleasant	
2024-11-08	11:43	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	A Tale of Two Developments: East 10th proposal for 19 storeys and West 10th proposal for 5 storeys It is enlightening to contrast this massive, unneighbourly proposal for a 19 storey building on East 10th with Item I on this same agenda. Item 1 is a relatively modest proposal for a 5 storey rental building on West 10th Avenue. Both locations enjoy excellent public transit, served by the 99B and other bus lines. Let's look at per square foot land/building assessed value for the two proposals. The West 10th Ave parcel was $540 per square foot as of the July 2023 Assessment. The assessed value for the East 10th parcel was only $480 per square foot. The West 10th proposal is for 2.2 FSR resulting in the price per square foot buildable as $245.00, based on assessed value. The East 10th proposal is for 5.8 FSR resulting in the price per square foot buildable as only $83, based on assessed value. The point I am making is that 5 and 6 storey rental apartment buildings could also be feasible in the areas of single detached homes and duplexes within the Broadway Plan, where permitted by provincial legislation and where speculation can be kept in check. Under the City's Secured Rental Housing Program, a 5 storey rental building is feasible at the both the West 10th location and the East 10th location. If it is desirable to have 20% of the units secured below market, then the Secured Rental Policy allows a maximum of 6 storeys and this scale of building is	Christina DeMarco	West Point Grey	

being built all over the City on the east side and west side. A one storey bonus density only is necessary to secure the 20% below market units under this existing policy.

Why then is staff asking Mayor and Council to approve a 19 storey building on East 10th? The Province cannot be blamed. Its legislation requires 8 storeys at the East 10th location, located 750 metres from the future Mount Pleasant Station.

Flawed plans start with faulty assumptions. There seems to be a simplistic assumption that if density is good (which is generally true) then more density piled on the same site is even better (which is not always true).
This proposal is a great example of greed and overbuilding, with meagre setbacks, long shadows cast, no ground space for future residents and the clearcutting of all the trees on the property. The building is simply too big for the parcel leading to unacceptable impacts for both future residents and the surrounding neighbourhood.
There are viable options that would be much less divisive and painful for Council, our public servants, and the residents of Vancouver. Less density can be spread over large areas and still achieve housing supply and transit ridership goals, while enhancing existing neighbourhoods.

Smaller buildings can benefit from tree shade, are more climate -friendly to construct, and provide more of a human scale for both the new residents and the host neighbourhood.

Please ask staff to re- evaluate the costs and benefits of the excessive densities in all of the single detached housing/duplex areas of the Broadway Plan before any decisions are made on rezonings in these areas.
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2024-11-08	08:29	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	Vancouver needs shaded bike traffic corridors. The 10th Avenue bikeway is one of the best East - West bike routes we have. In the summertime, especially during heatwaves, I will bike the shaded 10th Avenue bikeway instead of sitting in my car on the baking hot asphalt in stop and go traffic. In the winter the trees help to disrupt the worst of the heavy rain. Building highrises directly onto the bikeway is a mistake. Building one block back would be much more appropriate. Disturbing a shaded bike corridor is destroying key traffic infrastructure. Especially in a city dealing with increased storms and heatwaves. Especially in a city encouraging citizens to engage in non-car commuting. Even living in a neighbourhood 3 km East, I rely on this bike corridor and use it almost daily	Chelsea Barrie	Renfrew-Collingwood	