

4. CD-1 Rezoning: 2336-2366 Charles Street

PH-R1

Date Received	Time Created	Subject	Position	Content	Name	Org	Contact Info	Neighbourhood	Attachment
09/02/2020	20:46	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Proposal was for 4 storey and now wants to change to 6 is offensive. I have lived in this neighborhood for 63 years and I oppose it changing to 6 storeys. I have already lost alot of my mountain view due to a couple of monster houses.	Joanne Comuzzi		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/03/2020	07:31	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I am do NOT support a 6 storey build on Charles Street. This does not support the lovely community already here. It will make it dangerous for the children attending the already full school right behind it. NO ONE in the area who lives and pays the taxes in this area likes the idea. YOU will create a very negative relationship with many home owners. Have you walked the area and even asked or looked around while here. The idea of adding that much more congestion to an already full area is a horrible plan, yet another disappointment led by the city, DO NOT DO THIS. Here are other points 1. Lord Nelson at Charles and Garden is a newly built school, but is full and has a waiting list. The children across the street from the school are not even guaranteed a spot most years due to capacity, what are the plans then for a new huge building and the kids in it? 2. The Nelson parents have made representations to both the VPD and the VSB over the past 6 months about the rush hour congestion at Garden and Charles that they regard as a serious safety issue. This ought to be flagged re. the 64 parking spots proposed by the 6 storey re-zoning application. This is insane YOU ARE PUTTING MY CHILD AT RISK 3. I support a 3 storey building that has a friendly, approachable aspect. 4. that minimizes overlook and scale. 5. that maximizes daylighting and features balconies. 6. that will improve the sociability of the amenity areas. 7. that is sensitive to the newly-built Lord Nelson school. 8. that will address the 'finer grain' and proportions of the neighbourhood as well as its established unique qualities. 9. that makes use of varied materials and multiple substances. 10. that uses glass and other materials so as to maximize openness and brightness. 11. that ensures there is ample room to encourage walking, strolling and socializing along adjacent sidewalks, 12. that is architecturally interesting with differing levels of facade rather just presenting one big slab. It must match the rest of the area. 13. that makes as much use as possible of potential green space and is not built-out to the edge of the side walks on either Nanaimo or Charles. 14. that will take into account 'green values' and support use of public transit and walkability options	Erin Andrecheck		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.

09/08/2020	19:26	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Hello, I do not support this development. I live in the immediate area, 2 blocks east. We were not consulted on the Grandview-Woodlands plan. The design doesn't align with the recent character bylaw passed where certain character homes roofline must be maintained. at the very least it should complement but not be a completely different style which the top two floors appear to be. Secondly we do not need nor want 6 stories. Four stories is more than adequate for this location. Build out east Hastings and commercial sky train areas before increasing density to this level in a small community neighborhood. Lastly, do not support at all a market rental building. This is a major change from original plan. What should be built here is classy looking townhouses that attract growing families and seniors looking to remain in their community. Thank you A homeowner and non-deferred taxpayer!	Lesley Cameron	s 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/09/2020	15:39	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	The traffic around the intersection of Garden and Charles is already dangerous for school children. I have witnessed multiple near misses taking my kids to school. It's only a matter of time before there is a serious accident. This will make the situation ridiculous. I am disgusted the city would even entertain such a proposal. 6 stories? This is destroying the character of the neighbourhood and only serves to make the developer a lot of money. Units will be bought by foreign investors anyway so really what is the point? This unchecked development is literally destroying the city and does nothing to benefit residents. I strongly oppose this proposal.	Antony Davies	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/09/2020	15:43	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	As a mother with a child attending Lord Nelson School, I'm concerned about increasing auto traffic on Garden between Charles and Kitchener. This street is already an issue with a roundabout encouraging traffic to flow through without stopping for children. It's a huge safety issue before and after school with the current level of traffic. If this new building increases the number of residents driving and parking on that block, and if the back alley spits cars out onto garden in front of the school, I would think this would be a poor development to safety of our kids in the neighborhood.	Michelle Reid	s 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

09/09/2020	15:48	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	We oppose this rezoning as it is odd that half the block will be rezoned leaving neighboring homes without morning sunlight, years of construction, a major artery for children to go safely to and from school. While we are in favour of other rezoning on Nanaimo street none of them like this should include only one house on Nanaimo and the rest in intersecting streets. There are blocks and blocks of houses on Nanaimo and even one assembly for sale that make sense . This one does not, the developer can easily find another assembly within a couple blocks and not face opposition	COAST AUTO		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/09/2020	16:29	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	The immediate area here cannot accommodate more density. Too close to an elementary school, Charles Street is too small in that block. Not enough street parking. Vacancy of commercial in these types of buildings remains low. It will just sit empty and detract from vibrancy of neighborhood.	Ms CATHIE BORDON		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/09/2020	16:42	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Hi there We have lived in the area of this proposed development since 1987 on Kitchener street - one block over. There was a whole Grandview plan developed and this seems to go against everything city Hall and residents agreed to. 4 storey buildings are quite a encumbrance into a residential area, but the proposed rental building is 6 storeys. On top of that 4 storey developments were supposed to only be developed where the back lane ran north south on Nanaimo but this lane runs east/west and ends at the new elementary school. That is crazy in a world where more and more development and kids are going to funnel into that school. Who are you trying to fool - if this development went through can you imagine teh people in houses that have all their sunlight blocked out by a enormous building. You have whole apartment zoned land - like the RM4 between Clark and Commercial - much of it with single family houses still. Why on earth don't you put these type of developments in that area which has been zoned for 6 storey buildings for many years rather than in a residential area far away from the transit hubs. That is crazy.	Christina MacNeil	Christina MacNeil	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

09/09/2020	17:33	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	<p>yes, I know...developers secured some cheap property and would like to build in the area. and the consultation process has been going on for years, (I've been to this particular one) and imo regardless of public opposition, the city councillors have final say for approval....unfortunate! Having a dense building means more traffic, more activity, more crime, etc. Accidents and incidents are waiting to happen with a school less than 1/2 block away. Even the vocal neighbor has opposition to its 6 story height, and for whatever reason did not sell to the developers directly or indirectly, and will be looking at a concrete wall when he gets up. (On a higher level spend local and provincial revenue on getting rid of the root issues for the homeless and impoverished. If we're spending money here, spend it wiser and it's not for *local* affordable housing.) ... height should be the same as residential 2 stories plus basement. Will there be complaints by neighbors, of course not. But calculate the effort for developers to make less money. Main floor should be city owned and subsidized local businesses and not for starbucks, tim hortons, etc...; give people and neighbors a chance for a storefront, different architecture, amenities, etc... Plan the community instead of cookie cutter buildings. ...unlike downtown Vancouver which has been transformed to just concrete. Help municipalities grow like Burnaby... Oakridge is good but led by Westbank is not appropriate. have worked with their mgmt from a sourcing perspective--very greedy and unethical. It's not always about money...</p>	Chu	resident of Grandview for 40+ years	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/10/2020	12:12	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	<p>I am very concerned about the impact that developing this block will have on traffic around Lord Nelson School. The corner of Garden and Charles is already significantly busier and more dangerous now that the new school building is in use. My understanding is that the entrance and exit to this proposed development will be from the lane between Charles and Kitchener Streets. This lane is directly in front of the front doors of the new school. Traffic on that block is already heavy and feels dangerous when children are around. Adding density here will increase traffic. Has the city done any current traffic studies of this area now that the new school building is in use? Has a study been done re the future impact of traffic if this block is developed? 6-storey buildings are now being built around sky train stations (for example Cambie and King Ed) however other busy roads that might compare to Nanaimo St are only being built up to 3-4 stories (along King Ed, along Renfrew, etc). 6-stories is really huge.</p>	Bethan Stewart		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.