

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-24	10:26	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	shao wan	West Point Grey	
2025-02-24	10:29	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Qing Yan	West Point Grey	

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2025-02-24	11:40	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Winnie Liu	West Point Grey	
2025-02-24	11:57	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>. The American developer has no regard for the character of Point Grey village.. The plan is ugly and unimaginative.</p> <p>The towers impede views and are completely out of character with this old and beautiful neighbourhood.</p> <p>Childcare facilities were promised, but are not included.</p> <p>A library large enough for this community was promised but is not provided.</p> <p>The plaza is not in a visible area and unlikely to be used.</p> <p>The open delivery ramp is noisy and smelly.</p>	Susan Mullard	West Point Grey	

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2025-02-23	17:24	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>Re: Safeway Property on W 10th Avenue.</p> <p>I strongly oppose the planned development for this property. With no likelihood of a subway stop it is not fair to the community to permit this level of density. Additionally, the project does not provide adequate community amenities or open plaza space for building a sense of community.</p> <p>Please reject this proposal and direct the developers to come back with a more modest proposal that suits the community.</p>	Arn Coleman	West Point Grey	
2025-02-23	18:16	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Why are you, members of our City Council giving serious consideration to the proposed development as it is now presented? I support the West Point Grey Community Association in their recommendations to improve the obvious poor planning put forward by the developer. Surely, with or without changes in the local transit system, this neighbourhood deserves better. The existing closure of Sasamat street right of way to serve as public space will not in the long term compensate for lack of amenities provision on the proposed Safeway redevelopment.</p> <p>Janet Kidnie</p>	Janet Kidnie	West Point Grey	
2025-02-23	19:35	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>This project is way out of scale for the block. It will have a negative impact on the current residents. The communities concerns have not been addressed. The developer has not considered community needs like childcare and green space. I totally oppose this project and the rezoning.</p>	Margaret Paxton	West Point Grey	

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2025-02-23	19:52	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I vehemently object to the proposal to change the zoning from C-2 to CD-1 to accommodate the proposed mixed-use development, specifically because of the monstrous size of the towers that are planned.</p> <p>In context, my husband and I have lived in this neighbourhood for 40 years. We very much appreciate easy walking to grocery stores, services, shops, restaurants and other valued amenities that make this an appealing district. We enjoy excellent transit, ease of access to bike routes, and proximity to Pacific Spirit Regional Park.</p> <p>We are very much in favour of the Vancouver Plan and agree with the need to add more housing options and increased housing density throughout the city. We appreciate that the West Point Grey district is an underutilized neighbourhood that has a limited amount of multi-family housing, low-rise apartments, and rental housing options.</p> <p>However, we fervently object to the aspect of the city's Moderate-Income Rental Housing Pilot Program that will have charmless, bleak behemoth towers as the first application of this pilot program in this neighbourhood. At 19 and 21 storeys, the proposed towers are over twice as high as neighbouring residential towers along Western 10th avenue and would even tower over the 14-storey development at 8th & Alma. The whole proposal is in sharp contrast to the City of Vancouver Urban planning, sustainable zoning and development concept of "Vancouverism" described as "tall slim buildings for density, widely separated by low-rise buildings, for light, air, and views." Indeed, the "Vancouverism" concept is very nicely displayed by the nearby Ielam Village in Pacific Spirit Park where four 18-storey towers are nestled amidst a plentiful mix of housing types, large inviting public plazas, and abundant green space.</p> <p>As a start to increasing density, we would much prefer to see development of 3 to 5 to 8-storey housing units along 10th Avenue, like the dozens (even hundreds) of housing projects throughout Vancouver's West side.</p> <p>Sadly, I gather that the approval of this project is a "fait accompli", which means "something that has already been done or cannot change. A decision has been made and presented as a done deal, leaving no room for further discussion or alteration." This dreadful project will be built. The foreign developers will disappear. City Councillors and Planners will move on. And we, the tax-paying citizens in this neighbourhood, will be left with an atrocity that will destroy the ambiance of our community for decades to come.</p>	Anne Junker	West Point Grey	
2025-02-23	20:10	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<ol style="list-style-type: none"> 1. The building with 6-storey beside Tolmie street is too high. 2. Two towers are too high. 3. There will be a serious traffic issue for all residents using Tolmie street. 	WEIJING LI	West Point Grey	

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2025-02-23	20:12	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	1. The building with 6-storey beside Tolmie street is too high. 2. Two towers are too high. 3. There will be a serious traffic issue for all residents using Tolmie street.	Zining Liu	West Point Grey	
2025-02-23	20:42	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	We oppose this project for the following reasons: 1. Excessive building height: The proposed project exceeds the community's planned building height. 2. Disruption to peace and environment: The project will disturb the neighborhood's tranquility and comfort, and harm the environment. 3. Traffic congestion: The project is likely to cause severe traffic jams. 4. Security concerns: The project might lead to potential security issues in the community.	MICHAEL CHEN	West Point Grey	
2025-02-23	21:28	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>Clearly redevelopment of the Safeway site at 4545-4575 West 10th Avenue is necessary and long overdue.</p> <p>But the project currently proposed for this site has serious flaws and needs significant revision.</p> <p>I strongly support the positions of the West Point Grey Residents Association and the Friends of Point Grey Village on this proposed development and share their many concerns.</p> <p>https://wpgra.wordpress.com/wp-content/uploads/2025/02/wpgra-w.10th-safeway-site-public-hearing-2025-02-25-final.pdf and https://friendsofpointgreyvillage.ca/</p> <p>These concerns range from poor (Soviet era) and oversized scale of design, significant parking issues, lack of amenities and lack of small storefronts to insufficient setbacks, safety issues and noise and pollution from above the ground shipping/receiving ramp.</p> <p>Please ensure these many concerns are addressed in the final approved version of this project.</p> <p>Sincerely, Roberta Olenick West Point Grey</p>	Roberta Olenick	West Point Grey	

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2025-02-24	01:21	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I am a long time resident of West Point Grey, and am familiar with the once thriving and now declined nature of our Village High Street. I OPPOSE this CD-1 Rezoning due to the particulars of this development proposal.</p> <p>Point Grey Village desperately needs density for revitalization. With our proximity to UBC, rental properties make sense. Despite the parameters of the MIRHPP, and it's intention to provide affordable housing, with the current real estate economics in Vancouver and rental rates, there is little affordability on this site for those most in need of housing.</p> <p>My primary objections to this proposal are the lack of developer response, and Planning dept. support of well thought out, on the ground community amenity initiatives by the Friends of Point Grey Village, (some members of whom are former City of Vancouver Planners). Their constructive input to the project has the support of many community members.</p> <p>I wholly support the written submission by the Friends of Point Grey Village. The positive changes to the revised proposal came from their initiatives, including tower set backs and improved street frontage articulation. But primary issues like designated space for specific community needs (library, day care, repositioning a public plaza area to the east or central entry of the site, where the predominant pedestrian approach is, (supported by the Urban Design Panel) and more small scale shop frontages) have been ignored.</p> <p>The brilliant idea of a mid-block crossing proposal for pedestrian safety and traffic calming has sadly not been considered.</p> <p>The US REIT developer is not familiar with the site context, or isn't interested, and it is the responsibility of the Planning Department to be the advocate for the community which knows the 'Village' well. If approved as is, this will be a huge missed opportunity by the City to make this rezoning proposal a major benefit and contributor to the vitality of West Point Grey Village. You have had the benefit of experienced professional urban planning advocates in the community, working for years to steer this proposal in a creative and heartfelt Village revitalization direction, and I am dismayed and disappointed at the lack of receptiveness and response on the part of the City.</p> <p>If approved in principle, I hope and expect the Planning Manager and staff to further articulate this project to a best practices outcome.</p> <p>Joan Jaccard</p>	Joan Jaccard	West Point Grey	

2025-02-24	08:11	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! !</p> <p>4 、 Please protect large trees and green streets ! We hope you will listen to our voices , and consider our suggestions .</p>	Jessie Hua	West Point Grey	
2025-02-24	09:15	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The West Point Grey Residents Association (WPGRA) is concerned about the subject development as proposed. The former Safeway site is the centre of the West Point Grey Village and deserves a better project.</p> <p>Unfortunately, the international REIT owner/developer, BGO, has been unresponsive to community concerns. The City has done little in response either. The form of development has a poor design with no public amenities and is creating a very large over-scale tower development that will not be transit oriented.</p> <p>There is no transit station proposed for this location. Moreover, if the UBCx Subway Extension is built, the current 99 B-Line Rapid Bus service will likely be reduced or eliminated. This would leave reduced bus transit capacity to support this site's over 1000 new residents in the proposed 571 units. With less transit and the resulting increased vehicles, the current assumptions for onsite parking demand and neighbourhood traffic impacts are at best highly questionable.</p> <p>The proposed 444 onsite parking stalls include parking for both visiting shoppers and onsite residents, without differentiating how much for each. If the well used previous Safeway site's 100 stalls are replaced, that would only leave 344 stalls for the 1000 onsite residents. Residents who can afford the expensive rents for these view suites will likely also afford to have vehicles.</p> <p>Concerns are that without more onsite parking for both visiting shoppers and onsite residents, there will be overflow demand for parking into the surrounding neighbourhood. Even if "Resident Only" street parking is implemented, without additional onsite parking, residents of the new towers will dominate the area streets.</p>	organization WPGRA Society	West Point Grey	Attachment 1

Irrespective of how much onsite parking is provided, traffic calming measures will certainly be required in the surrounding area, especially in the areas north of the subject site.

Some of our other many concerns include the following.

Lack of Community Amenities

- No Community Amenity Contributions (CACs) since it is all rentals.
- No onsite community amenities such as:
 - o public library,
 - o daycare centre, or
 - o public plaza.

Poor Quality Design and Oversized Scale

- The proposal lacks quality design for such a prominent location in the community.
- Not enough setbacks from the street on W.10th Avenue; there should be wider sidewalks with improved public realm.
- The W.9th Avenue side of the project should also be setback further rather than six stories right up against the north property line. There isn't even enough room on the boulevard for the mature street tree roots that may not survive construction.

Generally, we consider the Moderate Income Rental Housing Pilot Program (MIRHPP) inappropriate for large site rezonings such as this site. It creates too large buildings for too little to no community amenities.

This proposal is inadequate in multiple respects and needs to be reconsidered with amendments to address the many community concerns.

Regards,

West Point Grey Residents Association Board of Directors

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2025-02-24	09:39	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	May Xu	West Point Grey	

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2025-02-24	09:53	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p>	Xiang Liu	West Point Grey	

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2025-02-24	10:05	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Emerry Y an	West Point Grey	

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2025-02-24	10:08	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Guang Zhu	West Point Grey	
2025-02-24	10:11	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Edward Y an	West Point Grey	

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2025-02-24	10:15	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	May Xu	West Point Grey	

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2025-02-24	10:22	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Lei Chen	West Point Grey	
2025-02-24	10:24	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>1. The new building is too high and too close to our building, especially the six floors in the north, which is box-in on our building. A strong sense of suffocation on us .We'll have no privacy. It's terrible! It is strongly recommended to reduce the height of the six stories on the north side and the six stories on the east side near 9th Street;</p> <p>2. The garage entrance of the new project is designed side by side next to the garage entrance of our building, which will cause a lot of traffic pressure on tolmie Street , and will lead to frequent congestion on Tolmie Street in front of our building PGP. It is strongly recommended that the vehicle entrance of the new project cannot be placed on tolmie Street , and the original design route must be changed ! Otherwise, it will cause big trouble ! ! ! Putting the vehicle entrance on 10th Street would have been a better idea.</p> <p>3 、 The floor space ratio of this project must be reduced! It is as high as 3.84. Such a high space ratio , will cause the entire community to be blocked and crowded, and our residents will be very depressed! This is unfair to our former residents of PGP! Therefore, the overall layout of the project is very unreasonable! Referring to the nearby Jericho project, the ratio is 0.6. Therefore the floor space ratio of project must be reduced !</p> <p>4 、 Please protect large trees and green streets !</p>	Dilei Chen	West Point Grey	

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2025-02-23	11:31	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	Rezoning our city is a good idea, but this new plan and architectural design look like a monster, ruining the beautiful West Point Grey community and cityscape.	Teresa Tu	West Point Grey	
2025-02-23	11:56	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I'm a resident in 2580-Tolmie street. Here are my commends for 4545 W 10th Ave rezoning application as followings: 1. The building is too close and too high to our building. Especially, two 6-storey buildings will block light and affect air circulation. This "box-in" severely impacts the quality of our life. I strongly suggest reducing the number of floors to four or below. 2. There will be a serious traffic issue for all residents using Tolmie street beside our building. Based on the above mentioned primary concerns, I strongly oppose this project. Please consider making the necessary modifications. I appreciate your support and understanding regarding my suggestions. If there are any questions, please feel free to contact me.	CHENG ZHANG	West Point Grey	
2025-02-23	11:59	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I'm a resident in 2580-Tolmie street. The reasons why I oppose this proposal are followings: 1. The building with 6-storey beside Tolmie street is too high and close, that will block light and severely impacts my privacy. You should reduce the number of floors to four or below. 2. Two towers are too high. Here is not downtown. 3. There will be an increase of over 400 people using a section of Tolmie Street between 10th and 9th, on a road of less than 100 meters. This is expected to cause severe traffic congestion, impacting residents' mobility.	YING CHEN	West Point Grey	
2025-02-23	12:08	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	The reasons why I oppose this proposal are followings: 1. I'm a resident in 2580-Tolmie street. The building with 6-storey beside Tolmie street is too high and close to my building, it will block light and severely impacts my life. My Commend is that reducing the number of floors to four or below. 2. Towers are too high. 3. There will be a severe traffic problem in the narrow section of Tolmie Street between 10th and 9th, impacting resident's mobility.	YUANKAI ZHANG	West Point Grey	
2025-02-23	12:51	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I wish the council to know that I am strongly opposed to the proposed development at 4545 W 10th Ave. The developer has not taken any feedback from the community seriously and seems to view this property simply as a cash cow instead of as a meaningful way to enhance the Point Grey village. Specifically, the proposed development has only consistently grown throughout the planning process, from a too tall and massive 14 stories to now a massively too tall 21 stories. It clearly states in the Vancouver Plan for 2050 that the Point Grey Village should be designated for smaller	Jonathan Kellogg	West Point Grey	

developments up to 12 stories maximum. The developers are also not following the guidance from this document on the placement of the towers and the current design has only a modest set back from the street, likely leading to the canyon effect that that the Vancouver Plan was so clearly trying to avoid.

What is the point of these planning documents if they are going to be ignored so shortly after they were published in the first place?

On top of this extreme height, the buildings proposed are too close to the surrounding buildings. It is my understanding from the drawings that the proximity to Point Grey Place, where I live, is less than the 80 ft minimum distance to existing structures that has been the standard throughout the rest of the city with new developments. This close proximity will likely lead to our building at 2580 feeling unacceptably boxed in.

The new development also promises to create a monolithic facade along W 10th. and is sorely out of character with the rest of the neighborhood on Tolmie, Sasamat, and especially 9th. The proposed development is far too urban in design, as was commented by the cities own design review board. The changes made since this review have been negligible and do not change the imposing nature of the building (in fact, the design became taller) and the result will be plopping thousands of new residents into a village that will continue to struggle as people don't want to live in a neighborhood that struggles to have basic services.

The new development is solely focused on a new grocery store. Would this be an asset? Perhaps, but as I was walking around Kerrisdale last evening, I noted that the closest grocery store was many blocks in any direction and yet the village was thriving. The grocery store isn't the magic bullet, but rather a mix of store frontage, perhaps the purpose built library or community space that Friends of Point Grey has been asking for, or child care centres, or simply more variety than a single large store and a minor cafe space.

It is also disappointing to me that with all of this space for development, so little is being dedicated to the plaza. the current design is, again, putting this at the bare minimum of the possible outcomes. The narrow sidewalks proposed will limit displays from the grocery store, the miniscule plaza will not effectively serve as a gathering space for community events that the business district wishes to use to enhance the local community.

I have additional concerns about the traffic and effect on parking from this new development. Current drawings only have a bare minimum of parking spaces for the residents and businesses. Sure the busses along 10th are close by, but I think that it is unreasonable to think that with over 1000 new residents in the building that there will be less than 400 cars, or alternatively there will be such limited parking at the grocery store that it will be difficult to visit by anyone excepting those in the building. The likely strain on local

				<p>street parking will make the whole area less livable for existing residents. On top of that, I'm concerned about the increased traffic on Tolmie and Sasamat. There has not been a traffic study released, to the best of my knowledge, and it is not clear how the increased density will be accommodated without significant improvement to the infrastructure. We saw many near misses during the soil remediation of the site and it is likely that the neighborhood won't be so lucky during and after construction.</p> <p>Please reject the proposed rezoning and ask the developer to come back with something more like the proposed Safeway redevelopment in Kitsilano on 4th. That scale would be much more appropriate for Point Grey and would make the neighborhood a more vibrant community for all.</p>			
2025-02-23	16:50	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The proposed development must incorporate the wishes of the West Point Grey Community as stated in the detailed letter of the West Point Grey Residents Society.</p> <p>I am opposed to the plan as submitted by the developer.</p>	William Hall	West Point Grey	