

Report date range from: 4/23/2024 12:00:01 AM to: 5/28/2024 10:30:00 AM

5. CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
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2024-05-21	16:36	5. CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street	Oppose	<p>Let me begin by saying that I totally understand that we need urgently to build to accommodate the many people who wish to live here from now on. It's too bad that some thought had not been given to this issue many years earlier and that we're now feeling pressure from the provincial government to do it quickly. I'm pleased to see that the development proposed is primarily for Residential rental with some commercial on the first two stories. That part makes sense.</p> <p>The part that doesn't make sense is two tall towers very close together on the same lot which is not even a full block long. Wind tunnel anyone? Also the attempt to put a tiny park in between the two towers which is going to be always in shadow other than an hour or so at lunch time makes no sense. Nothing will grow in this 'Park'. And it will be a constant source of security concerns for the residents. Good thing there's a large public park a block away. And a few trees stuck onto Columbia St really are laughable. Better you should just lop off the top 10 storeys of the towers and put them in the space instead. Have a rooftop garden for the tenants there.</p> <p>It's good to see that there will be facilities for childcare as well as the commercial uses, although I'm not sure that the rental units will actually be housing very many children and those that do probably can't afford child care at the present rates for rental and childcare. There is no indication of the size of units, but to squeeze in 514 units I can't imagine they will be large.</p> <p>It seems to me that this is simply the further Hong Kongization of our beautiful city, since developers seem unable to think of anything but towers for housing. Please encourage them to concentrate on more lower-rise developments for rental units in the single family areas that currently exist rather than just rows of towers on Broadway and elsewhere. Allow multiple dwelling conversions in Shaughnessy. Give up on agriculture in Southlands. We can do better than this fixation with phallic buildings.</p> <p>I'm also surprised that you are still doing CD-1 rezonings, since we have enough zones now surely to cover a development like this. Change it from C-3A to an existing zoning that will cover the proposal instead of constantly creating new zones. It's one of the reasons construction and renovation is so difficult in this city. CD-1 zones are a headache for developers and for city staff in any follow up. Just stop it. If you really want to speed up the process that's the way to do it.</p> <p>I don't like this proposal, but I suspect you will approve it anyway, despite any objections from citizens. I know that's the way it works. Maybe if enough of us say something a bit of advice may be taken up?</p>	Laurel Clarke	Mount Pleasant	
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2024-05-22	19:28	5. CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street	Oppose	Very unfortunate to have 21 and 28 story towers. Please keep the new developments along the south side of Broadway no higher than 6-8 stories.	Sandra Sharples	Mount Pleasant	