

Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	11:19	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Other	Written on behalf of the Strata Council of 4933 Clarendon St. (EPS9533 - Clarendon Heights) To City Council: The Strata Council of the building that is on the south side of this proposed development has taken a look at this application and would like to highlight two major concerns for City Council's consideration: Parking within the building and street parking: The proposed building will have 863 homes and 581 parking spaces. There is concern that this will not be sufficient for the number of residents that will move into the area. We are 49 homes with only 39 parking stalls, and we have several units that have multiple cars that end up parking on the street. This will have a severe negative impact on those units who rely heavily on street parking. With the addition of the new homes, there are also plans for a public plaza, grocery store, neighbourhood house and daycare; all of which does not appear to have parking allocated for those uses, leading to significant parking pressure along 33rd Avenue and smaller adjacent side streets. We would ask that Council review the parking plans and allocation to ensure that there will be sufficient parking for the proposed residents, along with the increase of daily traffic that would also occur with the new public amenities. Reduce the number of storeys built for the 4 towers: The City of Vancouver has just presented to City Council the Villages Plan. As the city has already identified 17 areas (within Vancouver) to be re-zoned into mixed used buildings alongside low-rise residential building up to 6 storeys, there is no need to develop four (4) 28 storeys towers at this location. Fraser Street & E 33rd Avenue along with Knight Street & E 33rd Avenue has been identified as 2 of the 17 villages to be developed, which are both blocks away from our current location. If we look at all the buildings along this corridor on Kingsway, the tallest tower is The Windsor (2425 Kingsway) which is 12 storeys. In addition, the Frame on Earles and Kingsway is 9 storeys. It is not feasible to have 800+ units on such a small plot of land as there may be negative infrastructure strains alongside our parking concern. Therefore, we ask that the City reduce the number of storeys that they intend to build for these 4 residential buildings/towers. We thank you for your time and consideration, Strata Council of 4933 Clarendon St. (EPS9533 - Clarendon Heights)	Derrick Chiang	Renfrew-Collingwood	