

7. CD-1 REZONING: 4001-4009 Knight Street and 1348 East 24th Avenue

Summary: To rezone 4001-4009 Knight Street and 1348 East 24th Avenue from RM-1 (Residential) District and C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 23-storey mixed-use building containing 233 strata residential units, a 37-space turn-key childcare facility for City ownership, and commercial space on the ground floor. A floor space ratio (FSR) of 10.79 and a height of 76.9 m (252 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Joe Carreira

Referral: This relates to the report entitled "CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue", dated May 20, 2025 ("Report"), referred to Public Hearing at the Council Meeting of June 3, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Joe Carreira on behalf of Conwest (4001 Knight) GP Ltd., the registered owner of the lands located at 4001-4009 Knight Street and 1348 East 24th Avenue [*Lot C Block L District Lot 301 Plan 12342 and Lot 5, Except Part In Reference Plan 8408, Block L District Lot 301 Plan 187; PIDs 008-906-441 and 015-640-515 respectively*], to rezone the lands from C-2 (Commercial) and RM-1 (Residential) Districts to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 and 3.7 to 10.79 and the maximum building height from 10.7 m (35.1 ft.) and 22.0 m (72.2 ft.) respectively to 76.9 m (252 ft.) with additional height for the portion with rooftop amenity and mechanical equipment, to permit the development of a 23-storey mixed-use building containing 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor, be refused.

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