

4. REZONING: 445 Kingsway and 2935 St. George Street

Date Received	Time Created	Position	Content	Name
03/14/2020	13:58	Oppose	TOO TALL TOO TALL TOO TALL More green space more trees Curious : Will you include a new larger Family Place in the new building, or help expand the existing one on Robson Park to support all the new families in the neighbourhood? Thank you in advance for hearing my comments.	Ms SILVIA DOTTO
03/27/2020	11:09	Oppose	<p>I understand this building will house a Destination Car dealership, which is related to the Destination Honda dealership on Kingsway where I own/live. Please be aware that all the parking spots for this new building will probably be used by the dealership and not for the residents.</p> <p>Presently my building has no visitor parking for use for the condo owners because Honda has occupied them all to store new vehicles. (by default, we have no handicapped parking spots either because they are used for the "New Car Pick up" by owners to pick up their freshly washed vehicles in a special brightly lit and freshly painted boutique like area (the former handicapped visitor spots are directly beside the residential tower elevators, but cannot be used) City by-laws do not specifically address who uses the parking spots in a building (as per my many frustrating conversations with city hall staff), so Honda has taken full advantage of this loop hole. Also the shadowing study graphics that I saw do not show the winter, Dec 21 effect which will make the Boys and Girls Club and Robson park super dark/cold in the afternoon, just when kids are using the spaces after school) Also be aware that the car dealership will probably route some/all the water and electricity use/costs to the rental component, like was was done to my building during constuction, hence reducing their costs and increase the car dealership profit at the expense of the residential component. And don't forget the car wash in the basement parkade that uses heaps of fresh drinking water to clean daily all the new inventory and every repaired vehicles and does not attempt to recycle any of the grey water adding to the city sewage costs and draining our limited water capacity, especially during the summer months when its dusty, and the carwash is running all day (city water restrictions are loosely practised by dealerships I would be happy to give a tour/virtual tour of the Destination Honda dealership parkade, 368 Kingsway at any time. thank you for your consideration</p>	BRIAN KELLY

04/13/2020	15:11	Oppose	<p>I oppose the proposed development at 455 Kingsway & 2935 St. George Street for several reasons: 1) The proposed mass and height of residential tower will cast shadows across large areas of Robson Park to the east of the development. This is particularly so in later afternoons during spring and fall seasons. Shadows from the two 14-storey towers will cross the entire park from 5pm onward. 2) This shadowing will also impact exterior play spaces associated with the family neighbourhood centre on the southeast corner of St. George and East 13th and the Kivan Club for youth on the west side of the same intersection. 3) The shadowing will impact the neighbourhood garden plots which have been in this location for a significant time period. 4) The two 14-storey towers will be out of scale with existing residential development around the park, the early childhood facilities at St. George and East 13th, and the streetscape east of the development site on Kingsway. 5) The tower massing will be intimidating forms adjacent to the Kivan Club on the adjacent property. 6) Notwithstanding the C-2 zoning provision 4.3.2 allowing relaxation, the existing zoning of C-2, with a maximum height of 13.8 meters above building grades, is a more appropriate scale of development to border the park and Kingsway in this location. 7) Even with relaxations, tower building forms are not necessary to achieve a 7.22 density proposed in the CD-1. A slab development would create a better scale of street wall without creating the significant shadowing on Robson Park.</p>	Craig Lane
06/11/2020	11:09	Oppose	<p>The Discovery Group is untrustworthy and cuts costs when pursuing a development. As an owner at their other development at 2270 Sophia, they cut costs on the build and ripped off the building by taking all visitor parking, and essentially making it difficult for the strata and building until it finally had to go to LITIGATION in 2019. I wouldn't believe them, and don't. Having Honda beneath the residential building has been a nightmare. Additionally, the proposed height is WAY too high for this area, indicating way too many units. There is NO infrastructure to support this. Where is the closest school? The over-enrolled Florence Nightingale. Decline as proposed. I'm not against development within reason, so a reduction to 6 stories would fit better with the neighbourhood.</p>	DAVID HLADKY
06/12/2020	10:17	Oppose	<p>This was approved for 6 storeys. I request that this not be approved for their application to more than DOUBLE the storeys of the original proposal. This is wrong, and should not be approved. This group has a poor history as a commercial-residential building. At the Stella building, there was poor and cheap construction practices, they took the visitor parking at the last minute, and years of issues led to arbitration last year.</p>	DAVID HLADKY