

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-24	15:36	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	The towers are too high; there's too much density.	Susan Yee	West Point Grey	
2025-02-25	11:13	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Mayor and Councillors:</p> <p>I am writing to express my concern about the present plan for the Safeway site on West 10th. The parking will be inadequate; the towers are too high for the neighbourhood. There is very little setback on West 10th; it appears no attempt has been made to provide spaces for small businesses, which would make the frontage on West Tenth more appealing and engaging. The City has collected no CACs on this site, and the developer is not providing any community amenities such as a space for the library, a daycare centre, or a public plaza.</p> <p>The community group concerned about this project has been unfailingly constructive and respectful in its engagement with the city and the landowners. So it is very disappointing that their useful input and valuable observations have been consistently ignored.</p> <p>To add insult to the injury of this poor design, the landowner has been getting a break on property taxes by making this empty lot an (underused) dog park and community garden. One can't help but conclude from this that the City listens much more attentively to the developers than it does to citizens.</p> <p>Please reconsider this plan and require the developer to amend it in order to address the legitimate concerns of local residents.</p> <p>Sincerely, Frank Heinzelmann</p>	Frank Heinzelmann	West Point Grey	
2025-02-25	11:19	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>To whom it may concern,</p> <p>I oppose the W.10th Safeway site rezoning proposal (CD-1 Rezoning: 4545-4575 West 10th Avenue). It has many problems, like</p> <ol style="list-style-type: none"> 1. The onsite parking is not adequate. More parking is needed. 2. The setbacks, especially on 9th and 10th are not adequate. 3. There are no Community Amenity Contributions. <p>Are there covenants on the property that prevent a food store from locating in the building? Upper 10th needs a large anchor food store.</p> <p>The city should require the developer to correct these problems.</p> <p>George Clark</p>	George Clark	West Point Grey	

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2025-02-25	08:58	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	Russil Wvong is attempting to brigade submissions on this with a reddit post: https://www.reddit.com/r/vancouver/comments/1ixg7ss/more_housing_to_opponents_rental_housing_on_an/ 565 units is way too much, too soon.	Zeke Roberts	West Point Grey	
2025-02-25	09:05	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	The current proposal is inadequate in NOT providing: -a sunny large central multi-purpose public piazza as the community heart and soul, -easy street level entrance/drop-off/pickup place for seniors/strollers doing groceries Thank you	Elisabeth Botman	Downtown	
2025-02-25	09:16	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	The density(FSR) is way to high in West Point Grey community and the neighborhood.	Ying Shi	West Point Grey	
2025-02-25	10:08	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I live here. The people who live here do not want another hi-rise. Low-density keeps us safe.	Craig Arnatt	West Point Grey	
2025-02-25	10:29	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	The height of this development as seen by nearby residents is an eyesore. This is a great village which will get a highrise higher-density not consistent with improving the quality of the village. This area needs some control over height because highrise heights will be shadowing and blocking views, raising nearby business rents and affecting property values. More intangible is a community atmosphere here in danger of being lost. I have shopped in this area since the days of being a UBC student (alum 1975) and living nearby in the early seventies. Since I lived nearby then and now live in Point Grey down the hill it has always had many small neighbourhood benefits. What benefits are slowly eroded by the costs of rising rents. I don't see that the city is planning to serve a neighborhood with sensible development. It is serving developers who will have millionaires buying in these buildings.	myrna C Franke	West Point Grey	
2025-02-25	10:50	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	I support the position of the WPGRA. This development is not community oriented and reflects little or no input from the community. This development proposal needs serious reworking.	Stuart Leslie	Dunbar-Southlands	

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2025-02-24	21:55	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I oppose the developer's plan to redevelop 4545-4575 West 10th Avenue. The tower heights are completely inappropriate and out of step for the West Point Grey community, as tower heights should not exceed 12 stories. The developer has also failed to provide community amenities such as a childcare facility, of which there is currently an extreme shortage of. The increased traffic in the area will affect residents far and wide. I appreciate that the City of Vancouver is pushing for density, but at what cost? Please carefully consider the permanent impact of these projects on current community members instead of pandering to developers who only wish to line their own pockets.</p>	Veronica Brown	West Point Grey	
2025-02-24	22:14	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I am writing in support of the proposals by the Friends of Point Grey Village to amend the plans for this development. Please ask the developer to add childcare spaces, a library, and central plaza to their plans.</p> <p>I would also ask the city to widen the 10th Avenue sidewalk to support space for cafe and public seating, bike racks, trees, and other features important for a pedestrian-friendly neighbourhood.</p> <p>Please also add a mid-block crossing in the 4500 block as this feature would address safety and speeding concerns, and has worked very successfully in the nearby area of West Broadway. Thank you.</p>	Eleonore Shaffer	West Point Grey	Attachment 1

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2025-02-24	23:36	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>Dear Mayor and Councillors:</p> <p>I am writing to express my concern about the present plan for the Safeway site on West 10th. The parking will be inadequate; the towers are too high for the neighbourhood. There is very little setback on West 10th; it appears no attempt has been made to provide spaces for small businesses, which would make the frontage on West Tenth more appealing and engaging. The City has collected no CACs on this site, and the developer is not providing any community amenities such as a space for the library, a daycare centre, or a public plaza.</p> <p>The community group concerned about this project has been unfailingly constructive and respectful in its engagement with the city and the landowners. So it is very disappointing that their useful input and valuable observations have been consistently ignored.</p> <p>To add insult to the injury of this poor design, the landowner has been getting a break on property taxes by making this empty lot an (underused) dog park and community garden. One can't help but conclude from this that the City listens much more attentively to the developers than it does to citizens.</p> <p>Please reconsider this plan and require the developer to amend it in order to address the legitimate concerns of local residents.</p> <p>Sincerely Susan Fisher V6R 1W9</p>	Susan Fisher	West Point Grey	
2025-02-24	18:17	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>	jing Teng	West Point Grey	

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2025-02-24	18:35	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>	Yan Gao	West Point Grey	

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2025-02-24	18:48	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>	Qiu Shui	West Point Grey	

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2025-02-24	18:58	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>	Gao Xue	West Point Grey	

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2025-02-24	19:05	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>	Edward Yu	West Point Grey	

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2025-02-24	19:17	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>	Tarry Island	West Point Grey	

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2025-02-24	19:23	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>	Yun Chu	West Point Grey	
2025-02-24	19:27	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>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>	Ellie Chu	West Point Grey	

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2025-02-24	19:32	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	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;	May Gao	West Point Grey	
2025-02-24	19:35	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	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; 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.	Hong Li	West Point Grey	
2025-02-24	19:38	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	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; 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.	Lin Zhu	West Point Grey	

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2025-02-24	19:40	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>	Chang Nian	West Point Grey	
2025-02-24	19:42	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>	Tuan Gu	West Point Grey	

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2025-02-24	19:46	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 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 、 Please protect large trees and green streets !</p>	Hua Lin	West Point Grey	
2025-02-24	19:50	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 、 Please protect large trees and green streets !</p>	Xiao Zhu	West Point Grey	

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2025-02-24	19:55	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 › Please protect large trees and green streets !</p>	Xia Du	West Point Grey	
2025-02-24	19:57	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 › Please protect large trees and green streets !</p>	Jian Feng	West Point Grey	

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2025-02-24	19:58	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) design, significant parking issues and lack of amenities and 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	20:01	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 › Please protect large trees and green streets !</p>	Jenfer Wang	West Point Grey	
2025-02-24	16:36	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	Please limit the height of this structure. I am concerned about the shadows that it will cast onto neighboring properties. Please consider not exceeding four stories. Thank you.	Darcy Chan	West Point Grey	
2025-02-24	16:36	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I am opposed due to the scale of the project, and it's fit in our neighbourhood. The tallest towers in the street are the Sasamat towers, which are ridiculously overshadowed by this project. This would be a project on scale with the jericho towers, but on a fraction of the land!</p> <p>I would rather be in support of a multi-housing or community living 4 storey project, or a novel project pitching nano-suites/ micro-suites, like those offered in UBC.</p> <p>Another concern is parking: do the streets where current residents park for free become permit-only to prevent 400 new renters from jamming the streets? If even half of them bring a small sedan, that's 200 more cars, on West 8th, 9th, 11, 12, Sure, the developers may offer paid parking - but if the streets remain free, residents would just use that. Additionally - why should residents pay more in parking permits to accommodate a major influx of cars due to the building? Will 99's frequency go up to accommodate 400 new renters moving in? What about 4,14,9, the communities links to the downtown core.</p> <p>I think this is a step in the right direction, but this project is premature, and truly only feasible once the skytrain makes it to Kitsilano/UBC. We would benefit from multi-family housing in smaller units instead, allowing younger families to move into a neighbourhood many grew up in / went to school around without scrambling for limited resources.</p>	Pushpa Awasthi	West Point Grey	

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2025-02-24	16:57	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>I support more housing, and support the development of 4545 W 10th Avenue, but the proposed plan is not well thought out.</p> <ol style="list-style-type: none"> 1. The current infrastructure of the neighbourhood does not support an influx of nearly 2000 new residents. Childcare, senior care and placements in public schools in this catchment are already in short supply. 2. From the proposed plan in 2023 to the proposed plan in 2024, the developer proposed an increase in FSR from 3.84 to 3.92, added 2 additional units (from 569 to 571). However, moderate income housing units remain unchanged at 114. This means that this development no longer qualifies under MIRHPP as less than 20% of the units are moderate income housing units. 3. As the neighbourhood is in close proximity to nature, has an impact assessment been done on the potential impact of the influx of 2000 new residents on neighbouring forests and beaches? 4. The developer's own transportation assessment report states that most intersections will see a 100% (Some as high as 400%) or more increase in traffic volumes during AM and PM peak hours. This is not an insignificant figure. 	Chi-Min Su	West Point Grey	
2025-02-24	17:47	CD-1 Rezoning: 4545-4575 West 10th Avenue	Oppose	<p>The towers are too tall and are out-of-scale. Additionally there are an insufficient number of 3-bedroom units, less than 10% of the total, and they are cramped. This housing development does not respect families.</p> <p>This development is the opposite of thoughtful gentle density which I do support.</p> <p>There is a posting on reddit trying to flood this application with last minute support</p> <p>https://www.reddit.com/r/vancouver/comments/1aybed5/more_housing_west_point_grey_safeway_proposal_450/</p>	Victor Wong	Kensington-Cedar Cottage	