

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-20	18:24	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	This proposal is outrageous. Density is important, but a 23-storey condo tower will contribute to rather than help our housing crisis. We need affordable units, not more expensive condos. Other recent developments in the area are keeping with existing building heights and anything built on this lot should as well. The 25 King Edward bus route and the 22 Knight route are often full at this intersection, leaving commuters waiting on the side of the road, a problem that will only get worse with such a large increase in residents.	Laura How	Kensington-Cedar Cottage	
2025-06-21	19:14	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>23 storeys is a huge, huge, increase in height from any other building in this area. I understand the need for residential units and child care and am in favour of some densification, but this is too much. It will affect both sunlight into people's apartments on the east side of the street (which affects mental health) and will completely change the skyline and topography of the area.</p> <p>PLEASE make the building shorter to be more in line with current buildings and the neighbourhood. This is not downtown or the Broadway corridor and should be treated differently. You can build more buildings elsewhere to more gently densify than build 23 storeys! Just stay in line with what is already the max which seems to be about 15 storeys from 4028 Knight street or even 8 if you look at 4078 Knight.</p>	Ellie Roff	Kensington-Cedar Cottage	
2025-06-22	17:27	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>The building height far exceeds what is currently being completed alongt he Kingsway corridor. The density along Kingsway calls for roughly 13-15 storey. This development far exceeds that at 24 storey according to the package. This building will not fit with the neighborhood nor will it fit with height of the current towers. There is plenty of space along the Kingsway corridor for development and so this project should be be allotted such height regardless of the FSR. I do not understand how a project of such height in this neighborhood has made it this far in the process. It is disappointing to see council not accurately consider the precedent in the neighborhood. Increased housing can be achieved without densification of a single street corner.</p> <p>Additionally, the projects response the the green building policy for rezoning and the rainwater management bulliten (based on available documents) is severely lacking with no description addressing the policies. These policies protect the surrounding communities and the residents of the new project.</p> <p>I have extensive experience rezoning in the city of Vancouver, specifically under the green building policy for rezoning. A project package such as this would have been readily rejected by the previous council for not meeting basic requirements.</p>	Tyler Davis	Kensington-Cedar Cottage	
2025-06-23	11:23	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	This proposed height design does not suit this area of residential design.	Gord Longden	Grandview-Woodland	
2025-06-25	17:17	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I am very happy to learn that the the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the rezoning. I am a homeowner on the 1300 block of East 24th Ave and would be directly impacted from the development. I am in agreement with all the reasons as outlined not to accept the project as it does not consider the neighborhood, traffic congestion and limited parking that already exists. I have followed the rezoning and project since it was first announced and was highly opposed to it going ahead from the outset.</p>	Robert Sakashita	Kensington-Cedar Cottage	

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2025-06-27	11:02	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>1. Existing zoning and density. Some communities in Vancouver have zoning regulations that restrict building heights and densities, reflecting a desire to preserve the existing character of the neighborhood.</p> <p>2. Impact of high-rises on neighborhoods anesthetics, sunlight access, privacy, blocking a view, and overall sense of community.</p> <p>3. Infrastructure strain. High rise can place a strain on existing infrastructure including roads, public transportation, school, and Healthcare facilities, Senior facilities. The current site under zone C-2 and RM-1N, and under Vancouver Plan. Not Transit Oriented Area.</p>	Daniel Chiam	Kensington-Cedar Cottage	
2025-06-28	09:44	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>This rezoning proposal is far in excess of any height or density ever contemplated for this site, under existings plans and under the upcoming Vancouver Plan.</p> <p>Please take the recommendations from staff in the referral report and refuse this application. Staff have provided a detailed list of reasons why this proposed condo development is a non-conforming application.</p>	Stephen Bohus, BLA	Grandview-Woodland	
2025-06-30	14:44	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>As an owner at 4078 Knight Street I am in opposition of the proposed development. It is too tall & will block both the view and the light to most of the suites in my building which face to the West. It will increase the density too much for the area. The traffic along Knight Street & Kingsway is already very noisy & constant, especially from the Semi-trucks. More people in the area means more traffic. There will be much less street parking- people DO STILL DRIVE CARS!! Will the building have more than 1 parking space per unit? If not, then that is another reason I oppose. Is there enough room at the schools in the area to accommodate children that will inevitably live in the building? I dont feel the proposed building fits with the neighborhood in size, design or location.</p>	Laura Simpson	Kensington-Cedar Cottage	
2025-07-02	14:08	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>KingEdward and Knight Street corridor is heavily congested as it is. Increasing Strtata residential units would heavily impact the congested infrastructure. We already have a problem with trucks on Knight Street from the Port of Vancouver.</p> <p>Some of the streets have been converted to cycling route impacting driving on Kingsway to King Edward off of Dumnfries which has negatively affected driving and safety.</p>	Vickey Sahota	Kensington-Cedar Cottage	

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2025-07-02	20:46	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Hello</p> <p>I'm sorry that I won't be available to speak in person, but do find that these hearings are often scheduled in the summer months when neighbours are away.</p> <p>This development is completely out of scale with anything around it. It is not on a major transit line, and the child care facility it is offering is not enough for what they get in return. It is one thing to offer space, and another to run it where they know they can staff it. Having space does not guarantee any success for that.</p> <p>I hope council will see that the height of this building and the rezoning that it will need is not in the best interests of the neighbourhood, or city.</p> <p>Affordable housing would be more welcome here.</p> <p>Thank you</p> <p>Heather Imrie</p>	Heather Imrie	Kensington-Cedar Cottage	
2025-07-02	21:31	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Staff have recommended this rezoning be refused. I urge the Mayor and Council to reject the proposed rezoning at 4001 Knight. The project is too tall and dense for this location, lacks proximity to rapid transit, and does not align with City policies. It also lacks sufficient public input. I strongly oppose any consideration to approve or refer it back to staff. I am opposed to this rezoning.</p>	Grace MacKenzie	Kensington-Cedar Cottage	
2025-07-03	08:34	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I oppose because:</p> <ul style="list-style-type: none">* It's not in a Transit-Oriented Area nor a Rapid Transit Area.* The proposed 23-storey height exceeds the 6–12 storey limit outlined in the Vancouver Plan and this is a future Neighbourhood Centre.* There is no rental or below-market housing.* The proposed height would set a precedent for excessive height and density outside of approved high-density zones. <p>The Vancouver Plan designates this site as within a future Neighbourhood Centre, which are envisioned to allow up to six storeys on local shopping streets (to maintain solar access) and 12 storeys within a block or two of these shopping streets. The proposed height of 23 storeys is double those heights envisioned in the Vancouver Plan.</p>	Cylia Wong	Kensington-Cedar Cottage	
2025-07-03	20:28	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Hello city council, I am a resident on E 24th Ave right across the street from where this development would take place. I am concerned about the amount of traffic that this would cause in an area with an already very busy intersection. Additionally it is far from a Skytrain station, and I believe a development of this size would be better suited for an area with mass transit connections. The 19, 22, and 25 buses currently get stuck in traffic quite frequently, and my fear is that this development could make transit access even worse for the residents of the neighbourhood. This could also negatively affect the availability of street parking in the area, and could potentially disrupt the views of the mountains along Knight Street.</p> <p>I am all for more housing, but I don't believe this is the right area for this kind of development.</p>	Paul Miiller	Kensington-Cedar Cottage	

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2025-07-04	12:08	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I am writing to formally oppose the proposed rezoning for the development of a 24-storey mixed-use building in our neighborhood. This project is fundamentally out of scale with the existing community and raises serious concerns regarding the impact on local residents and infrastructure.</p> <p>The proposed tower’s height far exceeds those of surrounding buildings, resulting in a structure that is not consistent with the established neighborhood character. The significant increase in density will inevitably lead to considerable negative consequences, including increased traffic congestion, overburdened roadways, and heightened demand on already limited community resources such as after-school care programs, community centers, and utility services.</p> <p>As a resident of this area, I can attest that we currently face challenges with heavy traffic volumes, insufficient neighborhood parking, and limited access to daycare and afterschool programming. Although the proposal includes a daycare facility, the provision of only 37 spaces is grossly inadequate to meet the needs of the area including the additional 233 residential units within the building. This shortfall will likely exacerbate the existing strain on childcare services in the region.</p> <p>In light of these concerns, I urge the planning authorities to reconsider this rezoning application, taking into account the significant negative impacts on community infrastructure, neighborhood character, and quality of life for current residents.</p>	Cory Farquharson	Kensington-Cedar Cottage	

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2025-07-04	12:13	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Dear Members of the Planning Committee,</p> <p>I am writing as a concerned resident of the Kensington Cedar Cottage Neighbourhood and homeowner on East 24th Avenue to express my strong opposition to the proposed development project located at 4001-4009 Knight Street & 1348 East 24th Avenue, which includes 233 strata residential units and a 37-space childcare facility.</p> <p>The height and density of this proposed building are entirely inconsistent with the existing low-rise character of our community. Our street is comprised predominantly of single-family homes, many of which have already been densified with multiple occupants per residence —commonly housing 2 to 6 people and averaging 2 to 3 vehicles per household. Most homes do not have garages, and even those that do often use them for storage or other purposes, resulting in heavy reliance on already limited street parking.</p> <p>The current plan does not require the construction of an underground parkade, which is deeply troubling given the scale of the development. Hundreds of new residents and daily users of the childcare facility would further overwhelm on-street parking, which is already near or at full capacity. This situation would undoubtedly lead to severe parking shortages, spillover into adjacent streets, and increased tension among residents.</p> <p>Additionally, the increase in traffic and congestion poses significant safety risks, especially to children who walk, bike, or play in the neighborhood (including my own). The influx of vehicles would compromise visibility and road safety in an area already strained by limited infrastructure.</p> <p>We are not opposed to development, but it must be done in a way that is contextually appropriate, respects the existing community character, and addresses the real impacts on infrastructure and livability. A project of this scale, without sufficient on-site parking and traffic planning, is simply not compatible with the realities of our neighborhood.</p> <p>I urge the City to reconsider this proposal and require meaningful revisions that address building height, density, parking, and traffic concerns before any approval is granted.</p> <p>Thank you for your attention and for considering the voices of residents who will be directly affected by this decision.</p> <p>Sincerely, Kelsi Farquharson</p>	Kelsi Farquharson	Kensington-Cedar Cottage	

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2025-07-04	14:01	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Dear Members of the Planning Committee,</p> <p>I am writing as a concerned grandparent who regularly visits my grandchildren who live on East 24th Avenue, just steps away from the proposed high-rise development at 4001-4009 Knight Street & 1348 East 24th Avenue to express my strong opposition to the proposal.</p> <p>The scale of this project is simply not appropriate for this quiet, family-oriented neighborhood. The building's height and density are out of step with the character of the surrounding area, which consists mostly of single-family homes that the City has already allowed to over densify. Many of these homes now have multiple occupants—often 2 to 6 people—with an average of 2 to 3 vehicles per household.</p> <p>As someone who drives in to help with childcare for my grandchildren several times a week, I can say firsthand that parking is already a major challenge. Most of the homes on the street do not have garages, and even when they do, residents often park on the street, leaving very few available spots for visitors like myself. The fact that the proposed development does not require an underground parkade is deeply concerning. Adding hundreds of new residents, plus daily traffic from the childcare facility, without sufficient on-site parking will make an already difficult situation even worse.</p> <p>Beyond the inconvenience, there are serious safety concerns. Increased traffic and parked cars make the streets more congested and reduce visibility—posing risks to children who walk, bike, or play in the area. This is a neighborhood where kids should feel safe to be outside, and adding this level of congestion threatens that.</p> <p>I fully support thoughtful, community-appropriate development—but this proposal does not meet that standard. I urge you to consider the real-world impacts on parking, traffic, safety, and quality of life before approving a project of this size and intensity.</p> <p>Thank you for your consideration in this matter,</p> <p>Sincerely, Lorraine Dowty</p>	Lorraine Dowty	I do not live in Vancouver	
2025-07-05	14:07	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>This rezoning application should be refused. It is not in keeping with the densities for neighbourhood centres in the Vancouver Plan. Planning for neighbourhood centres has not yet started so this is very premature. Approval of this application will undermine stability and encourage land speculation in land markets in proposed neighbourhood centres throughout the city.</p> <p>Please vote against this application.</p>	Jan Pierce	Kitsilano	

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2025-07-07	17:09	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>I am opposed because this building does not offer any rentals, any rentals below market value or ownership below market value, this will be affordable for rich people in this city to get richer by renting out their at market properties. We are not on a transitway zone for high density residential as this is not near a train station, it is zoned for 3-6 storeys. The bus line is already full every day and would be unable to accommodate hundreds of additional passengers from this building. The commercial loading zone is on a narrow residential street. The childcare centre only helps a maximum of 35 families as they will only accept 35 children but there is no community service for the entire community which is a requirement of the city.</p> <p>The city has not allowed a reasoning of this nature yet, please don't allow this greedy builder to set a new precedent for the city.</p>	Rae Paxton	Kensington-Cedar Cottage	
2025-07-08	09:39	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Oppose	<p>Hello VCC members,</p> <p>I opposed the amendments to the zoning and development By-law to allow the building of a 23 storey mixed use building on the proposed site.</p> <p>My reasons are as follows:</p> <ul style="list-style-type: none">- The 23 storey building will be much taller than the neighboring 12 storey King Edward Village and does not integrate into the neighborhood.- With limited parking available, the residents of the proposed development will park their vehicles in the residential neighborhood and deprive the residents there of parking spots. I live on 26th Ave E very close to the proposed development and I foresee this problem. <p>I am however open to a building of similar height to the nearby KEV.</p> <p>Please consider the impact of this huge development on a small piece of land.</p>	Boon Ng	Kensington-Cedar Cottage	