

**CD-1 Rezoning: 701 Kingsway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-04	15:02	CD-1 Rezoning: 701 Kingsway	Oppose	I am opposed to this.	M Bond		
2024-11-05	12:01	CD-1 Rezoning: 701 Kingsway	Oppose	Please see attached letter.	Pamela Hawthorn	Mount Pleasant	
2024-11-01	09:22	CD-1 Rezoning: 701 Kingsway	Oppose	This proposal is completely out of scale for the neighbourhood and does not conform to any of the recent new building on Fraser or nearby Kingsway. It will also increase the traffic problems at Kingsway and Fraser which are already almost out of control.	Pamela Hawthorn	Mount Pleasant	
2024-11-01	14:33	CD-1 Rezoning: 701 Kingsway	Oppose	<p>I'm a resident living just two blocks from the proposed project. Our neighborhood is a vibrant mix of low-density multifamily homes, single-family houses, and rentals, creating an eclectic, lively community. The planned tower at 701 Kingsway is drastically out of scale, towering over nearby single-family homes, townhouses, and duplexes, which are typically only 2-2.5 stories tall. Other cities like Amsterdam, Copenhagen, and London have shown that high-density, mixed-use developments can thrive at a more contextual height of 4-8 stories, enhancing street life without resorting to a tower-and-podium model.</p> <p>Current projects along Fraser Street at this scale have successfully added density while preserving a dynamic urban experience that encourages interaction and fosters community. Tall towers can often isolate residents from the street, which risks losing the lively atmosphere where children play, neighbors meet on front porches or in alleys, and we all feel a strong sense of belonging. In neighborhoods like Coal Harbour, the lack of street-level community highlights the downside of this kind of high-rise development, which feels cold and impersonal. We should look to successful, context-sensitive projects in places like Denmark, the Netherlands, and England—cities facing similar climate and density challenges—where thoughtful urban design promotes street life, community, and vibrant neighborhoods. This tower model, however, does none of that and is simply not the right approach for densifying Mount Pleasant. The developer's rendering alone illustrates the absurdity of this proposal—a towering glass structure utterly detached from its surroundings. I urge the council to push developers to create livable density solutions that truly integrate with and enhance our community.</p>	Sean Pearson	Mount Pleasant	<a href="#">Attachment 1</a>

**CD-1 Rezoning: 701 Kingsway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-03	08:07	CD-1 Rezoning: 701 Kingsway	Oppose	<p>We live in the neighborhood. This project is completely out of scale with the neighborhood. It will impact privacy of residents consisting mainly of families and unduly shadow existing homes. It is not on a major transit route and lacks off street parking which will impact the adjacent neighborhood. We were required to provide 2 off street parking stalls on our duplex lot; parking in our neighborhood is in high demand already and cannot accept more cars. What is the plan to mitigate parking? How many off street parking stalls will there be?</p>	Paul Ackerson	Mount Pleasant	
2024-10-29	14:46	CD-1 Rezoning: 701 Kingsway	Oppose	<p>We are very much in favour of increased density, particularly on arterials roads and for dedicated rental housing. However, such rezonings have to take into account the effects of on the adjacent neighbourhood.</p> <p>There have been quite a few nearby redevelopments on Fraser and on Kingsway over the last few years and all of them have been approximately 6 stories high, with the exception of the building at Kingsway and Glen, which is 14 stories high.</p> <p>This new rezoning is totally out of proportion to the existing neighbourhood and would have a profound negative effect on the adjacent streets. The intersection of Kingsway and Fraser is already a hazardous corner and the increase in traffic caused by this building would make this intersection even more dangerous.</p> <p>Also, there is an elementary school several blocks away and increased traffic may be quite hazardous to the children walking to school. In addition, the shadowing and bulk of the building will have a profound negative effect on the quiet tree-lined residential streets nearby.</p> <p>We understand that this proposal is under the Broadway plan but in reality is just on outside border of the plan. We urge you to consider massively scaling down this building so that it integrates more appropriately into the surrounding neighbourhood.</p>	Neil and Joanne Naiman	Mount Pleasant	

**CD-1 Rezoning: 701 Kingsway - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-31	16:46	CD-1 Rezoning: 701 Kingsway	Oppose	This neighborhood already has people parking all over the streets. Clogging it up for residents, guests and delivery drivers. Often delivery drivers stop in the middle of the street or blocking our driveway. I oppose this development because there is nothing that speaks to parking being built for the 201 rental units? Where will they park their cars? It is a utopian dream to think that these people will all bike and take transit.	Alfred Kee	Mount Pleasant	