

CD-1 Rezoning: 523-549 East 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	17:06	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	I strongly oppose the 523-549 E 10th Ave rezoning application as it contradicts key principles of the Broadway Plan. The proposed 19-storey tower is out of scale with the surrounding low-rise residential context and disrupts the intended character of the area. A lower-rise development would be more fitting and maintain human-scale design, which supports social cohesion and street-level engagement.	Charlie Ryan	Mount Pleasant	
2024-11-12	17:38	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I am writing to express my strong opposition to the proposed rezoning of the block of East 10th Ave, from 523-549 E. 10th Avenue, for a 19-Storey mixed used building. As a resident on the same street, I have significant concerns about the potential negative impacts of this change on our community and neighbourhood.</p> <p>1. -Negative Impact on Community Character: The 500 block of East 10th is known for its unique character and tight-knit community. Rezoning this area could lead to developments that are out of scale and character with the existing neighborhood, which currently provides safe and familiar spaces for kids to play on and for neighbours to gather and socialize, and would ultimately diminish the qualities that make this area special.</p> <p>2. -Increased Traffic and Congestion: Rezoning would bring increased density, leading to more traffic and congestion in an area already experiencing significant transportation challenges. 10th Avenue is currently designated as a bike path and it is beautiful with the large trees adorning both sides of 10th Ave. This will not only affect commute times but also pose safety risks for pedestrians and cyclists.</p> <p>3. -Environmental Concerns: The proposed rezoning may result in the loss of green spaces and trees, which are crucial for maintaining environmental balance and providing recreational areas for residents. The massive and mature trees that line our street on E.10th ave have been with us for several decades and with the much needed canopy during the hot summer months! Increased construction activities could also lead to higher pollution levels, adversely affecting the quality of life. Also, the side effects from a deep excavation, removal of numerous trees around the property, would increase the already high wildlife and rodent problem that our neighbourhood and our own surrounding properties have and continue to experience, and we are currently spending alot on monthly pest control contracts and quarterly assessments & inspection charges as well..</p> <p>4. -Economic Implications & Strain on Infrastructure and Services: This</p>	No Name ReCollect	Mount Pleasant	

				<p>project does not totally address the need or availability of 'affordable housing' the units would still be just slightly below market rental rates and thus will eventually rise due to simple demand and supply, and unfortunately greed. I believe that long term, this development will drive out long term residents for the sake of convenient short term rentals and residents for short term convenience only.</p> <p>Our current infrastructure, including schools, healthcare facilities, and public services, is already operating at full capacity. The additional burden from increased density could lead to overcrowding and reduced quality of essential services.</p> <p>In conclusion, I urge the planning committee to carefully consider these points and the broader implications of this rezoning proposal on our community in Mount Pleasant, specifically the 500-block of East 10th Ave. Preserving the character, safety, and well-being of our neighborhood should be the priority.</p> <p>Thank you for your time and attention to this matter.</p> <p>kind regards, Warren Wong</p>			
2024-11-12	17:56	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	Bike safety, lack of parking, off Broadway and beautiful homes.	Mark Johnston	Mount Pleasant	