

CD-1 Rezoning: 701 Kingsway - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-08	12:05	CD-1 Rezoning: 701 Kingsway	Support	I would like to register my support for the 701 Kingsway project. New rental housing with zero displacement of renters is a win. I like the design and the thoughtful consideration that Qualex-Landmark has put into it to ensure it is in keeping with the neighbourhood context. I look forward to stopping by the new retail offerings and grabbing something to enjoy in the new public space. Thank you.	Lucas Peat	Kitsilano	
2024-11-08	12:13	CD-1 Rezoning: 701 Kingsway	Support	We've been following this rezoning over the last year, as a family who lives just south of this and frequents the area. We welcome the addition of new retail, and the housing above to not only support those needing rental housing (which was our family not too long ago), but to also support our precious retailers in this triangle, and those to come through this development. looks good!	Adrienne Thom	Mount Pleasant	
2024-11-08	12:18	CD-1 Rezoning: 701 Kingsway	Support	As the owner of Sal y Limon Mexican Cuisine, currently located at 701 Kingsway, I am writing to express my full support for Qualex's rezoning proposal. Our establishment has been a proud member of this community, serving locals and visitors alike with great pride. The proposal by Qualex opens up new avenues for us to not only continue this tradition but to enhance it within a modern, innovative framework that aligns with our vision for growth and community service.	Sebastien Jutras	I do not live in Vancouver	
2024-11-08	08:55	CD-1 Rezoning: 701 Kingsway	Support	As a member of the Kensington/Cedar Cottage neighborhood I greatly value additional development to build our community and provide much needed housing relief. Vacancy rates in Vancouver are the lowest in Canada, which burdens constituents with high rent payments, limiting their ability to build wealth and provide for their families. The inclusion of below-market rental housing at 701 Kingsway will be a step towards alleviating this issue for Vancouver residents. We should continue to champion development in these areas so that we can address the housing crisis, support young families in their quest to enter the housing market, and continue developing the Kingsway/Fraser area into a vibrant community.	Peter Muench	Kensington-Cedar Cottage	
2024-11-08	09:11	CD-1 Rezoning: 701 Kingsway	Support	WE NEED MORE RENTAL UNITS NEAR PUBLIC TRANSPORT. THIS PROJECT IS IN KEEPING WITH THAT GOAL	Rod Holloway	Mount Pleasant	
2024-11-08	11:04	CD-1 Rezoning: 701 Kingsway	Support	Please support this project. It will bring much needed rental housing and is in compliance with the Broadway Plan. The present buildings on the property are non-residential and the new building would be an improvement to the intersection of Kingsway and Fraser.	Daniel Holloway	Mount Pleasant	

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2024-11-08	11:10	CD-1 Rezoning: 701 Kingsway	Support	I am writing in regards to Qualex-Landmark's project. I think this project will make a real difference for our city, and I'm in full support of it. The project seeks to deliver more below-market rental and family-oriented housing options which will directly cater to the growing need for this tenure of housing in the community. I think the project is balanced in its provision of housing and community focused benefits which will add a vibrant public space and new retail, helping to revitalize the area and establish a hub where residents and neighbour can gather. I look forward to seeing this project get approved.	Leah Reddington	Kitsilano	
2024-11-08	11:19	CD-1 Rezoning: 701 Kingsway	Support	Mayor and Council, I am in support of this project and look forward to the new retail options that it will bring to this corner of the neighbourhood. Positioning more rental homes in this area is clever as it will bring more people and consistent foot traffic which will support all the local businesses in Fraserhood. Thank you.	Robert Shiels	Kitsilano	
2024-11-07	21:58	CD-1 Rezoning: 701 Kingsway	Support	I live a few blocks away from the proposed project and fully support it. It will provide much needed housing to this area, and will support adjacent retail with more foot traffic.	Jamie Hankinson	Kensington-Cedar Cottage	

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2024-11-07	22:24	CD-1 Rezoning: 701 Kingsway	Support	<p>I am writing to express my full support for the proposed mixed-use rental development at Kingsway & Fraser, which is scheduled for Public Hearing on November 12. I believe this project represents an important step forward in addressing our community’s pressing need for quality housing and sustainable development.</p> <p>There are several aspects of this project that stand out as beneficial for both current and future residents. First, the commitment to secure 201 rental homes, with 20% of these units being offered at roughly half the market rent, addresses the significant housing affordability challenges that our city faces. This aligns with our city’s goals to provide diverse, inclusive housing options for residents.</p> <p>The project also fully complies with the Broadway Plan’s policies on height and density, demonstrating the developers’ commitment to working with established guidelines. The addition of neighborhood-serving retail space at ground level will enhance the area’s commercial vibrancy, creating opportunities for both returning and new businesses that cater to the community’s needs.</p> <p>Beyond residential and commercial improvements, this project also prioritizes public infrastructure and safety. The replacement of the current surface parking lot with a new on-site parkette will provide a welcoming green space for residents, and the upgrades to local water and sewer systems are essential improvements that will benefit the entire area. Moreover, the planned adjustments to traffic flow, with all loading directed off the laneway instead of Kingsway or Fraser, will improve safety and ease congestion at a busy intersection.</p> <p>With one of the lowest vacancy rates in the country and new rapid transit infrastructure nearby, this development is timely and forward-thinking. I am confident that it will serve as a valuable, long-term asset to our community. I recognize that changes to a familiar part of the city can be challenging, and I appreciate the developers’ efforts to engage with the community, including working closely with existing retailers.</p> <p>In conclusion, I strongly support this development and believe it will bring lasting benefits to our neighborhood. Thank you for considering this project and for your continued commitment to the well-being of our community.</p>	John Burke	Kensington-Cedar Cottage	

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2024-11-07	21:45	CD-1 Rezoning: 701 Kingsway	Support	Having visited this property many times over the last 30 years from its days as a VHS video rental store I know it well and know it would greatly benefit from a new lease on life. One that serves the residents of the neighbourhood and brings many new residents to it. I welcome and support this proposal. Like everything in life it is not perfect but its a compelling and novel response to an unusual site.	Shane Oleksiuk	Strathcona	
2024-11-08	08:12	CD-1 Rezoning: 701 Kingsway	Support	This is a great location for density as our community needs more housing options in this area. The single family and low-rise/townhouse properties are great, but we need more supply in the market to drive down the cost of housing. We need more supply and this project will bring to market valuable rental units.	Jaewon Kim	West Point Grey	
2024-11-06	18:20	CD-1 Rezoning: 701 Kingsway	Support	I am in favour of the proposed mixed income rental and retail project proposed for at 701 Kingsway. This project is a great opportunity for the City to secure new purpose built rental housing stock, including below market housing, without any residential tenant displacement. This particular stretch of Kingsway is a bit run down, and will benefit from this development, which will bring new homes, added retail in a scale similar to what we see today along East 15th, and increased foot traffic, which will support new and existing businesses in the Fraserhood. I support this project and I hope to see it move forward to construction. Thank you for considering my input.	Fraser Blanchflower	Kitsilano	
2024-11-06	18:54	CD-1 Rezoning: 701 Kingsway	Support	As a Vancouver renter, it's a struggle to find good housing options so I support this proposal for more rental homes on this busy corner near transit routes. It would be great for hospital workers since it's within walking distance of Mount St. Joseph, and the businesses nearby would also benefit from more customers.	Claire Yang		

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2024-11-06	19:36	CD-1 Rezoning: 701 Kingsway	Support	<p>Dear Mayor and Council,</p> <p>I am a homeowner a few blocks away from this proposed development.</p> <p>I wholeheartedly support this zoning, and any addition of housing units in my neighbourhood.</p> <p>We have an acute housing crisis. My patients, family, and friends cannot afford to live in our city, which can otherwise offer so much.</p> <p>Transit-oriented density allows vibrant cities that are good for both planetary and human health.</p> <p>I urge you to support this development, and any others in this area. The Broadway plan must be actualized as soon as possible so that my generation can live in our city.</p> <p>Sincerely,</p> <p>Dr. John-Jose Nunez Mount Pleasant</p>	John-Jose Nunez	Mount Pleasant	
2024-11-07	09:33	CD-1 Rezoning: 701 Kingsway	Support	100% support. We need more housing and from what I see, these guys are reputable and put out a good product. Please let this go ahead...	Dave Banns	Mount Pleasant	
2024-11-07	09:39	CD-1 Rezoning: 701 Kingsway	Support	I'm in full support of this project as a resident in the area as it delivers much needed rental housing and activates an important commercial retail node at Fraser and Kingsway.	Michael Buchan	Kensington-Cedar Cottage	
2024-11-07	11:12	CD-1 Rezoning: 701 Kingsway	Support	What an exciting project! We are happy to hear that more liveable units will be coming to the hood. This corner is so rundown and will benefit from a makeover. I'm hoping it will also encourage the rest of Kingsway to follow suit. Looking forward to some new storefronts and new families too :-)	Ani Patone	Kensington-Cedar Cottage	
2024-11-07	11:15	CD-1 Rezoning: 701 Kingsway	Support	I support this application, which will provide over 200 homes without any housing displacement. I think the developer has put forward an attractive design and I think that the building will incorporate new retail units. This project is a great opportunity to revitalize the aging commercial property with new housing and community amenities. I hope Council will vote in support of this project.	Eric Freiboth	Fairview	

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2024-11-07	11:16	CD-1 Rezoning: 701 Kingsway	Support	The renderings look very handsome, and I think this project will be a big improvement to what we see here today: a run down strip mall. I do appreciate that the developer is proposing to deliver new housing, while also renewing retail opportunities on site, and respecting the existing scale of the village on East 15th. The shops and restaurants around Kingsway and Fraser are key attractions in this neighbourhood, and it will be nice to have more people living in the area to support local business. This project really respects the neighborhood's character, and I'm excited to see this project actualized.	Pia Montes	Fairview	
2024-11-07	17:53	CD-1 Rezoning: 701 Kingsway	Support	This is exactly the type of development that we need. We have a massive shortage of available rental homes, and it is great that this project has 20% of its homes at half the price of what it would cost in other buildings.	Fabian Leitner	Kensington-Cedar Cottage	
2024-11-07	17:54	CD-1 Rezoning: 701 Kingsway	Support	Desperately need housing in the city especially along transit corridors and adds rental stock including affordable rental. We desperately need these sort of developments considering available rental and general housing stock.	Andrew Seymour	Riley Park	