

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-24	21:16	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	I support the need for using the previous Safeway site to build more affordable housing. I do not feel that the proposed plan submitted by BGO fits into West Point Grey village. It also does not address the needs of this community.	Karen Hunter	West Point Grey	Attachment 1
2025-02-24	22:15	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	I support a proposal for a mixed-use building, as it will add value to the community. I would like to suggest, however, that the apartments be made available exclusively to first-time homebuyers, with no deposit required and a low mortgage rate. For many first-time buyers, it is nearly impossible to save for a deposit while paying rent, unless they receive a gifted deposit from a family member. This change could provide a much-needed opportunity for those struggling to enter the housing market.	Courtney Gardiner	West End	

2025-02-24	22:18	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	<p>There seem to be 5 types of people/groups interested or involved in development of the former Safeway site at 4545 W 10th Ave.</p> <ol style="list-style-type: none"> 1. Unhoused people or those at risk of being unhoused. My daughter is one of these, as she has been re-novicted 2 times. 2. Housing advocates who only want housing and are organized and mobilize beyond their communities. It appears that in some cases, PR companies are paid by developers to mobilize these groups, especially on Reddit. 3. Residents of the Point Grey community—renters and owners—who appreciate the walkability, the services and resources; They support the community since it’s their home. 4. The rich international multi-billion holding company BGO with headquarters in Florida and its investors. 5. The City – Mayor, Councilors and staff. <p>It feels like a tug-of-war between the developer wanting to enrich its coffers and the pockets of its investors versus the residents of Point Grey, as well as future residents, who want to maintain the village feel and increase commercial offerings and services.</p> <p>It would not be a tug-or war if the developer chose to communicate with the community, to network and plan together to meet the needs of Point Grey to make it vibrant and liveable - a place where many people know each other and can meet in a green, community space and feel a part of the village. Where families are welcome. Instead we are presented with a concrete jungle with no increase in commercial offerings other than a grocery store, no child care, or larger library (as noted in the VPL 25-plan); no viable space for community activities. Not fully family friendly.</p> <p>The City is in a difficult place, in large part of its own making. I understand that. IT appears that The City is giving more weight to the demands of this large, wealthy international corporation with limited concern for the needs of community. This international corporation and its investors make money, a profit out of this project with much of the profits going out of BC and even Canada. In this current environment, this is of great concern.</p> <p>Building a large complex with minimal sized units without services for the residents is a disservice not only to the future residents of this site but also to all residents of the village. The reality for families looking for livable space under the Moderate Income Rental Housing Pilot Program at 4545 W 10th Ave is that they will have small rooms, be waitlisted for childcare, their children possibly attending a school outside of the catchment area, with a library bursting from its space. It is fraud to assume that this project will serve families as one-bedroom units make up the largest portion. BGO has made it clear that it does not expect families to rent the 3-bedroom units. It expects students will occupy most of the units. Why are Vancouver taxpayers subsidizing UBC student housing? That task belongs to UBC.</p> <p>The City must decide if building many tiny apartments without community services and profits going to an international company achieves its goal to put moderate income families into the development at 4545 W. 10th Ave in an existing village environment.</p>	Gladys Loewen	West Point Grey	
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Report date range from: 2/24/2025 3:30:01 PM to: 2/25/2025 12:00:00 PM

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-24	20:10	CD-1 Rezoning: 4545-4575 West 10th Avenue	Other	February 24, 2025 Please read the attached document. It updates earlier comments.	Art Warburton	West Point Grey	Attachment 1