

CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-26	09:43	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>Strongly opposed.</p> <p>This block is the heart of the neighborhood, and would be destroyed in one fell swoop.</p> <p>This area desperately needs purpose built rental; not strata.</p> <p>Does council despise small independent & local businesses that much?</p> <p>Not to mention the traffic is already a nightmare on this corner, with no plans for upgrading the roads for transit, cycling etc. The train is too far away to be functional for this spot.</p> <p>You people disgust me.</p>	Ryan Stevens	Mount Pleasant	
2025-02-26	10:07	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>There are numerous businesses that are much loved by the community such as Noor and Barbarella that will be displaced by this tower. There should be an option for these businesses to remain in place at the same rate as before. With all the changes to the community these spaces are extremely important.</p>	Redmond O Hanlon	Mount Pleasant	
2025-02-26	12:10	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>The tower part of this development is situated on the east side of the building in order to provide max sunlight to the common areas. This will dwarf the surrounding buildings on the east side of the development completely blocking any natural light. If the tower was situated on the West side it would not overshadow any other surrounding building due to their aspects.</p>	Redmond O Hanlon	Mount Pleasant	
2025-02-25	18:33	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>this building is too tall for the neighborhood. the other buildings closer to the skytrain terminal are only 3-4 storeys high. this building would block my view of the mountains from my house and devalue my house.</p> <p>it would remove sunlight from the houses behind it and bring in too many people to the area. There is not enough schools, infrastructure to facilitate this may people. this should not be considered under the Broadway Corridor as it is not in the circle. this is a community neighborhood NOT a high rise.</p> <p>With this comes more pests called RATS that have been increasing in the area since I have been here as no one is addressing this issue either, they just knock down buildings and put others up. The new building on the corner South East Corner has retail on the ground level that has been vacant since this building was built. We have no people that can afford to rent retail store space because rent is too expensive.</p> <p>This building should not be allowed to be 16 storey, 3-4 storey to keep in with the neighborhood.</p>	Ashley Bowley	Mount Pleasant	

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2025-03-04	09:57	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>As the project stands, I am opposed to this development. The proposal aims to include only 24 social housing units, however 17 existing rental units already exist on site. The residents of these existing units will not be permitted to return unless they qualify for the social housing units - a process that is opaque and confusing to many. Residents along this corridor should be taken care of - not displaced.</p> <p>The additional provision of only 7 units is not sufficient to allow for the displacement of residents from existing affordable units. The city should be requiring more from developers who stand to make huge amounts of money from developments which will not contribute to lowering housing costs in our city. The project should be reconsidered only with a 50/50 mix of social housing and market RENTAL units.</p> <p>Two other concerns exist about this development as well - the loss of well-loved small, local businesses (namely Barbarella and Catoro cat cafe) as well as the loss of the heritage value of the existing building.</p> <p>What the city will get is not equal to what the developer is giving in this case. Make the developer give MORE!</p>	Charlotte Matthews	Mount Pleasant	
2025-02-28	19:51	CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street	Oppose	<p>It's too big. 6 story buildings are proven to be the max for people to have a neighbourhood feel. Once they go above 6 floors people no longer feel connected to the neighbourhood. It also removes the small restaurants that make the area feel special. If you build these towers everywhere then mount pleasant is no longer pleasant. It may as well be Brentwood.</p>	Timothy Adams	Mount Pleasant	