

File No.: 04-1000-20-2021-268

July 6, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of May 26, 2021 for:

Record of public comments and input for the rezoning application at 3304 Kingsway. Date range: March 1, 2021 to April 29, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-268); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ma

Survey Responses

01 March 2021 - 29 April 2021

3304 Kingsway rezoning application comments

Shape Your City Vancouver

Project: 3304 Kingsway rezoning application



VISITORS

114

CONTRIBUTORS

62

9

Registered

53

Unverified

0

Anonymous

RESPONSES

62

9

Registered

53

Unverified

0

Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Mar 03, 2021 14:56:24 pm

Last Seen: Apr 29, 2021 15:23:36 pm

IP Address: s.22(1)

Q1. Your comments

Love the project, will be great for the area!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Mar 05, 2021 13:22:05 pm

Last Seen: Mar 05, 2021 21:25:07 pm

IP Address: s.22(1)

Q1. Your comments

Exterior design is a bit boring. I like the idea of bike parking, but currently biking isn't well supported by the roads in the area. Kingsway does not have a bike lane, and the sidewalks are usually too crowded to comfortably ride a bike. 41st doesn't have bike lane and the sidewalks are narrow. According to Vancouver's own bike map, the closest bike routes are on 45th street and Vaness Ave.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Mar 13, 2021 13:03:49 pm

Last Seen: Mar 13, 2021 13:03:49 pm

IP Address: n/a

Q1. Your comments

Sure why the fuck not, We all know it's just another Chinese company Coming into ruin the housing prices even more and make another unaffordable suit to live it, s.22(1)
s.22(1) It'll be perfect walking distance to Joyce Callingwood station and all the shops around. The only good thing about this proposal is that it will possibly bring more customers to the shops nearby.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 4

Login: 5.22(1)

Email:

Responded At: Mar 14, 2021 11:51:39 am

Last Seen: Mar 14, 2021 11:51:39 am

IP Address: n/a

Q1. Your comments

I can't tell 100 percent because there's no site plan shown but the set back from the property line seems non existent. There should be increased sidewalk area, and really not much greenery. I'd like them to have some landscaping requirements other than those trees on city property. Quite an eyesore without them. As it's on such a prominent intersection, it shouldn't look so ugly. And set back would help not enclose the area with an ugly looking building. I don't mind I'd you gave them more floor area ratio but require them to set back more for a larger side walk area as that's a busy intersection for pedestrian traffic and vehicle traffic, they should use part of the set back area to put something up preferably green landscaping to detect from the really bad looking exterior of that building. They're being tricky in their computer generated image. They show the buildings adjacent to them to have built over the sidewalk to make them building up to the property line less apparent to the public. Please don't let them build up to the property line with such an ugly building.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 5

Login: s,22(1)

Email:

Responded At: Mar 15, 2021 22:00:52 pm

Last Seen: Mar 15, 2021 22:00:52 pm

IP Address: n/a

Q1. Your comments

I love to see more of these cool building pop up around the city instead of boring 4/6 wood frame condos that have no style or "cool: affect

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 6

Login: 8.22(1)

Email:

Responded At: Mar 15, 2021 22:12:53 pm

Last Seen: Mar 15, 2021 22:12:53 pm

IP Address: n/a

Q1. Your comments

The area could use a refreshing new development and more market rental housing.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 7

Login: s.22(1)

Email:

Responded At: Mar 15, 2021 22:29:46 pm

Last Seen: Mar 16, 2021 17:55:09 pm

IP Address: s.22(1)

Q1. Your comments

This will add much needed rental stock in the city

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 8

Login: 5.22(1)

Email:

Responded At: Mar 15, 2021 22:44:17 pm

Last Seen: Mar 15, 2021 22:44:17 pm

IP Address: n/a

Q1. Your comments

Support the project. It is good for the rental market and surrounding community

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 9

Login: S.22(1)

Email:

Responded At: Mar 15, 2021 22:58:48 pm

Last Seen: Mar 15, 2021 22:58:48 pm

IP Address: n/a

Q1. Your comments

It's a great project and I'm happy to see how it's going to add value to the area.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 10

Login:

s.22(1)

Email:

Responded At: Mar 16, 2021 00:28:18 am

Last Seen: Mar 16, 2021 00:28:18 am

IP Address: n/a

Q1. Your comments

It's not very clear how large is the area that's rezoning. Is it pretty much where 7-11 is? Will the building where Happy Day Cafe, RBC Bank and Kung Fu Noodle are be impacted? That building is still in good condition, it will be a such a pity if it's teared down.

Q2. Your overall position about the application

Mixed

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 11

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 06:38:10 am

Last Seen: Mar 16, 2021 06:38:10 am

IP Address: n/a

Q1. Your comments

Great looking project and adds much needed rental housing during a crisis. I strongly support this great project.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 07:06:28 am

Last Seen: Mar 16, 2021 07:06:28 am

IP Address: n/a

Q1. Your comments

More new rental in this neighbourhood is a great idea! Density in this neighbourhood should be encouraged due to proximity to skytrain and amenities.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 07:43:58 am

Last Seen: Mar 16, 2021 07:43:58 am

IP Address: n/a

Q1. Your comments

Great looking project and fits well within the context of the area. Happy to see more rental being added to the City

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 14

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 07:57:43 am

Last Seen: Mar 16, 2021 07:57:43 am

IP Address: n/a

Q1. Your comments

Great area near a school. Would like to live here but not much available other than expensive detached homes.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 15

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 08:55:30 am

Last Seen: Mar 16, 2021 08:55:30 am

IP Address: n/a

Q1. Your comments

it will be great addition to the neighbourhood.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 16

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 09:02:02 am

Last Seen: Mar 16, 2021 09:02:02 am

IP Address: n/a

Q1. Your comments

I think this is a beautiful building and a nice addition to the area.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 17

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 09:04:25 am

Last Seen: Mar 16, 2021 09:04:25 am

IP Address: n/a

Q1. Your comments

Looks like its going to be a great project, there's not a lot of rental units in the area so this will be great addition to the community.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 18

Login: S.22/11

Email:

Responded At: Mar 16, 2021 09:06:19 am

Last Seen: Mar 16, 2021 09:06:19 am

IP Address: n/a

Q1. Your comments

I think this is a big improvement for this corner and the size and height are appropriate and provide much needed housing.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 19

Login s.22(1)

Email

Responded At: Mar 16, 2021 09:10:11 am

Last Seen: Mar 16, 2021 09:10:11 am

IP Address: n/a

Q1. Your comments

I fully support this project as it is providing much needed rental units walking distance to Joyce station.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 20

Login: s.22(1)

Email:



Responded At: Mar 16, 2021 09:12:18 am

Last Seen: Mar 16, 2021 09:12:18 am

IP Address: n/a

Q1. Your comments

building looks good

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 21

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 09:20:32 am

Last Seen: Mar 16, 2021 09:20:32 am

IP Address: n/a

Q1. Your comments

I feel that this would be a great addition to the immediate surroundings.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 22

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 09:32:34 am

Last Seen: Mar 16, 2021 09:32:34 am

IP Address: n/a

Q1. Your comments

I support this development.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 23

Login:

Email:

s.22(1)

Responded At: Mar 16, 2021 09:45:02 am

Last Seen: Mar 16, 2021 09:45:02 am

IP Address: n/a

Q1. Your comments

Nice to see a old one story convenience store being turned into multiple homes with new retail on the ground floor. This is exactly what this area needs to give it some vibrancy, not just the old decrepit buildings that make up most of that stretch of Kingsway.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 24

Login:

s.22(1)

Email:

Responded At: Mar 16, 2021 09:48:57 am

Last Seen: Mar 16, 2021 09:48:57 am

IP Address: n/a

Q1. Your comments

I wholeheartedly support this development. Every block along Kingsway that is re-developed is a win for the city and the community.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 25

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 09:54:22 am

Last Seen: Mar 16, 2021 09:54:22 am

IP Address: n/a

Q1. Your comments

Looks like a substantial improvement to the neighbourhood

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 26

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 10:14:21 am

Last Seen: Mar 16, 2021 10:14:21 am

IP Address: n/a

Q1. Your comments

Love this project. Much better than the current use of a 7?11

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 27

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 10:28:58 am

Last Seen: Mar 16, 2021 10:28:58 am

IP Address: n/a

Q1. Your comments

Interested to learn more as the project develops.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 28

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 10:48:24 am

Last Seen: Mar 16, 2021 10:48:24 am

IP Address: n/a

Q1. Your comments

Looks like a beautiful building that will look amazing at the corner of Kingsway and Joyce.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 29

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 10:50:27 am

Last Seen: Mar 16, 2021 10:50:27 am

IP Address: n/a

Q1. Your comments

I support this project

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 30

Login: 5.22(11)

Email:

Responded At: Mar 16, 2021 11:20:41 am

Last Seen: Mar 16, 2021 11:20:41 am

IP Address: n/a

Q1. Your comments

The building is a nicely designed, well-scaled addition to the neighbourhood. New retail and rental stock will encourage community growth and interaction.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 31

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 11:23:15 am

Last Seen: Mar 16, 2021 11:23:15 am

IP Address: n/a

Q1. Your comments

Looks like a good use of space! Usually just for cars to drive in and out.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 32

Login: S.22(1)

Email:

Responded At: Mar 16, 2021 12:04:44 pm

Last Seen: Mar 16, 2021 12:04:44 pm

IP Address: n/a

Q1. Your comments

Its a great project to be build , It has my 100% support!

Q2. Your overall position about the application

not answered

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 33

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 12:10:01 pm

Last Seen: Mar 16, 2021 12:10:01 pm

IP Address: n/a

Q1. Your comments

More rental properties are really needed in the city. Many people cannot currently afford a down payment for a property or they are in the process of saving for one. Commercial space is always great for new business in the area and the spaces for bicycles is a welcomed addition.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 34

Login:

s.22(1)

Email:

Responded At: Mar 16, 2021 13:39:03 pm

Last Seen: Mar 16, 2021 13:39:03 pm

IP Address: n/a

Q1. Your comments

The proposed development will add rental housing in a good location close to transit. I support this application.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 35

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 19:12:18 pm

Last Seen: Mar 16, 2021 19:12:18 pm

IP Address: n/a

Q1. Your comments

Excellent project for this location!!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 36

Login:

s.22(1)

Email:

Responded At: Mar 16, 2021 21:04:17 pm

Last Seen: Mar 16, 2021 21:04:17 pm

IP Address: n/a

Q1. Your comments

Affordable rental housing is definitely needed.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 37

Login: s.22(1)

Email:

Responded At: Mar 16, 2021 22:08:19 pm

Last Seen: Mar 16, 2021 22:08:19 pm

IP Address: n/a

Q1. Your comments

This building should be taller with more units, this address is a 5 minute walk to Joyce Skytrain Station, there should be approval for much higher density this close to Skytrain stations

Q2. Your overall position about the application Mixed

Q3. I would like to be contacted about this application in the future Yes



Respondent No: 38

Login: S.22(1)

Email:

Responded At: Mar 17, 2021 09:25:29 am

Last Seen: Mar 17, 2021 09:25:29 am

IP Address: n/a

Q1. Your comments

I am in full support of this application and feel the area needs more market rental and commercial.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 39

Login: 6.22(1)

Email:

Responded At: Mar 17, 2021 09:38:56 am

Last Seen: Mar 17, 2021 09:38:56 am

IP Address: n/a

Q1. Your comments

I am an east van resident and shop in the area regularly. This would add some revitalization to the area and rental housing is always a benefit.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 40

Login: 5.22(11)

Email:

Responded At: Mar 17, 2021 10:47:10 am

Last Seen: Mar 17, 2021 10:47:10 am

IP Address: n/a

Q1. Your comments

The development can bring benefits to the local community.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 41

Login: s.22(1)

Email:

Responded At: Mar 17, 2021 13:35:24 pm

Last Seen: Mar 17, 2021 13:35:24 pm

IP Address: n/a

Q1. Your comments

Seems like a nice addition to the community.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 42

Login: s.22(1)

Email:

Responded At: Mar 17, 2021 16:03:58 pm

Last Seen: Mar 17, 2021 16:03:58 pm

IP Address: n/a

Q1. Your comments

Love the artwork, rooftop patios and curved edge of the building!

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 43

Login: 8,22(1)

Email:

Responded At: Mar 17, 2021 21:15:18 pm

Last Seen: Mar 17, 2021 21:15:18 pm

IP Address: n/a

Q1. Your comments

Public amenities should be included in the building such as childcare and dry cleaning/ alterations as well as affordable eating venues which will replace a long standing restaurant.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 44

Login: s.22(1)

Email:

Responded At: Mar 17, 2021 21:29:14 pm

Last Seen: Mar 17, 2021 21:29:14 pm

IP Address: n/a

Q1. Your comments

I support this project

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this
application in the future

Yes



Respondent No: 45

Login:

Email:

S.22(1)

Responded At: Mar 17, 2021 21:41:26 pm

Last Seen: Mar 17, 2021 21:41:26 pm

IP Address: n/a

Q1. Your comments

Given the immediate area is clustered with market housing, additional rental only units will be very useful in helping with rental unit shortage

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 46

Login: s.22(1)

Email:

Responded At: Mar 18, 2021 09:20:12 am

Last Seen: Mar 18, 2021 09:20:12 am

IP Address: n/a

Q1. Your comments

I support this decision.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 47

Login: s.22(1)

Email:

Responded At: Mar 18, 2021 12:02:12 pm

Last Seen: Mar 18, 2021 12:02:12 pm

IP Address: n/a

Q1. Your comments

The projects design looks to conform to the areas look and feel. Great to see more purpose built rental being built in the community. We need more rental projects in Vancouver. I fully support this project.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 48

Login: s.22(1)

Email:

Responded At: Mar 18, 2021 15:03:24 pm

Last Seen: Mar 18, 2021 15:03:24 pm

IP Address: n/a

Q1. Your comments

Appreciate this corner getting cleaned up. Will there be a coffee shop or other hangout places?

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 49

Login: S.22(1)

Email:

Responded At: Mar 18, 2021 15:09:04 pm

Last Seen: Mar 18, 2021 15:09:04 pm

IP Address: n/a

Q1. Your comments

This development looks like a welcome addition to the area. I like the fact there is commercial space on the bottom to provide services/amenities to the neighbourhood.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 50

Login: 5.22(1)

Email:

Responded At: Mar 18, 2021 16:37:26 pm

Last Seen: Mar 18, 2021 16:37:26 pm

IP Address: n/a

Q1. Your comments

What types of retail business would be considered?

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 51

Login: s.22(1)

Email:

Responded At: Mar 18, 2021 22:16:09 pm

Last Seen: Mar 18, 2021 22:16:09 pm

IP Address: n/a

Q1. Your comments

I support the proposal as there is truly a shortage of housing at the present moment which has led to higher purchase prices and rental pricess.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 52

Login: s.22(1)

Email:

Responded At: Mar 20, 2021 08:29:48 am

Last Seen: Mar 20, 2021 08:29:48 am

IP Address: n/a

Q1. Your comments

Wish you success

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 53

Login: s.22(1)

Email:

Responded At: Mar 20, 2021 18:19:09 pm

Last Seen: Mar 20, 2021 18:19:09 pm

IP Address: n/a

Q1. Your comments

me and my family support this application for rental building i think this area of Kingsway need such a rental building with small unit for young couple also most of commercial retail are very old. now is good time for a change

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 54

Login: S.22(1)

Email:

Responded At: Mar 23, 2021 11:42:23 am

Last Seen: Mar 23, 2021 11:42:23 am

IP Address: n/a

Q1. Your comments

Very good project. I support

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this
application in the future

not answered



Respondent No: 55

Login: s.22(1)

Email: [REDACTED]

Responded At: Mar 23, 2021 17:43:04 pm

Last Seen: Mar 23, 2021 17:43:04 pm

IP Address: n/a

Q1. Your comments

Great location, excited to hear that it's a rental building. The design of the building will give Kingsway and Joyce a refreshed look. s.22(1) the roof top is very appealing s.22(1) The area is great for transportation but it's looking really dull and old s.22(1) down the street from Kingsway and Joyce, s.22(1) s.22(1)

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 56

Login: s.22(1)

Email:

Responded At: Mar 25, 2021 17:09:56 pm

Last Seen: Mar 25, 2021 23:49:29 pm

IP Address: s.22(1)

Q1. Your comments

its ugly

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 57

Login: s.22(1)

Email:

Responded At: Mar 26, 2021 18:15:17 pm

Last Seen: Mar 26, 2021 18:15:17 pm

IP Address: n/a

Q1. Your comments

Excited to see more rental housing housing available in Vancouver. This is a good location for a multi family residence as the lot is very much underutilized and very close to a school,

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

not answered



Respondent No: 58

Login: 5.22(1)

Email:

Responded At: Mar 30, 2021 14:08:30 pm

Last Seen: Mar 30, 2021 14:08:30 pm

IP Address: n/a

Q1. Your comments

This will be a great development for the community.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 59

Login: s.22(1)

Email:

Responded At: Apr 04, 2021 21:43:43 pm

Last Seen: May 30, 2021 20:41:41 pm

IP Address: s.22(1)

Q1. Your comments

- I completely support the proposed height, massing, use, and density at this location, and would actually like to see more - The building's design is really attractive, I appreciate the darker tone, and the incorporation of a public art piece to mark the entrance to the residential space - The curve of the building at the corner of Kingsway and Joyce looks really slick - The rooftop amenity is very well programmed and generous. I think it will be extensively used by future residents - The amenity level below ground, instead of parking spaces, is a great idea. I would like to see it incorporated in other projects going forward - The amount of parking spaces proposed is appropriate given the transit available in the area. The amount of bike spaces, and the bike elevator, are great editions. - It would be nice to see a children's play area, given the number of family sized homes that are proposed. - Given how common buildings of this - height and density are along Kingsway, I don't think this detailed review is necessary. City staff's time, and our tax dollars, could be better spent elsewhere.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 60

Login:

s.22(1)

Email:

Responded At: Apr 04, 2021 23:14:31 pm

Last Seen:

May 31, 2021 03:25:37 am

IP Address:

s.22(1)

Q1. Your comments

- I fully support the height, massing, use, and density proposed - This is an extremely attractive building. It's so refreshing to see something other than the usual monochromatic, typical mid-rise. - Considering the heights of some older buildings in the area, and that there's excellent transit service here, I would support far more height and density at this location - Surely this detailed process isn't needed for a scale of buildings that's common to Kingsway, don't staff and city council have better ways to spend their time? - I appreciate how the East wall has been configured to align with future developments. - Considering the comparative shadow studies, I feel the minor impact to Mel Tobias Plaza is entirely acceptable. - I really like the creative use of the second underground level. Given the ample transit in the area, it's far better utilized for these amenities than parking cars. - The number of bike parking spaces is excellent, and the bike elevator will be well used. - The amount of amenity spaces is really impressive, and well distributed throughout the building. - This will be a huge improvement for this corner from the 7-11 Parking lot, and should help reduce traffic problems at this intersection too. - I like how corner of the building at Kingsway and Joyce is curved. - The artwork is a neat way to mark the lobby entrance. - The light-well on the south is really considerate, not only for these residents, but for future neighbours as well. - The rooftop amenity is very generous, and well orientated to receive sunlight. - It would be nice to see a small indoor amenity on the rooftop to allow for at least a washroom. - Given the number of family-sized homes, a children's play area should be included. - It would be nice to see a response to the 51151 bus stop in the design, either with public art, extra weather protection, or another sort of response in the public realm. - The size of retail spaces are nicer, and should provide a much more diverse experience than the existing 7-11.

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 61

Login: s.22(1)

Email: [REDACTED]

Responded At: Apr 07, 2021 11:28:20 am

Last Seen: May 20, 2021 20:42:14 pm

IP Address: s.22(1)

Q1. Your comments

The proposal is definitely appropriate and has a good scale, but I think it could address the street corner (intersection) better... as the current approach is just bland.

Q2. Your overall position about the application

Mixed

Q3. I would like to be contacted about this application in the future

Yes



Respondent No: 62

Login: s,22(1)

Email:

Responded At: Apr 08, 2021 15:09:32 pm

Last Seen: Apr 08, 2021 22:09:32 pm

IP Address: s,22(1)

Q1. Your comments

N/A

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this
application in the future

Yes