

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-25	16:51	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	<p>Developer does not appear to be listening to the community and has been responding to the community by making only superficial placating amendments. I welcome development and density – we need more families in WPGV to reinvigorate the WPG village. There are other, more responsible ways to apply that density to this site that would be far less disruptive to the community.</p> <p>A podium + tower development is the wrong for this community. They’ve responded to this feedback by making superficial revisions to the southern edge of the podium only. They’ve moved the tower back a few meters but raised their heights.</p> <p>Some units in my building, Point Grey Place only have north or eastern exposure – the 6 storey podium that surrounds on both sides plus the 21 storey tower means very little if any direct sunlight and too little access to sky</p> <p>The Urban Design Panel was actually much more scathing than BGO’s report suggests and if not for a very sympathetic moderator who cherry-picked the easiest comments to accommodate, it would have been defeated by the panel. A particularly scathing review from one panelist who was not able to attend, and therefore not able to vote, was ignored. Only minor and superficial revisions to the project were made as a result.</p> <p>PGP and its residents including myself, are uniquely positioned to be most negatively affected by the massing impact of this huge building. Despite several complaints from the residents of PGP, nothing of any consequence has been done to improve the proposed buildings’ relationship with their closest neighbour – particularly in the surrounding 6 storey plus 1 storey amenities on top of podium, which one panelist at the Urban Design Panel labeled as “brutal treatment” of PGP. Please reduce the height of at least the north east building to no more than 4 storeys and provide proper distancing and privacy between our building and the proposed tower.</p>	Jinli Bao	West Point Grey	

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2025-02-25	15:47	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	<p>I am generally optimistic that proposed redevelopment of the subject site could finally bring renewed vitality to Point Grey Village. However, I am strongly opposed to the extent of proposed onsite parking, and believe that effective measures are necessary to avoid predictable traffic impacts on surrounding local streets and Off-Broadway Bikeway.</p> <p>In particular, pedestrian/cyclist-friendly street closures (e.g. with removable bollards or planters) should be placed on Tolmie and Sasamat, immediately south of W 9th Ave, to prevent through traffic across the neighbourhood. Sasamat, a busy pedestrian street linking Sasamat Trail in Pacific Spirit Park (to the south) with Spanish Banks and Jericho Parks (to the north), already benefits from the existing public street plaza immediately south of W 10th, and similar closure at W 9th would reinforce and protect Sasamat as a defining element of Point Grey Village at the heart of broader West Point Grey.</p> <p>Regrettably, given the lack of such considerations in the present application, I am not able to support it as is.</p>	Guy Cross	West Point Grey	
2025-02-25	16:44	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	I have requested to speak - the slides I wish to have shown while i speak are attached	Domenic Sicoli	West Point Grey	Attachment 1