

# CD-1 Rezoning:

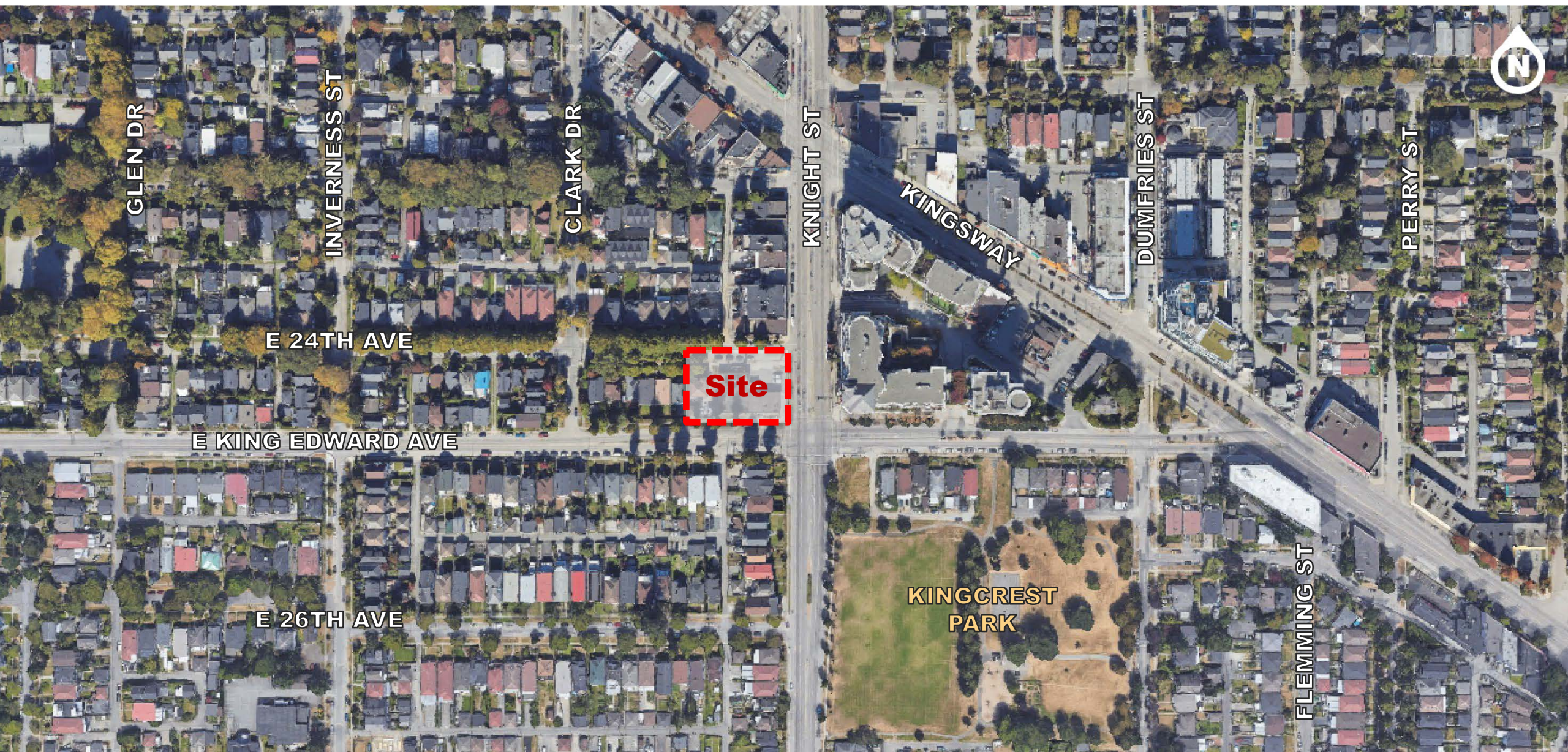
**4001-4009 Knight Street &  
1348 East 24th Avenue**

Public Hearing - July 10, 2025





# Existing Site and Context





# Local Amenities and Services





# Proposal

- 23-storey mixed-use building
- 233 strata units
- 37-space public (turn-key) childcare facility
- Commercial space on ground floor
- FSR 10.79
- Height 252 ft. (76.9 m)
- Underground parking access from East 24th Avenue



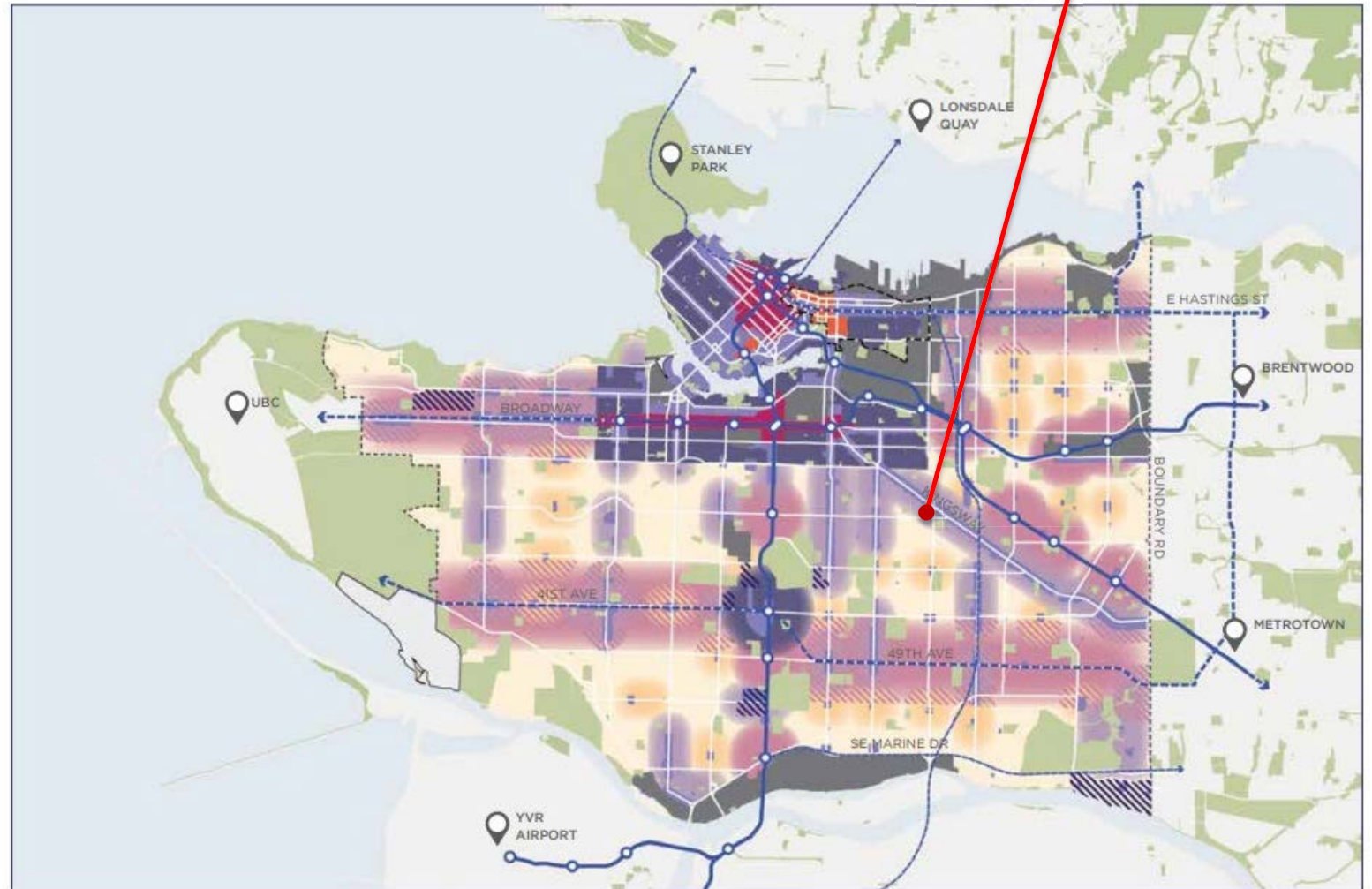
# Policy Context – Vancouver Plan



- Metro Core/Broadway + MTC
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area
- Village/Neighbourhood Centre overlap with Rapid Transit Area

**Vancouver Plan Neighbourhood Types**

**Site Location**





# Policy Context – Neighbourhood Centre

- *Vancouver Plan* Neighbourhood Centre
- Planning work has not commenced
- Ahead of Emerging Policy



# Land Use Hierarchy

- *Vancouver Plan* Land Use hierarchy anticipates highest densities near transit
- The proposal is located within **Neighbourhood Centre**
- Height and density proposed align with **Tier 1 TOA or Broadway Plan**



# Public Consultation

**Postcards Mailed  
September 17, 2024**

**Postcards distributed 1,455**

**Questions 14**

**Comment forms 85**

**Other input 2**

**Total 101**

**In-person open house October 1, 2024**

**City-hosted  
Q&A Period  
September 25 to October 8, 2024**



## Comments of support

- Childcare
- Commercial space
- Attractive building design
- Density near transit

## Comments of concern

- Height and density, neighbourhood character
- Lack of affordability
- Parking and traffic safety
- Insufficient amenities and infrastructure



# Staff Response to Feedback

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## Height and Density

- Not aligned with any Council approved rezoning-enabling policies
- The *Vancouver Plan* designates site as a future Neighbourhood Centre (6-12 storeys)
- Planning work on future Neighborhood Centres has also not commenced
- Site is outside of a Transit-Oriented Area (TOA)

## Housing Affordability

- The proposal is for 100% strata market residential units
- Affordability expectations to be determined through future planning work

## Parking and Traffic Safety

- Transportation conditions addressing safety for all road users
- Intersection upgrades, lighting, sidewalks, curb upgrades, and parking signage

# Public Benefits

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Contribution	Amount (~)
Development Cost Levies (DCLs)	\$7,095,000
In-kind CAC (Turn-key Childcare)	\$8,875,000
Public Art	\$380,000
Total Value	\$16,350,000



# Conclusion

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- Proposal is not compliant with City's existing rezoning policies nor future land use strategy per *Vancouver Plan*
- Should Council wish to consider this Application, staff have included conditions in Appendix B



## **END OF PRESENTATION**

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