

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-11	21:09	CD-1 Rezoning: 701 Kingsway	Oppose	<p>The proposed rezoning application possibly casts shadows on the two close by parks (Robson and McAuley). Also, for the neighborhood, the size of the proposed tower will not bring much benefit, and the tower will by much differ from the buildings in the area. Rezoning to a 12-storey building is already a stretch and should be the maximum permitted.</p>	Marilia Costa	Riley Park	
2024-11-11	15:04	CD-1 Rezoning: 701 Kingsway	Oppose	<p>There is a need to increase the number of rental units in Vancouver, but there is a lot of ways to increase density without damaging the character and perceived walkability of our community. There is a huge middle ground between this proposed building, and some of the more appropriately sized 2 to 4 story building you see across Mount Pleasant neighbourhoods. You don't have to look far for inspiration.</p> <p>This building would create increasingly overwhelming parking congestion on already very narrow and busy streets. It would also create congestion along the Kingsway with the number of people turning into this new development. Finally , a building this size in an otherwise quiet neighbourhood with low-rise building would look silly. We don't need to replicate the density of downtown.</p>	Dana Andrews	Mount Pleasant	
2024-11-11	15:39	CD-1 Rezoning: 701 Kingsway	Oppose	Too tall. No parking.	Tyler Cheyne	Mount Pleasant	
2024-11-11	08:26	CD-1 Rezoning: 701 Kingsway	Oppose	<p>Surrounding access roads cannot accommodate the large volume of traffic generated by this proposed development. The proposed routing of large trucks isn't feasible as it would block pedestrians walking down East 15 Ave from safely crossing the alley exiting the development and will likely require taking away the street parking in front of Grace church which is needed for the disabled to safely access . The existing neighborhood's street parking is already at full capacity; this development does not provide any visitor parking for either the proposed shops or residents which would push it onto the surrounding area which cannot accommodate it. The volume of traffic down East 15th generated by the development can't be accommodated by a narrow, single-lane road which currently accommodates traffic in two directions. The proposed development would push large volumes of vehicle traffic into the surrounding residential neighborhood which is largely composed of single car lanes and isn't capable of handling this additional traffic. Roads and the alley adjacent are offset so it does not allow for a smooth flow of traffic. This proposed development will make it difficult for pedestrians to safely cross the roads and will cause more vehicle accidents and injuries to people trying to navigate the area on foot.</p>	Susan Wilkinson		

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2024-11-11	12:14	CD-1 Rezoning: 701 Kingsway	Oppose	<p>While I am generally in full support of projects that attempt to increase density and rental availability in the city, I am strongly opposed to the proposal in its current form due to the following:</p> <ul style="list-style-type: none"> <li>- Proposed height of 24 storeys (actually closer to 28 storeys after taking rooftop amenities into account) is completely out of character for the neighbourhood and would tower over everything in the vicinity, casting a large shadow over the nearby Nelson Park and existing residential dwellings</li> <li>- Parking for number of rental units proposed is highly inadequate and will cause future traffic accidents and major congestion in an already high-traffic area as follows: <ul style="list-style-type: none"> <li>o Currently contemplated car elevator to be accessed from back alley is inappropriate as said back alley is incredibly narrow and is already congested with cars having to back out around an awkward 90 degree corner due to high existing traffic in the back alley</li> <li>o Street parking on East 15th Ave is already a problem due to existing houses on the block having limited back alley/garage parking, forcing residents to park on the street – this development would bring MANY more vehicles to this block and make parking impossible while also causing traffic to back up onto Fraser Street and Kingsway</li> <li>o There is no rapid transit near this proposed development and the new Broadway skytrain line will still be over 1km away when it is built so it is completely unrealistic to assume that the people living in the rental units will use bikes or transit exclusively</li> </ul> </li> <li>- Number of rental units slated as below market is minimal compared to number of units at market rates</li> <li>- This proposal is being made under the Broadway Plan but the property is actually at the very edge of the zone covered by this plan and is therefore not actually in the spirit of the plan which aims to increase density along the new Broadway transit corridor</li> </ul> <p>For these reasons, I am highly opposed to this proposal in its current form. I strongly urge city council to reject the application to re-zone this property to this extreme extent and to instead consider a more reasonable redevelopment (e.g. 6-storey mixed use) which would be in line with the existing neighbourhood and would reduce the likelihood of the traffic safety concerns mentioned above.</p>	Andrea Smid	Mount Pleasant	

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2024-11-10	17:17	CD-1 Rezoning: 701 Kingsway	Oppose	<p>Writing to express my displeasure and opposition to this project, as well as to counteract the so-called support for this project in our neighbourhood that appears online. One public meeting is not engagement or consultation, and there seem to have been no considerations given to the current neighbourhood feel and design, as every tower that is being built between Clark and Main along Kingsway continues to grow higher than the previous one. There will be greater pressure on the current area community centres, libraries and transit as well with an influx of even more people moving into this area. Why not build more of these on Dunbar or Arbutus Streets instead of shoving these along Broadway in East Vancouver. There is plenty of space and primarily single family housing on the west side of town. Thousands of people are being displaced from low rise apartment buildings with this Broadway Plan, and the majority of the apartments that they want to demolish are well-built and maintained, have larger square footage and are affordable for residents as they don't have granite countertops or dishwashers. More units don't mean more affordable housing - we've seen this time and time again. There are much better planning solutions to add density than this that are being ignored by the current city council.</p>	Carolyn Gleeson	Mount Pleasant	

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2024-11-09	22:06	CD-1 Rezoning: 701 Kingsway	Oppose	<p>This proposal should not be approved because it does not align with the intent of the Broadway Plan nor the objectives for the Mount Pleasant Neighbourhood (p. 187 in the Broadway Plan). The proposed development would mean losing the businesses, amenities, and character that currently exist at 701 Kingsway.</p> <p>The existing strip mall already has “continuous fine-grain commercial frontages to activate the street along Kingsway”. Losing the strip mall means losing a significant part of the reason why this intersection is already bustling with activity – people meeting up, residents utilizing the amenities, foot traffic, etc. The current site displays a great use of ground-floor commercial space and it serves its community very well. Combined with the green space (McAuley Park) right across the street, it already helps create the type of “activated” intersection the Broadway Plan aims to achieve.</p> <p>This site is very much a part of the “cherished” Village (Broadway Plan, 2022, p. 213) that exists on the neighbouring corner (East 15th Ave). I used to live close to this intersection and can tell you the residents in the area already highly utilize the fine-grain, long-standing, local-serving businesses and amenities that are there today, which include a laundry mat, a small grocer, a pet store, and two amazing local fast food options (Sal y Limon taco shop and Brooklyn Pizza).</p> <p>If the 701 Kingsway proposal is approved, the type of commercial activity that would be brought in (as has been shown over and over again with the other redevelopments along the Broadway corridor) are only comprised of the more profitable businesses that can afford the higher rent in those commercial areas, like dentists, physiotherapists, or high-end furniture stores. These types of services, do not promote pedestrian foot traffic, activated streets, nor neighbour meet-ups, like the Broadway Plan strives for.</p> <p>Overall, this proposal would result in net negative change for the neighbourhood.</p> <p>The aim of the Broadway Plan is to increase new housing opportunities, but not at the expense of “public benefits”, “positive change”, and “community amenities”, which are also all goals of the Broadway Plan. Sacrificing the amazing neighbourhood businesses, amenities, and character that 701 Kingsway currently holds is not an acceptable tradeoff – especially when there are so many other suitable locations along Kingsway for new residential buildings (several doors down in either direction, e.g. 401 Kingsway, 642 Kingsway, 715 Kingsway).</p> <p>Thank you for the opportunity to comment.</p>	Melanie Kuzyk	Grandview-Woodland	