

## Ludwig, Nicole

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**From:** Monty Burt s. 22(1) Personal and Confidential  
**Sent:** Tuesday, May 20, 2014 4:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 3120 - 3184 Knight Street

Dear Mayor and Council:

My wife and I live about a block away from the proposed development of a building at 3120 - 3184 Knight Street and we have some concerns:

--It's too high. The building should be no more than four storeys to fit into the general look of the neighbourhood. This is a residential area, zoned for single family homes, duplexes, homes with in-fill suites, and some townhouses. You would have to head several blocks in any direction to find a high-rise.

--There's not enough parking. There are 51 units proposed with only 23 parking stalls. That means anyone without an assigned stall who has a car, or has a roommate, or has company visiting will be parking on the street. There isn't enough parking available in the area as it is, let alone needing more. We think this will be a strain on the neighbourhood. I realize in some areas of the city, like Gastown or Yaletown, people don't need (or want) a car, but around here it's less likely people will depend entirely on public transit. (Just try to catch a 22 bus on evenings or weekends!)

--It's awkward to get to. Since there is no left turn access at the corner of Knight and East 15th, the proposed building is difficult to access when heading southbound. If you lived there, it would mean driving farther south, up Knight a few blocks to a street with left turn access. Even then, it's a convoluted path back through the neighbourhood to park at the 3120 - 3184 Knight Street location. (We tried it on foot and it was complicated, let alone being in a car with speeding vehicles all around!) Traffic will only get worse with many more people living at that corner.

--Our street will become a traffic bypass. We live on East 14th Avenue at the corner and we are very concerned that nearby Clark Street will become a busy "detour" route as people use that street to drive southbound off Knight, slip onto Clark at the chicane, whip along Clark to East 15th, turn left and cross Knight at the lights. In addition to the increased congestion and noise, we already have a problem with most drivers disregarding stop signs in our area, so we fear it will only get worse.

--Is this the beginning of a string of high-rises on Knight? This is a very real long-term concern for us. Under the CD-1 zoning, will we see high-rise after high-rise pop up along Knight Street so all we have left is a cluster of tall, ugly buildings dropped onto a residential neighbourhood? Also, Knight is a truck route and that means the noise from those heavy vehicles will end up trapped in the corridor created between the high-rises.

In general, we are not opposed to a rental building--I'm sure there are plenty in our neighbourhood--but it's a matter of having a building that suits our area without any serious impact. Therefore, my wife and I feel the zoning should not be amended for the proposed building at 3120 - 3184 Knight Street. Some other more appropriate proposal should be considered.

Please do not hesitate to contact us if you need clarification on any of these points. Until then, thanks very much for considering our concerns.

## Ludwig, Nicole

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**From:** Megan Ashbury s. 22(1) Personal and Confidential  
**Sent:** Tuesday, May 20, 2014 6:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to Rezoning at Knight and 15th Street

Mayor Robertson and Council Members,

I am writing to express my opposition to the Rezoning at Knight & 15th Avenue.

I am opposed to the project for several reasons:

This is NOT a thoughtful development.

The development has lacked any meaningful community consultation.

The City has not done its due diligence.

1. The proposed development will not enhance the inventory of rental housing in Vancouver. The new units are unaffordable (the estimated rents are \$2.50-4.00 per square foot) and will lead to steady turnover, and will not enhance the community. What we need in the neighborhood is affordable housing for singles, families and seniors.

This development is contrasted with Hemlock Court which is affordable, livable and designed with a courtyard, to enhance community. There are 21 units that face each other. Here tonight are some of the residents of Hemlock Court - residents for 10, 15, and 20 years. They have raised their families, formed friendships there.

2. There has been a lack of meaningful community consultation. If the City and developer had properly consulted, it would have identified the extreme traffic hazard that will be created by drivers accessing the proposed development (from an entrance on either Knight or 15th Avenue). Drivers will be forced to access the property from the Clark diversion, 15th, 17th, 18th Avenues and alleys around the property. These routes all have considerable pedestrian traffic, especially children, walking to and from neighborhood schools, and Clark park.

The City has not done its due diligence with respect to Rezoning with a proper analysis of the projects impact on traffic safety.

For these reasons, I oppose the proposed Rezoning.

I was planning to speak at tonight's meeting, but unfortunately, I have delayed by work commitments. I have asked a neighbor to present my comments in my absence.

Yours truly,

Megan Ashbury  
s. 22(1) Personal and Confidential