

CD-1 Rezoning: 396 East 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-08	11:15	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	I am writing in opposition to the height of the proposed tower. This tower will block view of the North Shore mountains of current residents in the neighborhood depleting the enjoyment of use. Sounds petty perhaps but views were one of the prime buying drivers for my residence and give it a feel of being in a wide open space rather than in a confined city space. I am in favor of development but the heights of the proposed towers are not acceptable.	Chris Sager	Mount Pleasant	
2025-03-09	17:24	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	Again, that whole corridor has been growing, which is great and now, you're proposing a 22-storey building. That will flood that corridor with such a huge increase in density and traffic that is detrimental to current residents of the neighbourhood. I've been and owner and resident in Mt. Pleasant for 15 years and watched the growth occur with little to no improvements or additions to infrastructure in the neighbourhood. And the number of proposed high-rises in the area is absolutely too much. There's not enough ANYTHING for all these units and people in the area you're proposing.	Paula Baker	Mount Pleasant	
2025-02-28	12:50	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	Apart from the ongoing encroachment of an otherwise peaceful and settled Mt. Pleasant community, this development will cause insufferable traffic jams at the confluence of Great Northern Way, Brunswick, and E. 2nd. Ave which already has significant issues.	Greg Ray	Mount Pleasant	
2025-03-03	08:43	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>To Whom It May Concern,</p> <p>I am writing to express my strong opposition to the proposed 20-story tower development currently under consideration for rezoning approval in our community. As a concerned resident, I believe this project poses significant risks to our neighborhood’s character, infrastructure, and social fabric.</p> <p>Zoning and Legal Restrictions:</p> <p>The 6- 12-story height is more than enough to maintain the character and scale of our community. Approving a development that exceeds this limit undermines the integrity of our local regulations and sets a concerning precedent for future projects. It is essential to uphold these restrictions to ensure the long-term preservation of our community’s unique character.</p> <p>Community Character and Aesthetics:</p> <p>A 20-story tower would dramatically alter the visual landscape of our neighborhood, overshadowing existing buildings and disrupting the established aesthetic. Our community’s charm lies in its historic architecture and human-scale environment, both of which would be compromised by such a towering structure.</p> <p>Infrastructure and Environmental Concerns:</p> <p>The proposed development would significantly increase population density, leading to heightened traffic congestion and placing additional strain on our already burdened infrastructure. Furthermore, the environmental impact of</p>	Codey Blair	Mount Pleasant	

				<p>this project, including increased pollution and reduced green space, cannot be overlooked. Our community values sustainability and environmental stewardship, and this development runs counter to these principles.</p> <p>Social and Economic Impact: The introduction of a high-rise building could disrupt the social cohesion of our community, potentially displacing long-term residents and small businesses. While some argue that new developments boost property values, they often lead to gentrification, making our neighborhood unaffordable for current residents. Preserving our community's affordability and diversity is crucial.</p> <p>Public Opinion and Involvement: The widespread local opposition to this project is evident through petitions, public meetings, and community surveys. It is vital that the voices and decisions of our community members are respected in this process. Our neighborhood has a strong sense of identity and community spirit that should not be disregarded.</p> <p>Alternative Solutions: I urge the developers and planning authorities to consider alternative solutions that align with our community's character and values. A compromise, such as a 12-story building that adheres to existing height restrictions, could be explored. Additionally, other revitalization efforts, such as supporting small businesses, improving public spaces, and promoting affordable housing projects, would be more in line with our community's needs and aspirations.</p> <p>In conclusion, I respectfully request that the rezoning approval for the 20-story tower be denied. It is imperative that we preserve the unique character, social fabric, and environmental sustainability of our community. I hope that the planning authorities will take our concerns into account and make a decision that reflects the best interests of our neighborhood.</p> <p>Thank you for considering my feedback. Sincerely, Codey Blair</p>			
2025-03-03	10:25	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	I live in this neighbourhood (less than a block away from the site). It is already a very dense neighbourhood and the building of towers here is going to increase density and change the landscape of the neighbourhood from one that is a culturally-rich art hub of live-work studios to an overly-dense, bland sea of towers. In addition, view corridors are important for well-being and should be protected.	Dana Ayotte	Mount Pleasant	
2025-02-28	10:28	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	oppose	Ammill Kam	Mount Pleasant	
2025-03-04	13:25	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	This proposal does not support urban design principles of gradual densification. The ridiculous number of stories does not fit into the residential culture of the neighbourhood. The Main Street area is already maxed out for traffic, parking and services. Please stop building mega towers in this neighbourhood.	Lynn Parkin	Mount Pleasant	