

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-25	15:01	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project - we need more affordable housing.	Abby Pelaez	Renfrew-Collingwood	
2025-02-25	15:04	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	Support building at increased density especially in neighbourhoods that are currently lower-density.	Jordan Hiller	West End	
2025-02-25	15:17	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project . We need more housing. Young people are getting crushed in this city or driven out. Build now or let our city languish.	Vincent Chan-Ying	Arbutus Ridge	
2025-02-25	15:28	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	We urgently need fresh developments in this area. Over the past decade, I've observed this area slowly become a ghost town as businesses have slowly shut down one by one. We urgently need more affordable housing in this area otherwise this neighbourhood will continue to hollow out as businesses can no longer justify keeping their doors open.	Richard Lourd	West Point Grey	
2025-02-25	15:40	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project, we need more affordable housing.	Jodil Willems	West Point Grey	
2025-02-25	15:48	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project. I live in Mount Pleasant/Olympic Village but I worked at UBC for 6 years. I believe this development would help the neighbouring communities and the student/employee population both.	Diana Happy	Mount Pleasant	
2025-02-25	15:59	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I would like to lend my support to this rezoning application, which seeks to increase rental and affordable housing opportunities in Point Grey, while also contributing a new / replacement grocery store as a neighborhood amenity, along with a public plaza and additional retail units. I would however, like to see traffic mitigation measures along Tolmie and Sasamat from 4th to 10th due to the number of parking stalls on site. i.e. landscape traffic calming circles as well as permit only parking. I hope to see the plans for this site progress.	Roger Koodoo	West Point Grey	
2025-02-25	16:10	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project. I generally support development of empty lots in areas that warrant further residential and commercial density.	James Lamers		
2025-02-25	16:27	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I strongly support the addition of new rental units. New rental units are critical for ameliorating our current rentals crisis. As a renter near this neighbourhood, I would be glad to see these additional units.	Spencer Ericson	West Point Grey	

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2025-02-25	16:29	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I am a student at UBC who has lived off-campus. The reality for students searching for off-campus accommodations is frustrating—most options force us into difficult trade-offs. If a rental is affordable and close to campus, it is often in poor condition. If it is in good condition and near UBC, it is prohibitively expensive. And if a place is both affordable and well-maintained, it is usually too far away, making daily commutes long and costly.</p> <p>This issue is not just my personal struggle—it is a widespread problem affecting thousands of students every year. With limited university housing and growing enrollment numbers, many students are forced into Vancouver’s competitive rental market, where they compete with working professionals and families for a shrinking supply of affordable units. This added pressure drives up costs and makes securing housing even more difficult.</p> <p>While City Council may not be responsible for UBC’s housing policies, you do have the power to alleviate some of these challenges by supporting smart rezoning initiatives. The proposal for 4545-4575 West 10th Avenue is a perfect example of how thoughtful development can help address these concerns. By increasing the housing supply, particularly through below-market-rate condominiums, this project would provide students and young professionals with more viable living options near campus. More affordable housing in this area would also reduce pressure on rental markets in other parts of the city, benefiting a wider range of Vancouver residents.</p> <p>Additionally, the inclusion of commercial spaces on the ground floor is an excellent way to maintain the character of the area while ensuring it remains vibrant and connected. A mixed-use development like this fosters community interaction, supports local businesses, and makes the area more liveable for both new and existing residents.</p> <p>This project is a necessary and practical step toward making Vancouver’s housing market more accessible. This project won’t solve the housing crisis overnight, but it is a move in the right direction that will have a positive and lasting impact on students, young professionals, and the broader community.</p>	Kannad Kumar		

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2025-02-25	16:30	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I very much support the project overall, and welcome increased density in the area.</p> <p>I am concerned, however, about how the increased traffic will impact Tolmie Street (the narrower of the two in question) in particular. There are already two apartment buildings on the Tolmie side with underground parking access points, so adding access to the new development from this side, while looks to be necessary, will no doubt, increase congestion.</p> <p>I saw the suggestion to have bollards/planters (or traffic calming circles) on both Tolmie and Sasamat in order to slow traffic and potentially direct the flow back towards 10th Ave. I feel that this would be a low-commitment olive branch for the neighbors in the area, many of whom are elderly, slower and don't drive, or young families with small kids who attend Queen Mary Elementary.</p> <p>There should also be a plan in place to ensure that during construction, vehicles associated with construction work do not drive through the residential streets - they should access the site via 10th, Blanca and 4th Ave.</p> <p>Designated permit parking will likely be needed for residents once the building has occupancy. As well, during construction, we would like to be assured (permits?) that we can park near our home and that our spots won't all be occupied by construction workers.</p>	Kerry Nevard	West Point Grey	

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2025-02-25	16:30	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>The Honourable Mayor Sim and City Council,</p> <p>I have always been deeply concerned about the issue of affordable housing in Vancouver, not just for myself, but for my peers and future students who will continue to face the same struggles if changes are not made. Every year, thousands of students search for housing near campus, only to find that prices are beyond their budgets or that suitable accommodations are unavailable.</p> <p>The limited availability of on-campus housing forces many students to look for rentals in nearby neighbourhoods like West Point Grey, Kitsilano, and Dunbar. However, the lack of affordable housing in these areas has led to overcrowding, excessive rental costs, and in some cases, students being forced to live far from campus. This not only affects students' financial stability but also their academic performance and mental well-being.</p> <p>The proposed rezoning at 4545-4575 West 10th Avenue is a critical step toward addressing this issue. By increasing the number of available housing units—especially below-market-rate condos—this development will help alleviate some of the pressure on students. More housing near UBC means fewer students being forced into expensive or substandard living conditions, which, in turn, frees up rental stock in other areas of the city.</p> <p>Beyond helping students, this project also benefits the broader Vancouver community. The inclusion of commercial spaces at the street level will enhance the vibrancy of the neighbourhood, creating a more dynamic and accessible urban environment. Additionally, this rezoning could serve as a model for future developments that prioritize affordability while maintaining community integration.</p>	Yonir Jain		
2025-02-25	16:48	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I strongly support this development to happen as the much needed additional amenities will bring rejuvenation and add new vibes to this West 10th corridor.</p> <p>The number of vacant premises (like the library, the Irish pub, former Tim Hortons, Ginger Chilli, and few others) along this stretch will gradually make this neighborhood appear sleepy and deteriorating.</p>	Eunice Ghally	West Point Grey	

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2025-02-25	14:29	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I fully support the rezoning of this property to increase the amount of housing in the city of Vancouver.</p> <p>This is the neighbourhood that I live in and can testify it is particularly in need of additional housing, especially affordable rental housing. I can walk the streets of point grey and see countless dilapidated single-family multi-million dollar houses get demolished only to be replaced by new multi-million dollar single family homes (or, at best, duplexes) effectively making no change in the supply of housing. Even worse, the few units that are being added are drastically out of reach for the majority of the tax paying citizens who live and work in this city.</p> <p>This development is desperately needed.</p>	Jason Versteegen	West Point Grey	

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2025-02-25	14:30	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I'm a neighbour to the project – living in one of the existing multi-unit buildings along West 10th Avenue. I'm a full-time staff member at UBC, and previously studied there. And today, I would like to state my support for this project.</p> <p>Through my work at UBC, I've heard folks from across the university wishing for housing that they can afford. I think the number of secured Moderate-Income housing is a positive step towards this.</p> <p>Working full time at UBC, my current commute is less than 10 minutes on my bike – or about 15 minutes on transit depending on wait time. I have access to the great shops and amenities that line West 10th Avenue, and have phenomenal access to the rest of Vancouver with convenient access to the 99 and 14, plus neighbourhoods' proximity to UBC Exchange for connections across the region.</p> <p>The reality I describe, the reality I live in, would not be possible without the existence of rental housing stock in West Point Grey. The unfortunate reality is that I can't afford a mortgage, even when I combine my partners' income. The reality is, many of my peers – recent grads, young professionals, young families, or new-commers to Canada can't afford to purchase one of the many beautiful single family homes in West Point Grey. But not being able to purchase should not exclude you from living in a transit-oriented development in proximity to work or school. This project offers a chance for many to live that dream.</p> <p>I'm personally looking forward to the promise of a revitalized commercial strip that this project brings. I look forward to the new grocery store, new retail options, and new neighbours.</p> <p>I am in support of this project – for my peers, for future young people, and for my neighbours' in West Point Grey. With this project, we could have a complete revitalized community.</p> <p>Thank you.</p>	Kyle Vinson	West Point Grey	
2025-02-25	14:31	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project.	Serge Grochenkov	I do not live in Vancouver	
2025-02-25	14:42	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	The lot has been empty since 2018 and is therefore a great spot for more housing. Enabling more young people to live there will help revitalize West Point Grey Village.	Carmen Ma	Fairview	
2025-02-25	13:49	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	Affordable housing is critical	Cohen Inglis	Kitsilano	

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2025-02-25	14:27	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>As a Metro Vancouver renter, it is so difficult to find housing. This empty lot close to retail and UBC is a no brainer for development. Moreover, with several apartment towers already standing nearby along 10th, this development will fit nicely within the established neighborhood character.</p> <p>I strongly support this proposal.</p>	Mark Coutts	I do not live in Vancouver	
2025-02-25	12:09	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I live in the area and work at UBC. I am in strong support of this project. West Point Grey is in economic decline - visiting west 10th ave feels like walking through a ghost town. So many businesses have closed. An influx of new residents will support area businesses. We need affordable family housing for UBC students (many of whom have families!) and staff beyond what the university can provide. This project will alleviate some of the pressure on the rental market and revitalize the area. Plus, adding rental housing close to campus will reduce pollution and traffic congestion, as residents of this building who attend/work at UBC will be able to easily bike or bus instead of drive.</p>	Elise Stickles	West Point Grey	
2025-02-25	12:09	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I fully support the rezoning of this lot. The City requires high density housing developments.</p>	Alisa Maegawa	Kitsilano	
2025-02-25	12:23	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>Dear Council,</p> <p>I am a student at UBC, and fortunately, have secured housing but many other students don't have that luxury and/or endure long commutes to get to school. I support the plans to increase rental housing capacity in Point Grey Village, which is a short commute from the UBC campus. As I am sure Council is aware, UBC does not have sufficient capacity to fulfil demand for student housing at the UBC campus, driving increased demand for off campus housing. I believe this development would be an excellent option for students searching for off-campus housing. Apartments located directly above a grocery store and situated on bus routes heading straight into the heart of campus are incredibly appealing.</p> <p>Best, Kareem</p>	Kareem Hassib	West Point Grey	

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2025-02-25	12:30	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I strongly support this project. Finding affordable, accessible housing near campus is a constant struggle for students, and this development will help address that need. The addition of a new grocery store is especially important, as affordable food options are limited in the area. This project will not only provide much-needed housing but also improve everyday convenience for students and the wider community.</p> <p>I would like to thank council for their time in advance and for considering my support for this rezoning.</p>	Zach Severyn	West Point Grey	
2025-02-25	12:36	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project - we need more housing.	Laura Raibeck		
2025-02-25	12:37	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>I went to school in the West Point Grey area and I still have many family members in the community. There has been a shift in the neighbourhood ever since the Safeway vacated. What used to be a vibrant community feels like a graveyard; plagued by closed storefront and low foot traffic.</p> <p>The site of the former Safeway is a scar on the community. Every time I pass through, a great sense of nostalgia overcomes me as I remember what West 10th used to feel like.</p> <p>To me, it just makes sense to attempt to upscale the neighbourhood. With similar builds happening on Alma and 9th and the Jericho Lands, I would hate to see the main commercial hub of West 10th to be relegated to two story storefronts while the surrounding area out develop it. That is without saying that Vancouver is currently in a housing crisis and any development that proposes to add additional housing should be welcomed.</p>	Max Templeman	Dunbar-Southlands	
2025-02-25	12:39	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	<p>As someone who lives nearby, I've seen how this area has struggled to keep businesses open and maintain a sense of vibrancy. It's unfortunate because Point Grey has so much potential, yet it feels like things have been at a standstill for too long. Empty storefronts, a lack of foot traffic, and rising housing costs have made it harder for both residents and businesses to thrive.</p> <p>This project is a much-needed step forward. More housing means more people living, shopping, and spending time in the neighbourhood, which will help breathe new life into the area. The addition of a grocery store is a huge plus—not just for new residents, but for everyone nearby who would benefit from more local amenities.</p>	Andrew Reynolds	Fairview	
2025-02-25	13:22	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project as we desperately need more housing	Pamela Anderson	Mount Pleasant	

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2025-02-25	13:24	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I strongly support this project. Vancouver urgently needs more housing, particularly near major universities where demand is high. The ongoing shortage has made the city increasingly unaffordable, and we cannot afford to let opposition driven by NIMBYism continue to stall progress. It's time to prioritize the needs of residents—more homes are essential.	Michaela Pontellini	Mount Pleasant	
2025-02-25	13:28	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	I support this project - we need more housing	Michael Choi	I do not live in Vancouver	
2025-02-25	13:33	CD-1 Rezoning: 4545-4575 West 10th Avenue	Support	For the love of god please let this thing be built Point Grey village is dying and nearly dead, it's so expensive to live here and any and all housing helps.	Damon Sabbadin	Kitsilano	