

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	18:57	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>I am strongly opposed to this application in its current form, for a 19-storey mixed-use tower at 523-529 East 10th Avenue. My concerns include:</p> <ul style="list-style-type: none"> <li>• Height and Density - the proposed tower is far too big for the neighborhood, which is predominantly made up of low-rise residential buildings; consider scaling it back to a 4 or 5-storey residential-only building with a childcare facility.</li> <li>• Traffic and Parking - this proposal faces the 10th Avenue Bike route which is already very busy; introducing more traffic will negatively impact road safety; street parking will only become more limited.</li> <li>• Housing – although the proposal would add much needed rental housing to the neighborhood, consider securing more than 20% floor space for below market rentals, and ensure that the market rental rates do not exceed 30% of renter income.</li> </ul>	Tina Hildebrandt	Mount Pleasant	
2024-11-12	19:09	CD-1 Rezoning: 523-549 East 10th Avenue	Oppose	<p>The proposed development is unacceptable, in my opinion, for many reasons.</p> <p>Succinctly:</p> <p>This is a NARROW bike lane lined with historic trees and homes.</p> <p>The nearby Florence Nightingale school is already over subscribed. There is no infrastructure in place to support a development of this size.</p> <p>The tower would be better placed on WIDE Broadway, one block away.</p> <p>Parking is impossible in this neighborhood. There is a ridiculously small amount of parking proposed.</p> <p>It is not remotely in line or in keeping with anything else in the neighborhood.</p> <p>Let's talk about a 3-5 story unit instead, with green space, and with sustainability first and foremost.</p>	Emma Gardner	Mount Pleasant	