

CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	20:28	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I encourage Council to follow the recommendation of staff to refuse the application for the following reasons:</p> <p>This site is not located in any area designated by the Vancouver Plan for a development of this density.</p> <p>The proposed height is double the height envisioned in the Vancouver Plan for neighbourhood centres.</p> <p>Planning for neighbourhood centres has not yet begun. Approving this application would set an unrealistic and unwelcome precedent for development in these areas,</p> <p>Eight levels of underground parking on this very small site, accessed from E. 24th Avenue, would create traffic problems both inside and outside the building.</p> <p>The bike storage units along King Edward Avenue at ground-level do not activate the public realm.</p> <p>All units are strata, with no affordability provisions</p> <p>As staff has pointed out, there is no policy currently or in the foreseeable future that would justify this development.</p>	Jeanette Jones	Kensington-Cedar Cottage	

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2025-07-08	23:53	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Subject: Objection to Proposed Rezoning and High-Rise Development on Knight Street</p> <p>To Whom It May Concern,</p> <p>I am writing to formally oppose the proposed rezoning and construction of a high-rise building along Knight Street, based on the following critical points:</p> <p>Safety Concerns</p> <p>Knight Street is a vital corridor, heavily utilized by large trucks and trailers, creating constant traffic flow. The introduction of a high-rise structure will exert significant stress on the ground and foundational integrity of the area. Over time, this increased pressure, combined with persistent heavy traffic, risks serious degradation of the infrastructure, which could compromise public safety both in the immediate and foreseeable future.</p> <p>Increased Traffic and Accident Risk</p> <p>A high-rise development will inevitably bring a large influx of residents, exacerbating the already heavy traffic on Knight Street. It is important to note that the intersection at Knight and King Edward has a notably higher rate of accidents compared to others in the area. Increasing the population density will heighten risks for both drivers and residents alike.</p> <p>Impact on Neighborhood Character</p> <p>The surrounding neighborhood primarily consists of single-family homes and low-rise buildings, with most structures between 4 to 6 stories, and only a few reaching 14 stories. A proposed 28-story building is grossly out of scale with the current urban landscape, disrupting the aesthetic harmony and blocking light and views. Residents already endure significant noise pollution from Knight Street, and further loss of sunlight will greatly diminish the quality of life in the area.</p> <p>Negative Effects on Community Dynamics</p> <p>This neighborhood is home to a large population of seniors and families with children, who rely on the existing peaceful environment. The sudden introduction of 500-1,000 new residents will overwhelm local resources and amenities, diminishing the quality of life and putting a strain on community services, which are already limited.</p> <p>Increased Crime and Safety Risks</p> <p>With a surge in population density, there is a corresponding increase in security concerns. The area is already experiencing a rise in incidents such as car break-ins and theft, and additional population growth will likely exacerbate these issues, further endangering the safety of current residents and businesses.</p> <p>For these reasons, I strongly urge the city to reconsider this rezoning application and the development of a high-rise building on Knight Street. The safety, wellbeing, and character of this community must be preserved.</p> <p>Thank you for your attention to this matter.</p>	Brandon Li	Kensington-Cedar Cottage	

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2025-07-08	23:55	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Subject: Objection to the Proposed High-Rise Development Rezoning on Knight Street</p> <p>Dear City Planning Committee,</p> <p>I am writing to express my strong opposition to the proposed rezoning application that would allow for the development of a high-rise building along Knight Street. After careful consideration, I believe this project poses significant risks and challenges to the community for the following reasons:</p> <p>Infrastructure and Safety Risks Knight Street is a major arterial route, frequented by heavy trucks and constant traffic. A high-rise building would place excessive strain on the area’s infrastructure. The increased load from such a large structure, combined with the daily movement of heavy vehicles, could lead to long-term damage to the foundation and roadways, presenting serious safety hazards to residents and commuters.</p> <p>Worsening Traffic and Accident Risk The addition of a high-density residential building would inevitably intensify traffic congestion along Knight Street, especially near the already dangerous intersection at King Edward. This intersection is known for a higher frequency of traffic accidents compared to others in the area, and bringing in more residents would only increase the potential for collisions, endangering both pedestrians and drivers.</p> <p>Neighborhood Aesthetic and Environmental Impact The existing neighborhood is primarily composed of low-rise buildings, ranging from 4 to 6 stories, with very few structures exceeding 14 stories. A 28-story building would drastically alter the character of the neighborhood, overshadowing homes and blocking access to sunlight. The current residents already endure significant noise pollution from Knight Street, and the construction of such a large building would only exacerbate these challenges while taking away valuable natural light.</p> <p>Community Disruption The proposed development would significantly alter the dynamics of a community that consists largely of seniors and families with young children. Introducing hundreds of new residents would create an imbalance, straining local resources, and disrupting the peaceful atmosphere that the current residents cherish. This influx of new residents could also diminish the quality of life for existing families, as access to services and amenities would become increasingly limited.</p> <p>Increased Crime and Security Concerns With an increase in population density comes a higher likelihood of security issues. The area has already seen a rise in car break-ins and thefts, and the introduction of a large number of new residents could further escalate these problems. It is crucial to consider the long-term impact on community safety and ensure that any development does not compromise the well-being of current residents.</p> <p>Given these concerns, I respectfully urge the city to reject this rezoning proposal and prioritize the safety, character, and well-being of the Knight Street community.</p> <p>Thank you for your time and consideration.</p>	Peiyan Wu	Kensington-Cedar Cottage	

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2025-07-08	23:58	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Subject: Formal Objection to Rezoning Application for High-Rise Development on Knight Street</p> <p>Dear Rezoning Review Committee,</p> <p>I am writing to voice my firm opposition to the proposed rezoning and high-density development at Knight Street and East 24th Avenue. As a long-term resident of this neighborhood, I am deeply concerned about the serious implications this project poses in the following key areas:</p> <p>Structural and Public Safety Concerns Knight Street is a critical transportation artery, heavily used by commercial trucks and freight vehicles. Introducing a 28-storey structure along this corridor raises significant concerns about foundational stability. The cumulative vibrations and stress from high volumes of heavy traffic may accelerate wear on both the building’s foundation and the surrounding infrastructure, creating long-term safety risks for both residents and commuters.</p> <p>Increased Congestion and Traffic Risk This development would drastically increase the local population, leading to more vehicles entering an already congested traffic route. The intersection of Knight Street and King Edward Avenue is already a high-risk zone for collisions. Adding hundreds of new residents would only heighten the danger, putting both pedestrians and drivers at further risk.</p> <p>Disruption to the Established Urban Form The surrounding community is composed of low- to mid-rise buildings, generally between 4 and 6 storeys, with only a few exceptions under 14 storeys. A sudden vertical leap to 28 storeys will severely disrupt the visual and environmental harmony of the area. It would cast significant shadows, reduce natural light for nearby homes, and erode the neighborhood’s character—elements that residents deeply value.</p> <p>Negative Impact on Vulnerable Residents This is a family-oriented and senior-populated community that depends on a calm and balanced environment. The sudden influx of 500–1,000 new residents risks overwhelming local infrastructure, community services, and public spaces. For seniors and young families alike, this change could diminish quality of life and reduce access to already limited communal resources.</p> <p>Safety and Social Stability Risks A higher population density often correlates with increased instances of property crime and disturbances. Our neighborhood has already experienced rising incidents of car break-ins and petty theft. A development of this magnitude, if not accompanied by substantial investments in community policing and public amenities, could lead to further deterioration in safety and livability.</p> <p>For all these reasons, I respectfully urge the City to reject this rezoning application. The scale and nature of this project are incompatible with the physical, social, and environmental context of our neighborhood.</p>	HZAK Li	Kensington-Cedar Cottage	

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2025-07-09	00:01	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Subject: Formal Letter of Opposition to Rezoning and High-Rise Development Proposal at Knight Street and E 24th Avenue</p> <p>To the City of Vancouver Planning Department,</p> <p>I am submitting this letter as a formal objection to the proposed rezoning and construction of a 28-storey mixed-use building at 4001–4009 Knight Street and 1348 E 24th Avenue. While I understand the city’s goals of densification, this particular project raises several significant concerns for our community:</p> <p>Foundational and Infrastructure Risk Knight Street functions as one of Vancouver’s key transportation corridors, frequently trafficked by large trucks and industrial vehicles. This level of constant pressure has long impacted road stability. Introducing a high-rise development in this location could place undue strain on the ground and adjacent infrastructure, posing structural and safety risks that may escalate over time due to ongoing heavy traffic.</p> <p>Traffic Overload and Safety Hazards The proposed increase in residential units would lead to higher vehicular volume in an already congested area. The intersection at Knight and King Edward is well known for its accident frequency. Bringing in a large number of new residents will only compound this issue, raising the likelihood of traffic collisions and making the area less safe for both drivers and pedestrians.</p> <p>Incompatibility with Existing Built Form The existing neighborhood primarily consists of detached homes and low- to mid-rise buildings. The introduction of a 28-storey tower would dramatically contrast with the established urban scale, blocking daylight, disrupting views, and negatively affecting the neighborhood’s livability. Current residents already contend with traffic noise, and a structure of this height would add environmental stress in the form of reduced sunlight and increased shadowing.</p> <p>Community Imbalance and Service Pressure This area is home to many seniors and young families who depend on a stable and quiet residential environment. Injecting such a large influx of new residents risks overwhelming local services, parks, and facilities. The resulting imbalance would erode the sense of community and reduce the quality of life for existing households, particularly for vulnerable groups.</p> <p>Public Safety and Social Strain We are already seeing a rise in petty crime, such as theft and break-ins, in the neighborhood. Increased density without corresponding investments in safety measures, security, and support services could exacerbate these problems. It is vital that any development prioritizes not just housing, but the overall security and wellbeing of the community.</p> <p>For these reasons, I respectfully request that this rezoning application be denied. While I support thoughtful development, it must be context-sensitive and aligned with the needs and limits of the existing neighborhood.</p>	AK LI	Kensington-Cedar Cottage	

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2025-07-09	13:30	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I am opposed to the proposal for a 23 storey development in this location. This proposal is not in keeping with the Vancouver Plan. Allowing such a precedent-setting deviation from the Plan has at least two problems; it opens up City-wide Wild West speculation which could drive housing prices even higher, and it deprives existing residents of predictable and stable home neighbourhoods.</p> <p>If this rezoning is approved, more residents will lose faith in this Council. I note that staff recommends rejection of this rezoning application. I hope that Council will put the interests of low income home buyers and existing residents before those of investors and developers by rejecting this rezoning application.</p>	Mary Boulanger	Kensington-Cedar Cottage	