

CD-1 Rezoning: 701 Kingsway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-13	10:05	CD-1 Rezoning: 701 Kingsway	Oppose	<p>To the City of Vancouver Rezoning department, I am writing in with further comments to the questions I have previously submitted about the rezoning of 701 Kingsway.</p> <p>Historically Kingsway is the oldest road in the City and as an Indigenous trail used by Canada's first peoples for hundreds of years before that. Kingsway does not conform to Vancouver's grid like system of streets and avenues. It cuts through it, and through many specific and unique neighbourhoods. It provides pivotal access to first responders and to commuters alike. It is a highway and forms part of Trans-Canada highway 1.</p> <p>The Mount Pleasant neighbourhood where 701 Kingsway is located is one of the unique communities Kingsway cuts through. It is often identified by many beloved restaurants, including Savio Volpe, Les Faux Bourgeois, Matchstick coffee, 3 of which Sal y Limon, Ba Le, and Alenka will be removed with the proposed rezoning.</p> <p>As diverse as the Mount Pleasant community is, there are still community amenities that are lacking, grocery stores, banks, childcare, and walk in clinics are still not within a short walking distance from the proposed site. Kingsway itself still faces the challenge of being a very unfriendly street for pedestrian and bike commuters.</p> <p>Kingsway specific angle creates many challenges. If you have ever had the experience of trying to turn on right (or if you are very brave left) on to Kingsway from a side street without a stop light, you can understand the challenge of being able to ensure it is safe for you to make your turn. If you have walked along Kingsway, you may have experienced how unnerving it is to see drivers pull so far past the corners to look for oncoming traffic or had to walk several very long blocks before you can safely cross Kingsway. Trying to cycle down Kingsway is also an incredibly challenging feat. Kingsway itself is not by any means pedestrian friendly.</p> <p>This specific angle at which Kingsway cuts through the city absolutely needs to be considered as rezoning applications are received by the City. Engineering and streets need to be a part of these considerations and applications, and I hope that they are heavily consulted for the rezoning of 701 Kingsway.</p> <p>While the specific civic address for this rezoning is 701 Kingsway, the rezoning department must consider the surrounding Mount Pleasant Neighbourhood, and in specific residents of East 15th and 16th Avenues to fully understand the impacts of the proposal of the current rezoning application at 701 Kingsway in its entirety.</p> <p>The two major concerns I have for the development are as follows: Firstly, the sheer size of the proposed building in comparison to the single-family homes on either side of it, is borders on absurd. While artists renderings show the neighbouring homes as cut out white geometric shapes against a super imposed treey street, the reality of building a 25-story tower</p>	Jessica Leung	Mount Pleasant	

immediately beside single family homes is much more extreme. From Boundary to Main Street there is no other tower that comes close to what is being proposed.

The proposed size of the building at 701 Kingsway is specifically problematic for the residents in the 700 block of East 15th. This street represents a specific and unique enclave to the City. Many of the residents in the block have worked incredibly hard to ensure their homes (some of which are 100 years old and older) are maintained and have been modernized to multifamily residences. The Grey Church Collection & Project Space (3092 Fraser) is an example of the space that was repurposed in a beautiful way in this block. Nearly every home on this block has many families living in one or two addresses on each lot. Currently so many people already live and visit this block, parking is already very difficult to come by. The current proposal at 701 Kingsway would absolutely change the fabric of the neighbourhood and prevent current residents from being able to access their homes as they currently do.

Many of the residents of the neighbouring blocks have gardens used to grow food that would be impacted by the shadow cast by a massive building. The concerns of living next to such a tall building during and after construction are also significant. Loosing the privacy of backyards and porches as well as the concern with falling debris, and hundreds of residents using the balconies for barbequing and smoking will also be very disruptive.

The second major design flaw with the current proposal is that it does not even provide any vehicle access to the site except for from the alley at 15th Avenue East. The reliance for the developer's design to ONLY have access from a narrow alley in a block of single-family homes feels unsafe and totally without any nuance to the neighbourhood where it is being proposed.

The aspirations of the developer to create a car free building with less than 1/3 of the suites having their own parking does not feel realistic. Adding 500+ people to a tiny corner lot along such a major thoroughfare without parking, feels uninformed.

Looking at similar at similar sized development the Independent/Rize 285 East 10th Avenue which is only 21 stories, has 399 parking stalls, as well as a self-contained grocery store on the lower level and access to multiple forms of transportation and bike routes. These amenities will simply not be available at 701 Kingsway. Willing a car free community does not happen by taking away required parking spaces. Building within communities that are walkable with accessibility to amenities does, and currently Kingsway is just not there.

Additionally, I think the City needs to consider how the blocks 700 blocks for 15th and 16th Avenue East are socioeconomically diverse. In thinking about the current neighbourhood, it is important to note that the proposed development would remove a very busy laundromat in the current commercial space. Many residents in the area rely on this location to be able to clean their clothing at an affordable price. The next closest laundromat is more than 1 km away.

Well planned rezoning of Kingsway is incredibly important, and while I support a request to change the current commercial zoning to residential

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				there needs to be a balance between the current established neighbourhood, the needed addition of higher density housing and more complete community services.			
2024-11-13	10:42	CD-1 Rezoning: 701 Kingsway	Oppose	This corner is already way too congested and ongoing construction will only hurt the businesses	Courtney Ford	Riley Park	
2024-11-13	10:43	CD-1 Rezoning: 701 Kingsway	Oppose	Size and disruption to neighborhood	Ellen Archer	Mount Pleasant	
2024-11-13	11:35	CD-1 Rezoning: 701 Kingsway	Oppose	I oppose	Ivayla Datseva		

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2024-11-13	13:55	CD-1 Rezoning: 701 Kingsway	Oppose	<p>I oppose the rezoning of site 701 Kingsway from C2 to CD1. The small footprint and lack of access points for this corner block will negatively impact the surrounding neighbourhoods and not enhance them. Adding 200 + new residence to this small area will add to existing issues and exacerbate them.</p> <ul style="list-style-type: none"> o More issues on 15th Ave directional flow - 1 car directional flow on street o More street parking needs on already crowded residential area o Small alley access for ALL residential parking for 15th & 16th Aves <p>Increasing the number of residents by 200+ in this delicate area will cause great chaos. The proposed site will only have 1 access point off of 15th Ave, a residential street that only allows for 1 car at a time on that road. Living on 15th Ave, I constantly see back ups, arguments, horn honking and car flow issues due to one car headed one direction meeting with another car headed in the opposite direction.</p> <p>We are to assume these new 200 livable units will add another 200 - 400 people into the area. As the design states, they will only allow for 60 parking spots on site, which we know will cause more street parking needs on an already overly crowded street. The potential new residents will obviously have needs such as pick up, drop off, deliveries, etc. something that already greatly impacts this neighbourhood with back-ups and car stalls.</p> <p>The potential new residents will have one access point, in and out of their new property, off of 15th Ave. The existing alley, which is as narrow as 10 feet wide in some areas, (city average is 20 feet), is access for ALL parking for residents at properties on 15th and 16th. How will these properties access their parking if this alley is changed to support this new CD1 site? It currently, has issues of back ups from parked deliveries for residences, as well as the commercial sites on 701 Kingsway. It cannot handle more traffic, deliveries and garbage pick ups, which I assume will increase due to 200+ new residents to this city block.</p> <p>As a 701 Kingsway neighbour, I love the easy access to the shops and restaurants and believe it is an asset to our neighbourhood and I would welcome a redevelopment of the commercial site for more commercial only units, as long as new parking and appropriate access can be provided. I do not support bringing another 200-400 residents into this small and delicate city block.</p>	Kristi Anderson	Mount Pleasant	

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2024-11-13	15:55	CD-1 Rezoning: 701 Kingsway	Oppose	<p>As a neighbor of this development I oppose the height of the building which is extremely out of place vs its surroundings. More importantly full traffic and parking issues have not been fully considered. The city hasn't allowed for an access point/exit lane on Kingsway meaning all traffic is forced through either the main access (adjacent to Fraser on 15th) through a 17 ft wide access or down a single lane alley which is at its narrowest points only 10 feet wide.</p> <p>Access from Kingsway should be mandatory to reduce congestion, potential accidents, and improve traffic flow.</p>	Tim Snyders	Mount Pleasant	