

7. CD-1 Rezoning: 349 East 6th Avenue

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
12/02/2020	16:49	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	<p>Dear Mayor and Council, As a former resident of Mount Pleasant who volunteered for years on MPIC (the Mount Pleasant Implementation Committee), I strongly urge you to reject this proposed rezoning. The height and density for site was NEVER anticipated for this site. t breaks the Mount Pleasant Community Plan on a number of points. Basically extra height and density would be considered on three specific sites (Kingsgate Mall, IGA, Rize). Arterials would take larger buildings (as per Main Street 2nd to 7th direction, and Kingsway, Broadway). This part of the residential core was anticipated to remain in the RM-4 zone of 3-4 storey buildings (see section 3.3). I am greatly disappointed that while I took the time to submit my comments during the Virtual Open House, these have been completely ignored by planning staff. Why do staff even bother to ask for public feedback when they ignore this, and as well as ignore parts of the MPCP they don't like? The other large issue at hand here is the proposed transfer of protected rental stock from one site in one zone to another (item #6). This is completely inappropriate to apply Citywide or even to this site without any semblance of a consultation process. Slipping large changes through during a pandemic and hoping that the public (or perhaps even Council) won't understand the ramifications is not the intent of having virtual meetings of Council. Please do not pass this item. Thank you for your consideration. Sincerely yours, Stephen Bohus, BLA</p>	Stephen Bohus		*s 22(1) Personal	Grandview-Woodland	No web attachments.
12/07/2020	18:02	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	<p>Re. 349 East 6th Avenue We oppose Council approval of this CD-1 Rezoning at this time. Current RM-4 zoning for this site permits a height of 35 ft. and 1.45 FSR. The application proposes a 12-storey building with a height of 127 ft. and 4.87 FSR ' more than 3 times what is permitted by current zoning. The site is located at the intersection of two residential streets, two blocks from Main Street and three blocks from Broadway. The proposal is entirely out of scale with the surrounding context of 2- and 3-storey low-rise buildings. The Referral Report attempts to justify the proposed large increase in height and density by appealing to future 'likely' recommendations, to be made under the pending Broadway Plan (p. 9) and anticipated to come before Council for approval in 2021 (p. 19). But the project at 349 East 6th Avenue (like the project approved earlier this year for 2538 Birch Street) may itself predefine what is specified in the Broadway Plan. A vicious cycle is being initiated. Proposals with extreme increases in height and FSR appeal to what may come forth in a future Plan. Approval of such proposals sets precedents that predetermine subsequent planning. Should the Broadway Plan eventually limit height and density in this location to less than what is proposed for this project, Council will have approved a development that is higher and denser than the Plan permits. Furthermore, the proposal may contravene other provisions of the upcoming Plan. An example of this frontrunner problem can be seen at 2300 Kingsway. The project was approved only weeks before the Norquay Village Neighbourhood Centre planning process began. The final Norquay Plan specifies a 25-foot-wide sidewalk with a double row of street trees along Kingsway for new development. Yet the sidewalk along the 350-foot Kingsway frontage of the development at 2300 Kingsway is only 18 feet wide, and can accommodate only a single row of street trees. This deficiency seems unlikely to find a remedy in our lifetimes. The project proposed for 349 East 6th Avenue has many good features and would provide much needed social housing for seniors and families. But at this time, it is inappropriate for this location. This application should be put on hold until the Broadway Plan defines what will happen for the area. Planners should not be allowed to use spot rezoning as a free-swinging crowbar. Jeanette and Joseph Jones</p>	Jeanette and Joseph Jones		*s 22(1) Personal *s 22(1)	Kensington-Cedar Cottage	No web attachments.