

5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue (Other)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/09/2021	10:39	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Other	As a resident of the area I'd like to provide two areas of feedback with the hope that city staff and the site developer incorporate them into the final plan for 4426-4464 Knight St and 1406 E 28th Ave. #1 Number of floors - I believe a 5 1/2 story adjustment to the shape of the build would soften the massing and the build's impact it with have in this largely 2-story neighborhood. The immediately adjacent lots East across the ally are still RS-1 zoned lots (unlike the RT-10 zoning on the North side of 28th Ave) and that's a massive differential in zoning to go from RS-1 to a full 6-story building. By either reduce the number of full stories, OR increasing the density allowable between on the lots along the South side of 28th Ave between Knight and Dumfries St. it will less the abrupt change in lot density allowed. #2 On site parking spaces - 27 parking spaces for 72 units seems woefully insufficient. Many of these units could house multiple people with easily the potential for 50+ additional vehicles to clog already busy side streets in the area, including the space that currently supports Selkirk Annex through staff parking and drop off needs. While we all hope to have rapid transit and public forms of transport more readily available, Knight St currently is only served with a bus line and there is no rapid transition line in close proximity to this site. Bottom-line: t would seem that such as small number of 27 parking spots will not serve future residence of the building, nearby school or the neighborhood residence, but rather save the developer additional construction cost and increase their Cap-rate return on their investment. I don't believe increasing investment return should be the goal driving the parking space require. Thank you for allowing comment to be submitted in advance and for the staff dedicated to review and incorporating all forms of feedback regarding 4426-4464 Knight St and 1406 E 28th Ave.	Reto Camenzind	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
09/16/2021	12:02	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Other	Hello, I apologize that I missed the public hearing about this but I wanted to make a note. In the event that the construction of the new buildings will lead to us being unable to access the alley behind our homes, that will present a difficulty as the area is already very crowded for street parking since it is on a popular sports field. Moreover I have an electric car which I need to plug in to charge at night'. Very difficult if I can't find parking anywhere near my house Myself and the residents that currently use the back alley to access our parking pads would like to ask the city to consider instituting 'resident only' parking on E. 27th Ave. for the duration of the construction project. Please let me know if this is something that you would consider doing	Kristen Gagnon		Kensington-Cedar Cottage	No web attachments.