

**CD-1 Rezoning: 4545-4575 West 10th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-10	17:52	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>West Point Grey is featured with beach, forest, UBC, mountain and ocean view, quiet and clean community and low population. However, the rezoning proposal will change everything in a negative way.</p> <p>1. West Point Grey has been one of the most expensive area for the mentioned features and has been kept tidy and clean for the efforts of the residents of the community. Taking into the expensive land price, building cost in this area, views and accessibility to forest / beach / UBC, the rental price would absolutely not be "Moderate". It is also not wise nor fair to spend the government fund to subsidize to keep it "Moderate". So the place is wrong, and the proposal obviously does not apply to the Moderate Income Rental Housing Pilot Program.</p> <p>2. Towers over 6 stories are not supposed to be built at the North side of 10th Ave. There will be great views in high tower buildings even when you build them on 20th Ave, however, if you build them close to the sea, you take away the rights of enjoying the mountain &amp; ocean view from the current residents who had spent at least 20% higher than the market for the view.</p> <p>3. The school and medical resources would be under great pressure if the 571 rental units would be built densely into two giant buildings. West Point Grey has been known for low population and all the social facilities have been designed to this amount of population. We could not simply build more rooms out of a sudden, without doing any research on the capacity of the community. We don't want to see Vancouver as another Surrey where students not only need to be kicked out from school 2-3 days per week, but also need to do online schooling for a long time because of the influx of population. Therefore, if it takes time for building more schools and clinics, the proposal for building 571 rental units should not be approved before that.</p>	Jasmine Guo	West Point Grey	
2025-02-12	19:33	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The current proposal reminds me of the former Stasi headquarters in East Berlin, and includes many elements of Brutalist Architecture.</p> <p>For example, the large, imposing concrete structures, with their heavy, raw appearance, are visually unappealing.</p> <p>Their size and design clashes with the surrounding environment, which make them appear even more imposing and out of place.</p> <p>The height of the towers is excessive, and will impose significant shadows on the surrounding residential community.</p>	Marc Romney	West Point Grey	

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2025-01-24	11:46	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	this is really frustrating to see so many rezoning decisions being made. It's effecting peoples lives as it's driving up costs, adding stress on where to live, increasing rental rates for our neighbourhood. The more buildings being built, the more rodents, smaller units and higher rents. Please leave the neighbourhood alone! Find places that are under utilized to develop like the industrial areas near Olympic village.	Shireen Dias	Fairview	
2025-02-10	14:50	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I am not in favour of the current plan. I think the buildings should "speak to the street" and be more welcoming to the residents of Point Grey Village. Point Grey Village has been a village for years and years, and it should be kept this way. Of course we need development, however the street view should be more "friendly" with cafe's and shops on street level. I also think that child care and perhaps a new home for the Point Grey Library would be an asset. I understand the owners of this lot are American, and have probably never seen or understood the uniqueness of Point Grey Village. Our City Council needs to insist that these buildings are more "friendly" to passers by or residents and not just another high rise.	Louise Ries	West Point Grey	
2025-02-10	19:50	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The proposed buildings are very out of character of the neighbourhood while not providing additional amenities for the resident of West Point Grey and UBC.</p> <p>1) The two Towers are almost 3x the height of surrounding buildings, which will become a scar on the Vancouver west side.</p> <p>2) Last of large sized units will not foster young people raising family in the neighbourhood, but rather likely temporary renters with high turn over.</p> <p>3) Lack of public space is really a missed opportunity to build a focal point for the WPG neighbourhood.</p>	Steven Wang	West Point Grey	

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2025-02-18	09:11	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Council Members,</p> <p>I am writing to express my strong opposition to the proposed rezoning and mixed-use development at 4545-4575 West 10th Avenue.</p> <p>While I understand the need for additional housing, I am deeply concerned that this large-scale development will disrupt the character and tranquility of our well-established suburban neighborhood. The construction of two towers at 19 and 21 storeys, along with two six-storey buildings, is simply too large and out of scale for our community.</p> <p>One of my primary concerns is the significant increase in population density this development will bring. The addition of 571 rental units will strain existing infrastructure, including roads, public transit, schools, and community services, all of which are already operating near capacity. Increased traffic congestion and parking challenges will further erode the quality of life for current residents.</p> <p>Additionally, while the inclusion of below-market rental units aims to address affordability, it also raises concerns about maintaining the peaceful atmosphere that many residents cherish. The charm of our neighborhood lies in its quiet, family-friendly environment, and I worry that this development could alter that balance.</p> <p>I urge Council to consider alternative approaches that provide necessary housing without compromising the unique character of our community. A more modest development with fewer units and much lower building heights would be far more appropriate.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely, Dave</p>	Dave W	West Point Grey	

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2025-02-19	20:16	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I am concerned about the height of both the two towers (19 &amp; 21 storeys) and the two six story residential buildings surrounding 2580 Tolmie.</p> <p>The height and proximity of the surrounding buildings will greatly impact the privacy of residents and significantly reduce the amount of sunlight the East &amp; North facing units receive throughout the day. This will in turn negatively impact both the physical and mental well-being of all residents.</p> <p>I believe it is in the communities best interest to reduce the height of at least one of the residential buildings an additional one to two storeys.</p>	Jody Lam	West Point Grey	
2025-02-16	13:24	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I agree this site needs to be developed. Not opposed to that. My wife and I are however strongly opposed to the height of the 2 towers, as proposed. They are way too tall. We do need rental housing, but each tower, in our view should be no more than 11 stories tall. The heights proposed will block too much sun, and will adversely change the quality of West Point Grey.</p>	Earl Zimmer	West Point Grey	
2025-02-14	19:23	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>This is about the buildings at 4545 and 4575 W10th Avenue. Will any of the local people be able to pay for the apartments that are built?</p>	Barbara Bradbury	Kitsilano	

2025-02-19	11:44	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I would like to express my opposition to the current proposal for the important Safeway site on West 10th/Sasamat/Blanca, which is central to the community of West Point Grey. The proposed plan is not inviting and given its size and banal, imposing design detracts rather than enhances the community. I ask that the proposal be amended to accommodate the following:</p> <ol style="list-style-type: none"> <li>1. With 1000 plus new residents, it is obvious that additional child care facilities will be required, particular given the current deficit in childcare places in the neighbourhood. If the goal of densification is to provide more housing for families in particular, then the needs of families must be taken into account.</li> <li>2. Purpose Built Library. The 25-year VPL Facilities Master Plan indicate sWPG needs a 12,000 sq ft library, yet the current space is for 5400 sq ft. Given the prominence, indeed dominance, of this development in the village, it would be the perfect place to house the much needed Library space.</li> <li>3. The massive development should have a more suitable plaza in a central location. The shape and entrance of the supermarket can be re-configured to accommodate a central plaza.</li> <li>4. The frontage should be modified in a similar way to the west 4th Safeway site proposal, to allow for a variety of shops, cafes and restaurants. This would allow for a more interesting street front and new businesses to serve the community.</li> <li>5. The ramp for truck shipping and receiving should be located in the parking garage with loading bays properly enclosed. The current proposal, with the ramp above ground off Sasamat street will result in noise and pollution and, consequently, constant complaints of noise pollution to the City. This is an easy and obvious change that must be made to enhance safety and livability for residents.</li> </ol> <p>In addition to the above changes to the development, we ask that the sidewalks be increased form 19 feet to at least 22 feet for significant sections of the frontage. This is needed to accommodate a safe and functional public space, and allow for outdoor restaurant seating, trees, public seating and bike racks. The wider sidewalk can also be used to help make up for the lack of green space on the site through double rows of tree planting and other landscaping that can help to add interest to the development, and absorb some of the sound from the west 10th traffic.</p> <p>Finally, a mid-block crossing should be installed to help create an attractive streetscape and address safety and excessive speed problems.</p> <p>I trust you will seriously consider these reasonable and modest but important modifications. This is the time to ensure that developments contribute rather than detract to communities.</p> <p>Thank you for your time and thoughtful consideration.</p>	Carolyn Pinsky	West Point Grey	
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2025-02-19	12:09	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>BGO’s proposal if successful will insert 2 massive towers at 19 and 21 stories into a neighbourhood whose buildings at its western end (University Gates) are 12 to 14 stories in height- buildings not much higher than the existing tall street trees that line 10th Avenue. As a contrast and for the price of the delivery of a small amount of unaffordable rental housing units, City Council is considering the start of a dystopian nightmare: a new Brentwood with its’ massive forest of high and ugly towers. And for what gain? A towering street scape and inadequate community facilities and spaces.</p> <p>BGO is an American headquartered ( Miami Florida) real estate investment firm, one of the largest in North America. Nothing in their corporate structure could warrant such a blatant money grab at the expense of good urban design. So for the sake of the community, resist falling for the claim from this giant US company that the excessive height is required in order to provide for some unaffordable rental housing. Given the present circumstances facing our country in relation to our southern neighbour it would be a civic and national disgrace to grant them the right to build 3 times the height currently allowed under existing zoning.</p> <p>My architectural firm designed many buildings in the Point Grey area including the ScotiaBank building (now the VPL) across the street from the rezoning proposal. We recognized at the time that the building heights in this area would change but this proposal is simply ridiculous and not in step with good urban design.</p>	organization IMS 2798	Dunbar-Southlands	