

Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-29	14:52	Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street	Oppose	<p>I have great concerns with the addition of this project.</p> <p>1- The RR zoning that this application is under (and the current ones under construction) are intended for areas with arterial roadways and transit that is more frequent than currently on 33rd Avenue. With or without this project, the area needs the following actions immediately.</p> <p>a. Permanent restriction of parking near any intersection. Parked cars within the vicinity of an intersection make left hand turns extremely dangerous due to a lack of visibility</p> <p>b. Increase the frequency of bus service.</p> <p>c. Remove all parking on 33rd during all hours of the day and convert 33rd to a 2 lane street in each direction.</p> <p>d. Convert cross streets to one way or limit parking to one side of the street on side streets with proximity to 33rd.</p> <p>In many cases, with parking on both sides of the intersecting side streets, there is only a single lane available for 2 way traffic. Thus, in addition to the inadequacy of the current single lane on 33rd in each direction, traffic jams are also being caused because of insufficient flow on the side streets. This needs an immediate resolution. Converting cross streets to one way or limiting parking to one side of the street on side streets with proximity to 33rd should be considered.</p> <p>e. This project is close to Prince Albert. The grade on Prince Albert, near 33rd is extremely dangerous in the winter when icy. The stop sign is repeatedly run over, multiple cars get stuck and City trucks are unable to stop at the stop sign when heading south. On icy days, City trucks go through the stop sign without stopping or else risk getting stuck themselves. I am concerned that we are increasing density in a known high risk area.</p> <p>2- There is a need in the area for larger units for families. The zoning requires minimum 35% of the units to be 2B or larger. Approval should be granted on the basis that this percentage is more than 50% for this project and require some 3B units.</p> <p>3- The area is unable to accommodate additional parking and whether being considered now or in the future, less parking spots will be available. Parking requirements in the building should be at a minimum of 1.25 spaces per unit.</p>	Michael Lightstone	Mount Pleasant	
2025-07-02	11:41	Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street	Oppose	<p>This building and the almost completed building to the west on the same block, will cause a significant change in traffic flow. East 33rd is supposed to to be an east west arterial route for urban flow. Anyone can stand and watch the “parking lot” that 33rd has become from 2pm onwards each day.</p> <p>These re zoning applications seem to only benefit the developer fulfilling the rental requirement in order to have a different project or development location approved.</p> <p>As an interesting side note;</p> <p>The previous public hearing for the building west of this address... the tally of opposed was not correct. Several notes sent were not included. Interesting but certainly disappointing and not a way to encourage community engagement.</p> <p>Thank you for your time.</p>	Kathleen Gutenberg	Kensington-Cedar Cottage	