

CD-1 Rezoning: 701 Kingsway - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	21:17	CD-1 Rezoning: 701 Kingsway	Other	<p>Concerns re: 701 East Kingsway</p> <ol style="list-style-type: none"> The Development is outside of the 800 metre Tier parcel by two full blocks. The current site has easy access to both Fraser St and Kingsway when approached from the southeast, south, and northwest directions. The proposal redirects traffic into an already overburdened neighbourhood* and prioritizes retail frontages over road access which would reduce traffic flow into the neighbourhood. This project will intensify traffic flow along St Catherines Street, East 15th Avenue, Prince Albert and East 16th Avenue. (Please refer to Susan Black’s comprehensive summary.) <p>*Fraser Street is elevated at 12th Avenue, so no left turns are permitted both East and Westbound. Due to this, the neighbourhood already has moderate to heavy traffic cutting through to access Kingsway, and Fraser southbound.</p> <ol style="list-style-type: none"> Re: pp. 56 and 57 We are missing shadow studies for December 21st/22nd which are the most critical for people in the neighbourhood. This omission skews the presentation in favour of developers. (I believe shadow studies are required for only 3 seasons because spring and fall are identical.) The height of this project exceeds by far any nearby buildings, and so although we can appreciate the design continuity of the 2 story level retail section, we can’t appreciate how we will make meaningful connections with our new neighbours who are less likely to spend much time at street level. We also can’t visualize how dreary Decembers will become to people dwelling in the shade zones. <p>In summary, I believe this project needs to protect the neighbourhood from increased traffic flow by creating road access to either Kingsway or Fraser, or both streets. Shadow studies for December are needed, and a shorter tower would reduce impacts on neighbours.</p> <p>Respectfully submitted by</p> <p>Sheila Clark</p>	Sheila Clark	Mount Pleasant	

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2024-11-12	22:00	CD-1 Rezoning: 701 Kingsway	Other	<p>Support for thoughtful densification in Mount Pleasant, oppose incohesive tower projects.</p> <p>I support development proposals that aim to densify the Kingsway and Mount Pleasant areas, provided they align with the existing character of recently built mixed-use structures ranging from 6 to 16 stories.</p> <p>The success of the Olympic Village in achieving density—through thoughtfully designed 10- to 16-story buildings and the provision of four childcare facilities—demonstrates how Mount Pleasant could also increase density while preserving a welcoming, sensible, and cohesive neighborhood design. This is the vision I hope to see for Mount Pleasant.</p> <p>However, the current trend of plopping towers in this area suggests a lack of cohesive planning. Evaluating each development in isolation, without considering the cumulative impact, risks creating a chaotic and potentially hazardous urban environment. Instead, Mount Pleasant would benefit from extending mixed-use development into the light industrial areas to realistically reduce commute times, foster densification, and enhance community life.</p> <p>I urge the city to:</p> <ul style="list-style-type: none"> - Reassess this rezoning application, alongside other proposals in the area. - Review city policies—including those on parking, transit, and traffic—as well as comprehensive urban development plans. - Commit to a more integrated, holistic approach to housing and development across Vancouver. <p>With a cohesive, strategic plan, Vancouver can continue to grow in a way that enriches communities and promotes sustainability.</p>	Tony Li	Mount Pleasant	