

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Status
09/15/2020	17:01	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	<p>I reside in the 2300 block Kitchener Street. I oppose the proposed amendments to the Zoning and Development by-law. The proposal is contrary to the GWCP which provides for a maximum 4 stories and only on those blocks of Nanaimo St which have north/south alleys. The community specifically vetoed a city proposal at the time to allow for townhouse/rowhouses on the 2300 block side streets, passing instead a plan to keep the rowhouse/townshouses to Nanaimo Street facing blocks. The GWCP allows for the preservation of character homes, of which many are located on the effected blocks. The size and scale of the proposed structure defies the CP. It will cause loss of light, views and shadowing. Sixty two units with 65 parking spaces will increase traffic making the area unsafe in particular for children living in the area and those attending the new Lord Nelson Elementary school. The city must take in to account the new location of the school at the east end of the VSB property putting the children's destination and entrance to the school and day care right at the site of increased traffic. Garden Drive is already heavily used as traffic calming in the GW area has left Garden Dr as the only north/south through street. It is used by many to access the neighbourhood. Putting more vehicles and cyclists on that street is unsafe. and views. The development proposed is strongly opposed by the neighbourhood. Limit the size to 4 stories, keep it in scale with the development on Nanaimo between Charles and William. Keep the occupancy as condos, consistent with all other housing in the area. The switch from condos to rental is opposed and yet one more proposal that is inconsistent with the GWCP which many residents spent hours participating in.</p>	Carol Rosset			Grandview-Woodland	Closed

09/15/2020	17:27	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	<p>Hi, As many in the immediate neighbourhood of this proposed tower development, I strongly oppose the current submission of a six story tower. Various reasons lead me to this decision, but ultimately it is incredibly unsympathetic to the character of the neighbourhood, the scale of the immediate surroundings and streetscape and lacks the creation truly liveable units I'm in favour of a sympathetic four story building. By sympathetic, I mean one that: invites a sense of community, that has less impact on an already over taxed narrow residential street (Charles), that minimizes shadow casting, minimizes excess traffic flow adjacent to an at-capacity elementary school and daycare, and supports green spaces for the existing neighbourhood while providing balconies for every unit in the development. The original plan only allowed for four story development, which is far more sympathetic to the neighbourhood and street scale while still providing a greatly increased number of units. In addition the developer added a fourth city lot to this rezoning, one that was NEVER zoned for this type of structure. unacceptable. Also of note, Lord Nelson School is at capacity and dangerous and/or aggressive driving along Charles & Garden Streets are frequently seen, especially noticeable when 450 children are accessing the school, daily. Adding an additional 60+ units is poor design for an already impacted area of the city. As a resident across from this proposed development, I can confirm that a building at 70? (closer to 7 stories) will create significant shadow casting, will dwarf the surrounding houses, neither creating liveable neighbourhoods. Again, I support a four story development that both considers and supports the neighbourhood and (small) scale of the street. Regards, Tanya Harvey</p>	Tanya Harvey			Grandview-Woodland	Closed
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09/15/2020	19:43	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	<p>I live in the neighbourhood, just three blocks away from the proposed development at 2336-2366 Charles Street and my children attend Lord Nelson Elementary School, which is located just half a block from the proposed development. They walk to school along Garden Drive everyday. I am generally in support of proposals that increase density and provide additional rental housing in the city. However, this proposed 6 story, 62 unit / 64 parking space development is too large for the scale of this neighbourhood and will drastically overshadow existing houses on adjacent lots. And with Lord Nelson School already above capacity (with more than a full class of Kindergarten students unable to get a spot in their catchment school this year), it is shortsighted for the city to approve such a drastic increase in housing density in this neighbourhood without ensuring that capacity of important neighbourhood amenities (e.g. schools) exists to support this increase in local population. Furthermore, the increase in traffic from the proposed development is a major safety concern for parents of children attending Lord Nelson school. This increase in traffic would significantly worsen the already unsafe walking conditions along Garden Drive for children and families attending Lord Nelson School. We walk this route daily to and from school and on numerous occasions have seen very close calls between rushing drivers and elementary school children and their families trying to safely cross the road to get to school. These intersections are already problematic given the existing neighbourhood traffic patterns. I can only imagine how much worse it will be with 64 additional residential vehicles (not to mention commercial delivery vehicles coming and going through the alley that exists directly in front of Lord Nelson School's main entrance. Numerous parents have raised this safety issue with the City with little to no response to date. I am in opposition to this development until the scale is limited to no more than 4 stories and it is made clear that the traffic created by these additional residences and any additional Commercial Delivery vehicles will be routed to avoid Charles, Kitchener, and Garden Drive (e.g. all vehicle entrance/exit off Nanaimo). I would also like to understand what elements are being included in the buildings design to encourage residents to bike or take transit rather than adding to vehicle congestion in the neighbourhood.</p>	N A		[REDACTED]	Grandview-Woodland	Closed
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2020-09-15 - 4. CD-1 Rezoning: 2336-2366 Charles Street (opposed)													