

# CONNEST

DEVELOPMENTS

April 2025

UDI AWARDS  
FOR EXCELLENCE





# ABOUT CONWEST

- Conwest is a Vancouver based, privately owned, merchant real estate developer founded in 1985
- Conwest has over 40 years of development project experience, delivering commercial, industrial, and residential developments across Greater Vancouver
- Conwest develops a unique vision for each project, with the goal of reaching the best possible outcome for all

## Ironworks – 220 Victoria Dr., Vancouver



## HOUSS – 43 W 6<sup>th</sup> Ave., Vancouver



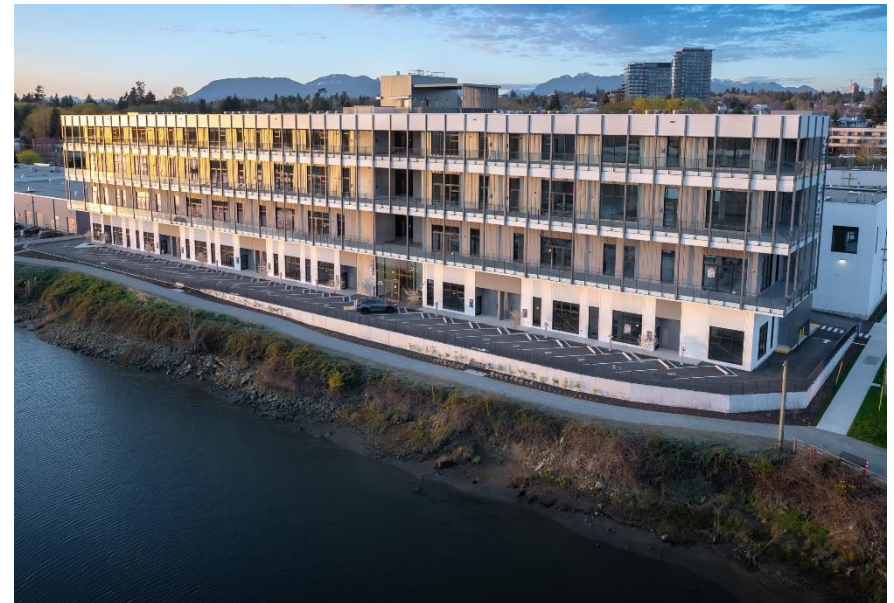
# 1568 W 75 AVE. – REZONING APPLICATION

## Proposal

- Rezone M-2 to I-2
- Building completed 2024
- Reaction to city-wide I-2 District Schedule changes

## Project

- Stacked industrial and office development
- 119,296 sq. ft. of employment space unchanged
- Public pedestrian path along Fraser River in favor of the City of Vancouver
- 18m set back provided to mitigate sea level rise



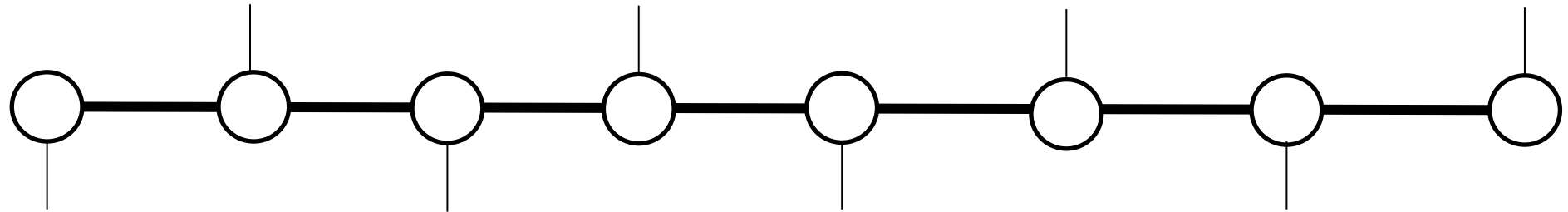
# RIVERWORKS – CONTEXT

**Oct. 2020**  
CoV ELER  
Emerging  
Directions Report

**May 2022**  
BP Issued

**Feb. 2024**  
Metro Vancouver  
Confirmation  
Received

**Mar. 2024**  
I-2 Rezoning  
Application Submitted

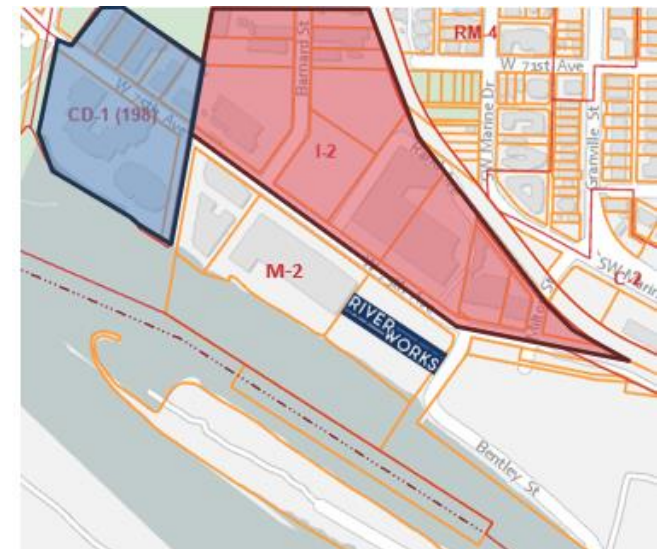


**May 2017**  
Conwest  
Purchased  
Site

**Sept. 2021**  
Multiple CoCs  
Received from  
MoE

**Jan. 2024**  
I-2 District Schedule  
Amendment  
Enacted

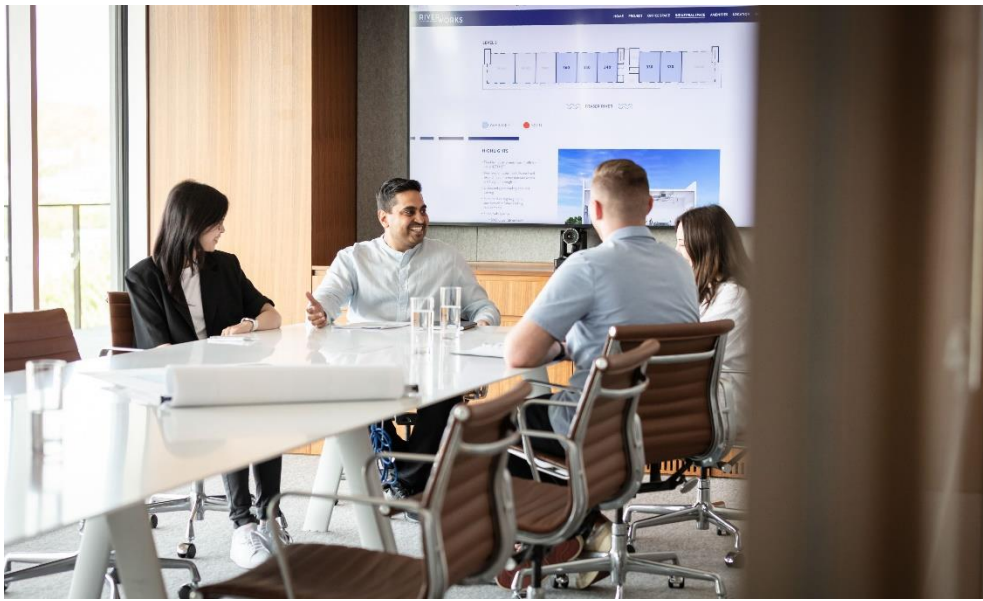
**Feb. 2024**  
Riverworks  
Occupancy  
Received





# RIVERWORKS – GROWING BUSINESS COMMUNITY

- 100% purchasers are local home-grown businesses
  - I.e. Bold Properties, Cutting Hedge, Provident Security Vancouver
- Most success in ground floor industrial units
- Upper floors more challenging – partially due to changing office market but also the competitive disadvantage among surrounding I-2 sites



**BOLD  
PROPERTIES**



**PROVIDENT  
SECURITY**

THE  
**X**UTTING  
**HEDGE**  
LANDSCAPING

**CONNEST**



## CONTACT INFORMATION

Any further requests for information can be directed to Ben Taddei:

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More information about Conwest can be found at

[www.conwest.com](http://www.conwest.com)