

# POTTINGER BIRD

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## COMMUNITY RELATIONS

Pre-Application Open House High Level Summary Report

**4545 W 10<sup>th</sup> Avenue, Vancouver**

Applicant: BentallGreenOak

*Date: July 2022*

## Summary

BentallGreenOak (“BGO”) and Musson Cattell Mackey Partnership (“MCMP”) intend to apply to the City of Vancouver (“the City”) to rezone their property at 4545 West 10<sup>th</sup> Avenue under the *Moderate Income Rental Housing Pilot Program (MIRHPP, 2017)*.

The site is currently vacant, but previously housed a Safeway grocery store, which closed in 2018 after decades of operation. The site is defined on the south by the commercial development along West 10<sup>th</sup> Avenue, and on the north by single family residences on West 9<sup>th</sup> Avenue. On the west, it is bordered by Tolmie Street, and to the east, Sasamat Street. The site is located on a major transit route and is within walking distance of many amenities and services including bus stops, green spaces, recreation centres, community centres, and schools. It is also located in close proximity to the University of British Columbia.

The proposal intends to deliver on the City’s growing and well-documented need for more secured rental and affordable housing. The rental vacancy rate in Point Grey/Kitsilano is currently hovering at only 0.9% (Source: CMHC 2021).

The preliminary concept for redevelopment envisions a total of 530 new homes, including 424 market rental homes (apartments) and 106 moderate income homes (20% of the residential floor area), designed to be affordable to households earning between \$30,000 and \$80,000 annually. The proposal calls for four buildings reaching 5 storeys on the northwest parcel, two 14-storey buildings with a flagship grocery store located in the podium on the large centre parcel, and a 6-storey building on the northeast parcel.

As part of the early planning stages, three Pre-Application Open Houses were held on May 24, May 25, and June 9, 2022. The applicant organized opportunities for both in-person and virtual engagement to promote participation. Two virtual Open Houses were held via ZOOM Webinar on May 24 and June 9 and a traditional, in person Open House was held on May 25 at the West Point Grey United Church. The purpose of these Open Houses was to share the preliminary development plans with the community and gather the public’s feedback on the proposal prior to a formal application submission to the City. The applicant solicited feedback over a five-week comment period from May 24, 2022 – June 30, 2022. All input received during the comment period has been documented in the following report.

The first Virtual Pre-Application Open House (May 24, 2022) had 298 registrants and 159 attendees. A total of 36 questions or comments were submitted in advance of the open house.

The second Virtual Pre-Application Open House (June 9, 2022) had 154 registrants and 69 attendees. A total of 23 questions or comments were submitted in advance of the open house.

The In-Person Pre-Application Open House was held at the West Point Grey United Church on May 25, 2022. 165 members of the community attended and 42 comment cards were submitted 4 additional comments were received following the session.

Beginning May 24, 2022, a copy of the Virtual Pre-Application Open House presentation was posted online on the applicant's website at [www.4545wtenth.com](http://www.4545wtenth.com). Following community suggestions, a download PDF button was added for ease of viewing. A total of 64 comments were received via the online comment box.

### **Notification**

An official letter of notification was mailed through Canada Post with a specified mailing delivery date of May 10, 2022, 2-weeks in advance of the first Virtual Pre-Application Open House, to property owners, residents and businesses within a minimum four-block radius of the subject site. The notice was delivered via unaddressed mail.

A second mailing was completed in response to a possible Canada Post delay to ensure that the notification period adhered to the City's notification policy requirements (7 days' notice).

In response to community input, the Project Team added an additional, Virtual Pre-Application Open House date on June 9, 2022.

In total, the project team hosted three pre-application engagement sessions:

- Virtual Open House #1, May 24, 2022
- In-Person Open House, May 25, 2022
- Virtual Open House #2, June 9, 2022

A total of three Pre-Application Open House notifications were delivered in advance of the community input period.

### **Summary of Pre-Application Open Houses**

#### **Cumulative Summary of Comments Received:**

Cumulatively there have been 111 comments received between the in-person session on May 25, 2022, and throughout the online comment period of May 24, 2022 – June 30, 2022. In summary:

- **(43%) 48 respondents voiced support** for the project;
- **(35%) 39 respondents voiced neutral** comments and or suggestions for improvement;
- **(22%) 24 respondent voiced concern** for the project;

#### **Key Areas of Support (more than 5 comments):**

- **21 respondents** expressed support for the proposed housing tenure;
- **20 respondents** expressed support for the proposed on-site grocery store;
- **15 respondents** expressed support for the design of the proposal;
- **14 respondents** expressed support for the proposed height and density;

- **10 respondents** voiced support for the landscaping and public realm.
- **9 respondents** voiced support for the configuration of the terracing on W 9th;
- **9 respondents** expressed support for retail and neighbourhood activation;
- **6 respondents** expressed support for proposed bicycle and vehicle parking;

**Key Areas of Concern (more than 5 comments):**

- **20 respondents** expressed concerns about the proposed height;
- **16 respondents** expressed concerns about the need for more community amenities;
- **12 respondents** expressed concern for the proposed housing tenure;
- **10 respondents** expressed concern about traffic and parking;
- **8 respondents** expressed concern about proposed setbacks;
- **6 respondents** expressed concern for potential impacts on retail;

**Key Suggestions:**

In addition, a number of suggestions were expressed through the comment sheets and online comment form received, including:

- Consider making some units for sale/stratified;
- Consider including a mid-block crossing on West 10<sup>th</sup> Ave;
- Consider lowering the height and density;
- Consider providing better or alternative traffic mitigation and management;
- Consider offering shadow impact study on December 21<sup>st</sup> ;
- Consider additional public gathering spaces;
- Consider decreasing the amount of parking stalls and including more car share options;
- Consider additional community amenities to be housed in this project (*specifically, daycare, library, seniors centre*);
- Consider increasing the proposed height and density to allow more units.