

CD-1 Rezoning: 701 Kingsway - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	09:15	CD-1 Rezoning: 701 Kingsway	Other	<p>Hello,</p> <p>I would like to comment on the proposed building at 701 Kingsway. My main concern is access to this building by vehicle. On the map it looks like there would be easy access to the garage entrance located on 15th Avenue. The map indicates that vehicle traffic could access 15th Avenue by all directions. Unfortunately the map is misleading/wrong and I would like to know what discussions have taken place with the developer on how traffic would affect the residential area.</p> <p>What should be drawn on the map is the concrete median that is located at 15th Avenue and Fraser St. No southbound traffic on Fraser St would be able to turn into the parking garage. Instead traffic would need to turn before Kingsway (closest street would be 13th Avenue), forcing a diversion into a residential area.</p> <p>By turning east at 13th Avenue, vehicles would need to proceed two blocks to St. Catherines St and then proceed to 15th Avenue.</p> <p>If leaving the parking garage, cars could easily reach Fraser St. northbound only. Any other direction would require that the vehicle proceed eastbound along a residential street to Prince Albert (if going westbound on Kingsway), St. Catherines St. (if planning to go south on Fraser St.) or Windsor St (if planning to go eastbound on Kingsway).</p> <p>There is a very real danger to the public who live and walk near the intersection of St. Catherines St and 15th Avenue. There is a hill at this intersection and many cars go through the stop sign without stopping. As well, when there is snow on the ground cars routinely slide through the intersection as they are unable to stop.</p> <p>Please at least re-evaluate the parking garage entrance on this plan and inform the neighbourhood residents on the effect of any decision of the increased traffic.</p> <p>I hope the developers have already acknowledged the vehicular access limitations and have a plan to limit disruptions to the neighbourhood. By proposing a 24 storey building which is not in line with the other buildings in the area, I feel that the developers may have overlooked the effect on the residents of the neighbourhood.</p>	Susan Rudolph	Mount Pleasant	