

PH 2 - 5. Rezoning: 807-847 East 33rd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-14	14:58	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>Re: Public Hearing 807-847 East 33rd Avenue, Rezoning</p> <p>Attention: Mayor, and Council.</p> <p>This letter is in response to the Notice of Public Hearing for 807-847 East 33rd Avenue.</p> <p>As a resident of the Durward-Prince Albert area, we object to the proposal to rezone the lands at 807-847 East 33rd from RS-1 to RR-2B to allow for a five storey apartment building because:</p> <ol style="list-style-type: none"> 1. A 5-storey apartment building is not in keeping and not compatible with the existing zoning nor existing development on 33rd Avenue, Durward Avenue and in the neighbouring/surrounding community in general. 2. There is great concern about road traffic and safety, as evidence by accidents at the intersection of 33rd Avenue and Prince Albert Street. This is a dangerous intersection. A traffic light would not be a reasonable solution as it is too close to the signalized intersection at Fraser Street. This building has the potential to exacerbate the situation. There is a k-3 school 1/2 a block away and the congestion and traffic would make the area around the school unsafe. 3. The increased density of the proposed apartment would be incompatible with the available parking, unless all parking for the residents and guests of the proposed apartment is provided on the site itself. 4. There is a concern about sun shadows on the neighbouring properties. Why has a shadow study not been required for this application? The building would be sitting on the high side of the street which would completely tower over the family homes in the neighborhood. 5. We understand that the traffic study has not yet been done and that a shadow study is not required, as per the Staff Report. Good planning would dictate that such studies to identify adverse 	Vishal Khanna	Kensington-Cedar Cottage	

				<p>impacts should be done before zoning, not after.</p> <p>6. If approved, the vast majority of the units in this building (up to 65%) are 1 bedroom. More 2 and 3 bedroom units should be required to allow families with children to come to the neighborhood. Townhouses could be made to accommodate a large number of people without the impact to roads and safety found within this proposal.</p> <p>In summary, the density, size and height of the proposed apartment at this location is not compatible with the existing community. Alternative options such as townhomes would provide added density without impacting local homes and safety to the degree found in this proposal.</p>			
2023-02-15	10:43	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>I agree with densification , but think a 5 story building is completely out of proportion for the neighbourhood. This is an unprecedented change in our neighbourhood. Where the tallest building is a max of 3 stories. 33rd is not a main arterial, this size is more appropriate on Fraser with its better access to commercial needs. 3 stories would be perfect, visually, and practically.</p>	Clare Wheeler	Kensington-Cedar Cottage	