

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-25	14:56	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>While re-development of this site is welcomed, the proposed development is wanting in multiple regards and is in need of reconsideration, as has been detailed in separate communications to Council from the West Pt. Grey Residents Association and the Friends of Pt. Grey Village.</p> <p>Of particular concern is that there is insufficient onsite parking to support the needs of residents and visitors (shoppers), with potential spill-over into surrounding residential streets. A related concern is that the adjacent streets: Sasamat & Tolmie Streets & 9th Avenue, could become "arterials" unless specific traffic-calming measures are adopted.</p>	Susan Tha	West Point Grey	
2025-02-25	15:02	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Mayor and Council:</p> <p>There are many reasons why this proposal should not be approved. First, as I understand it, the developers of these enormous towers did not listen to the people who live in the surrounding area and elsewhere. Involving the public in new projects they will be living in or near is so important. But more and more, the public has been shut out. What is the point of building such huge towers for people to live in such tiny spaces that are triple the rent they are currently paying? Our whole planning system needs a overhaul. Please do not approve this.</p>	Evelyn Jacob	Kitsilano	
2025-02-25	16:11	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I don't think the spot is suitable for Moderate Income Rental Housing Pilot Program. This place has the most expensive land price, so I guess that's why there need to be two tall buildings (21 storeys and 19 storeys) to lower the unit price. However, this is also a place featured ocean and mountain view. Such tall monster buildings to be built on 10th Ave will no doubt ruin the views and appearance of West Point Grey. There are so many choices to build skyscraper around Vancouver. Do not build tall monsters close to the sea.</p>	Lei Wang	West Point Grey	
2025-02-25	16:40	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>As an architect myself, our Institute does not allow me to comment on the architecture, but I can say that 1) there is a serious issue of likely future traffic movement down Sasamat Street, being wide and directly linking to downtown via 4th Ave. I think 444 cars would destroy the ambience and child friendly area of Point Grey, and there should be measures to deter in favour of 10th Ave. I see road humps and perhaps another roundabout to lessen the desire to go this way. Every school morning and afternoon there's a big flow of kids going to Queen Mary School a block away, crossing Sasamat. (I'm a resident at 2222 Sasamat St/ and 6th Ave). 2) while I have no issue with more density, the massing and height of the blocks seems solely for developer gain and City fees, as they are wholly inappropriate to this area.</p>	organization AA Robins Architect	West Point Grey	

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2025-02-25	14:32	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	As per email sent to council members February 25, 2025, I am opposed to the scale, complete lack of community amenities, poor parking consideration and the continual upsizing or densification of this project. This is not a mass transit zone, unless the public is not aware of a decision, and is completely out of scale with the n neighborhood- please refer to the scale proposed for the west 4th Safeway Site.	Samantha Adams	West Point Grey	
2025-02-25	14:45	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	Why are you gaslighting the public again pretending to give local residents a voice? It's all a sham with PR companies trucking in students from the Fraser Valley to say "gee, I'd like to live in Point Grey". Oh would you now? How about Shaughnessy because we've been paving Oak and Granville streets for the good of mankind. Arterials you know, great spot to put renters. To heck with the neighbours paying \$60k a year in property taxes who built this City through decades community service. It's ironic that the neighbours of 4575 W. 10th likely include UBC profs like Sommerville and Davidov who indoctrinated this new generation of Marxist visionaries. The Developer cabal and UBC Faculty Association make strange bedfellows indeed. Hey, maybe that kid from Guilford would like to live in Monte Carlo instead. Pave the Palace!	Mike Thompson	West End	
2025-02-25	14:52	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	We don't need rentals in this area. We just need a grocery store. Rentals ruin the character of the neighborhood.	Jeemin Roh	West Point Grey	
2025-02-25	13:49	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	Developer totally ignored feedback from the public who will be negatively impacted by this out of scale monstrosity. Due to the deveoper claim that providing rental accomodation is the benefit they circumvent offering amenities that the communities desperately needs when presented with oversized structures such as this. This formula must change as it is detrimental to the community impacted. Two levels of government already offer very low interest loans to these massive developments funded by the taxpayer. Even so called below market rents included in these packages are not affordable to the majority of renters. The scam of offering so called below market rents is a travesty gravity and must be stopped.	Barbara May	Fairview	

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2025-02-25	12:11	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The proposal that is up for approval fails miserably on several counts to actually benefit the community and highlights Council’s lack of concern for community input which is a cynical abjuration of a long-standing Vancouver planning principle. It echos President Trump who thinks he has a right to do anything that he desires.</p> <p>The developer is a wealthy American mega-corporation - not even Canadian</p> <p>Your proposal has a number of deficiencies: inadequate parking and absence of traffic calming measures, no contribution to community amenities such as library, daycare, public plaza because the proposal is for all rental units, for such a prominent location it lacks quality design that should include wider sidewalks, proper setback between the site and 9th Avenue residences, and no bus stop as surely some/many of those renters will be UBC students. It is totally inappropriate for large site rezoning such as this one.</p>	Vicki Skye-May	Kitsilano	

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2025-02-25	12:12	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Matthew Yedlin's comments:</p> <p>I live on West 12th. 2 doors from the firehall #19 in West Point Grey.</p> <p>I am very concerned about the nature of submissions to date, as they are all static, focusing on space generally. What is missing in the discourse is analysis of various aspects of dynamics -- the functional analysis of the consequences of static proposals.</p> <p>My chief concern is traffic flow perturbations caused by the high density population increase, particularly the extra motor vehicles present.</p> <p>Since the mid 1970's, there has been a significant increase in computer simulations of traffic flows; simulations that are used for road planning between cities and for traffic analysis in those cities. In 1974, I worked on the development of road placement in Iran. Since then, the simulations have improved with more detailed aspects of traffic simulation around buildings: (see attached file: Computer Simulations for Traffic Flow in and Around Apartment Buildings and Their Underground Parking Lots.docx).</p> <p>I do not see any attempt or numbers or assumptions that have been used to present the traffic flows both around and under the proposed apartment buildings. Ball-park figures or estimations based on counting current traffic around the current Safeway lot under consideration are simply not enough to justify the positioning and planning of the traffic flow-through attached to the placement and size of the apartments being considered.</p> <p>The lack of functional planning, particularly traffic flow around and inside the proposed buildings is why I am opposed to the current plan.</p> <p>Sincerely, Matthew Yedlin</p>	Matt Yedlin	West Point Grey	Attachment 1

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2025-02-25	12:43	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I am opposed to the present plan for the Safeway site on West 10th, and I am concerned about the fact that the community group's input about this project has been dismissed.</p> <p>To list just a few of the concerns which have been raised respectfully:</p> <ul style="list-style-type: none"> - the parking will be inadequate - the towers are too high for the neighbourhood. - there is minimal setback on West 10th; - no attempt has been made to provide spaces for small businesses - the frontage on West Tenth has now been considered - he City has collected no Community Amenity Contributions (CACs) on this site - the developer is not providing any community amenities such as a space for the library, a daycare centre, or a public plaza. <p>The fact that the landowner has been getting a break on property taxes by making this empty lot an (underused) dog park and community garden is quite offensive. One can't help but conclude that the City listens much more attentively to developers than it does to citizens.</p>	Antoinette Giesen	West Point Grey	

2025-02-25	13:22	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I wish to go on record as being strongly opposed to the current development proposal for the Safeway Site in West Point Grey Village. Below are but some of its deficiencies. Above all I am concerned about the poor design, lack of community amenities and terrible public realm design. If built per the current proposal, it will have an enduring negative effect on the neighbourhood.</p> <p>Lack of Onsite Parking and Traffic Impacts</p> <ul style="list-style-type: none"> • 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 leave only 344 stalls for the 1000 onsite residents. • 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. • 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. <p>Lack of Community Amenities</p> <ul style="list-style-type: none"> • . No Community Amenity Contributions (CACs) since it is all rentals. • No onsite community amenities such as: <ul style="list-style-type: none"> o public library, o daycare centre, or o public plaza. <p>Poor Quality Design and Oversized Scale</p> <ul style="list-style-type: none"> • 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. <p>I 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.</p> <p>This proposal is inadequate in multiple respects and needs to be reconsidered with amendments to address the many community concerns. It is not a fit and must go back to the drawing board.</p> <p>Yours truly,</p> <p>Elizabeth Watts BCSLA (ret)</p>	Elizabeth Watts	West Point Grey	
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2025-02-25	13:32	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Warren Murschell 4049 West 12th Avenue Vancouver, BC V6R 2P4</p> <p>February 25, 2025</p> <p>To: Vancouver Mayor and Council</p> <p>Dear Mayor and Council,</p> <p>I wish to go on record as being strongly opposed to the current development proposal for the Safeway Site in West Point Grey Village. Below are but some of its deficiencies. Above all I am concerned about the poor design, lack of community amenities and terrible public realm design. If built per the current proposal, it will have an enduring negative effect on the neighbourhood.</p> <p>Lack of Onsite Parking and Traffic Impacts</p> <ul style="list-style-type: none"> • 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 leave only 344 stalls for the 1000 onsite residents. • 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. • 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. <p>Lack of Community Amenities</p> <ul style="list-style-type: none"> • . No Community Amenity Contributions (CACs) since it is all rentals. • No onsite community amenities such as: <ul style="list-style-type: none"> o public library, o daycare centre, or o public plaza. <p>Poor Quality Design and Oversized Scale</p> <ul style="list-style-type: none"> • 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. <p>I consider the Moderate Income Rental Housing Pilot Program (MIRHPP)</p>	Warren Murschell	West Point Grey	
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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. It is not a fit and must go back to the drawing board.

Respectfully submitted,

Warren Murschell, MD