

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/20/2021	20:13	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	In favour of this project which will bring more units online which the city needs	Jason Mosberian	s. 22(1) Personal and Confidential	Downtown	No web attachments.
09/20/2021	21:29	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	As a life long Vancouverite who grew up in in East Van and South Van, with family who still live in that part of the city, I understand the importance of having adequate, affordable rental housing to support a growing local population and a place for families to raise kids. The lack of high-density housing in these traditionally residential areas with primarily single family homes create a supply squeeze and drive up rent prices for blue collar families who are least able to afford it, and reduces tenant rights as landlords have all the leverage. I think the rental project proposed at 4426-4464 Knight Street and 1406 East 28th Avenue would help to alleviate that pressure and provide much needed inventory to the market in that area of the city. Alliance Partners is an experienced real estate developer with community-oriented values, driven by people with integrity and a vision for creating high quality projects for people to live and work in. I am in support of their re-zoning application because these projects will be well built, fairly priced to market conditions and provide quality homes in an area where people want to work, live and play. In order for the City of Vancouver to grow and thrive given the limited physical space suitable for development , we must approve of more higher density projects such as these to ensure everyone has fair and equitable access to affordable housing.	Gary Li		Downtown	No web attachments.
09/20/2021	21:32	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	' 72 units of purpose-built pet-friendly rental homes to add to the rental housing supply; ' 10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Knight and Kingsway; ' 36% are family-sized homes with 2 or more bedrooms; ' Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services; ' There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site.	Jonross Fong		Kerrisdale	No web attachments.
09/20/2021	21:34	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site.	Kelvin		Unknown	No web attachments.
09/20/2021	21:42	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Excellent for the local community and exactly what Vancouver needs	Karim Merali		Downtown	No web attachments.
09/20/2021	21:47	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I am in support of this project. Thank you.	Jose Lopez		I do not live in Vancouver	No web attachments.
09/20/2021	21:52	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I'm in favour	Natasha		Unknown	No web attachments.
09/20/2021	22:04	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	This will add more rental properties to the market which is what vancouver needed the most in order to help easing the high rental rate. The proposed project also have home-bases business which also suits the current trend of working from home plus helping young families with child care while working at home.	Vicky Kao		Unknown	No web attachments.

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09/20/2021	22:31	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Support	Carissa Jakubec	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
09/20/2021	22:48	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Knight and Kingsway; ' 36% are family-sized homes with 2 or more bedrooms; ' Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services; ' There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site.	Steven Co		Downtown	No web attachments.
09/21/2021	00:33	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I am in support of this project. This is a much needed building in the area as it serves the young professionals, students, and young families who are looking to live in Vancouver with affordable rents. I would love to see this project get built.	Linh Nguyen		Unknown	No web attachments.
09/21/2021	03:04	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	This project would be a great help to residents of Vancouver and hopeful residents wanting to live in Vancouver. Vancouver certainly could use more affordable housing options like this project. For the benefit of Vancouver residents, this project would not only increase livability in the city, but also make it possible for people to afford living in the area. It would be a mistake for the city to not approve this project.	David Lee		Mount Pleasant	No web attachments.
09/21/2021	07:17	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I highly support the proposed development. t provides a great opportunity for development, modernizing an important residential area. There is no displacement of family units in the area, and it provides opportunity for retail locations as well as family housing. This development provides residents with the opportunity to live in an increasingly vibrant area with access to sustainable transportation. Vancouver needs to provide its residents with great housing in a city that is facing concerns around pace of development and affordability. Projects like this help tackle those issues.	Marco Peghini		Unknown	No web attachments.
09/21/2021	07:55	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Beneficial to have additional housing for the community	Angela Lai		Downtown	No web attachments.
09/21/2021	08:16	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Proposal benefits: ' There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site. ' 36% are family-sized homes with 2 or more bedrooms ' 10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Knight and Kingsway ' Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services ' 72 units of purpose-built pet-friendly rental homes to add to the rental housing supply	Navdeep Sekhon		I do not live in Vancouver	No web attachments.

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09/21/2021	08:51	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	As a resident s. 22(1) Personal and Co-area I support the proposed rezoning and development. The design is attractive, modern and I really enjoy the proposed mural. We have a rental suite in our house and I have first hand experience on how tight and competitive the rental market is for people in the area. Whenever our suite comes available we are overwhelmed with families and people wanting to secure rentals in the area. I would of spoken in support at the live meeting but unfortunately I cannot attend due to family commitments.	Garth White	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/21/2021	08:53	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services	Helen Lam		Mount Pleasant	No web attachments.
09/21/2021	09:20	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	This is a great project as it will include much needed rental housing. As a renter myself it's nice to see more of these projects being developed but the City of Vancouver needs to speed up the process as they are not being built quick enough. With the ongoing pandemic, it's great to see live-work options to accommodate for the at-home working needs of a lot of people considering this transition for people like myself who are not going to the office as much. Also with different modes of transit being so important I feel this project is well-positioned to allow for a variety of ways to get around the City and to use local amenities. Thanks, Justin	Justin Chiu		Riley Park	No web attachments.
09/21/2021	11:42	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I support the creation of the 72 units of purpose-built pet friendly rental homes to add to the rental housing supply Excellent plan for the 10 ground -oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Kingsway and Knight St Diversity in housing options brings diversity and richness to a community since it is close to schools , parks , the Kensington CC, a library and transit.	Judy Fong		Oakridge	No web attachments.
09/21/2021	11:59	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	My father has a small business in this area for the last 20 years and I am in support of this proposal. It is consistent with the City of Vancouver's objectives and policies regarding affordable and family housing, transit oriented communities and sustainability. As someone who has witnessed the area change over the years, it is clear that more housing is needed for all income levels. This will help strengthen the backbone of Vancouver and keep people living and working in the City. Thank you!	Steven Co		Downtown	No web attachments.
09/21/2021	12:02	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I am supportive of this project due to the following reasons: 1) creation of 72 units of purpose-built rental homes to add to rental supply 2) creation of 10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the existing commercial centre at Knight and Kingsway 3) 36% of units will be family-sized homes with 2 or more bedrooms 4) Supports the creation of complete communities and the use of sustainable transportation options, as this area is well-served by existing transit and nearby bike routes, and it is walking distance to schools, parks, shopping and services 5) There is no displacement of existing purpose-built rental as there are currently just 3 single family homes on site Thank you for your consideration of the above.	Darren Lindenberger		Fairview	No web attachments.
09/21/2021	13:30	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Hello, I am writing in support of the proposed development at this site. I believe the proposal will be a great addition to the area. The rental homes will add to rental supply and the live/work units will be great for small businesses. We need to continue to densify this area of Vancouver if housing is going to become more affordable, and this is a great step in that direction. Thanks, Omar	Omar Rawji		Downtown	No web attachments.

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09/21/2021	13:47	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I grew up in Vancouver and have moved around from place to place within the city since then. As a millennial, housing options have always been tough in Vancouver (especially when my partner and I are starting to plan for having kids). So it would be great to see the city provide affordable housing solutions to areas like this where young couples can start their family. The proposed location is super convenient and the design looks appealing/suitable for folks such as myself.	Bee Chenny	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
09/21/2021	13:53	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Dear Mayor Stewart and Council, I strongly support this proposal and the desperately-needed 72 pet-friendly rental homes of varying sizes that it represents. To illustrate this project's strengths, it is instructive to compare it to the proposed new Secured Rental Policy. This is for 3.1 FSR at 6-storeys, which, compared to the 2.2 FSR max for market rental in the SRP, delivers: 1. More homes: 41% more floor-space means more homes in more sizes, helping to address the shortage. 2. Complete Communities: live/work units, plus higher population to support nearby grocers/shops & transit, will help achieve complete & sustainable communities. 3. Childcare: \$240k to support nearby childcare spaces. This \$240k surplus also means that the policy has a feasibility buffer, fees that could be reduced if construction costs increase for future projects. 4. Other public benefits: An additional \$1.4 million of DCLs for utilities, amenities, & affordable housing. DCLs will be lower for SRP, projects may not 'pencil' at all, or they may require waiver of the city-wide DCL. 5. Process: Staff expect the SRP to reduce the rezoning timeline by 3 months. But a policy in hand is worth two in the bush, and the SRP is still not accepting applications even though its pilot period is more than halfway expired. 6. Displacement: building more new market-rate homes on lots with few or no tenants will reduce eviction pressure on existing rental homes, by reducing the financial incentive to renovate or redevelop. The SRP is still much better than renovation or redevelopment without rezoning, and invokes the TRP policy benefits, but 41% more homes on top of that is much better still. In summary, this proposal is in most ways better than what Council can, eventually, expect to see for low-rise rental in RS/RT zones going forward. While it is not encouraging to see a step backward when Council has so recently made a commitment to significantly reduce emissions by 2030, approving this application is all the more critical due to these challenging forthcoming circumstances. Sincerely, Owen Brady	Owen Brady		Hastings-Sunrise	No web attachments.
09/21/2021	14:04	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Excited to see more pet friendly rental inventory coming and also love to see the live/work spaces on the ground level! I think these would be great for the neighbourhood!	Andrew Wan		Unknown	No web attachments.
09/21/2021	14:23	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	secure rental homes that this project will contribute to rental supply in East Vancouver. East Vancouver needs more rental housing options in order to maintain it's welcoming, and diverse community of residents. With a predominant supply of single detached homes, which are unaffordable for so many, this will not be the case. The average cost of owning a home in Vancouver has increased by 14% since last year. It is increasingly more difficult for new	Krzysztof Plesik		Fairview	No web attachments.
09/21/2021	14:34	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Here are some of the proposal benefits: ' 72 units of purpose-built pet-friendly rental homes to add to the rental housing supply; ' 10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Knight and Kingsway; ' 36% are family-sized homes with 2 or more bedrooms; ' Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services; ' There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site.	Kelsey Lopes		Unknown	No web attachments.

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09/21/2021	14:40	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I support the proposed development on the above site as it will add more rental homes for families that are unable to purchase a home now. The rental units will allow seniors or families that are planning to sell their home to stay in this area. We are also in need of ground units that will service the growing population ie coffee and or sandwich shops, insurance agencies etc. Knight street already has a transit system to service occupants of this proposed site. This will help to reduce exhaust emissions. Overall this project will allow 72 families to call this site home as opposed to only 3 single families that currently occupy this site.	abbott fong	s. 22(1) Personal and Confidential	Oakridge	No web attachments.
09/21/2021	15:13	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	These types of dwellings are vital to the future of Vancouver. I feel the details within this proposal are essential to this neighbourhood and many others.	Dustin Timms		Oakridge	No web attachments.
09/21/2021	16:16	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	' 72 units of purpose-built pet-friendly rental homes to add to the rental housing supply; ' 10 ground-oriented live/work units to support small home-based businesses and provide a gentle commercial transition from the commercial centre at Knight and Kingsway; ' 36% are family-sized homes with 2 or more bedrooms; ' Supports the creation of complete communities and the use of sustainable transportation options, as it is well-served by transit and nearby bike routes, and it is walking distance to schools, parks, shopping, and services; ' There is no displacement of existing purpose-built rental as there are currently 3 single-family homes on site.	Angel Du		I do not live in Vancouver	No web attachments.