4001 – 4009 KNIGHT STREET AND 1348 E 24TH AVENUE





FRANCL ARCHITECTURE





DEVELOPMENTS

ABOUT CONWEST

- Vancouver based, real estate developer founded in 1985
- Over 40 years of development project experience, delivering commercial, industrial, and residential developments across Greater Vancouver

Clark Park – Rental - 3120 Knight St.



Grace – Ownership - W 30th & Ash St.



CONVNEST



Ironworks – 220 Victoria Dr.

HOUSS - 43 W 6th Ave.





UDI AWARDS FOR EXCELLENCE

UNIQUE DEVELOPMENT OPPORTUNITY

- Underutilized site, consisting of 55-year-old strip mall with a dry cleaner + SFD
- Located on three street frontages and two arterials in the heart of Kensington Cedar Cottage (Little Saigon) neighbourhood, well serviced by transit
- High-density tower projects approved at this intersection
- No tenant displacement per the tenant relocation policy
- Well established neighbourhood with existing complement of services and amenities
- Instrument received from the Ministry of Environment drycleaner use to be remediated



PROPOSED



CONVNEST

CURRENT

SITE DEVELOPMENT TIMELINE



PROPOSAL OVERVIEW

FRANCI_ ARCHITECTURE

- Rezoning to CD-1 to permit the following:
 - 23-storey mixed-use tower, four storey podium
 - 37-space childcare
 - 233 market ownership units
 - Commercial at grade
 - 84 family friendly units (2+3 bedroom)









THOUGHTFUL PROJECTS INFORM GOOD POLICY

Here's how this proposal will inspire positive neighbourhood change and policy direction....





COMMUNITY SUPPORT

Mayor and Council

Vancouver, BC

233 homes propo

and sewers.

Respectfully

Sechelt, BC

He enall

May 26, 2025 BEAUMONT | City of Vancouver 453 W 12th Avenue, Vancouver, BC City of Vancouver V5Y 1V4 453 W 12th Avenue, Vancouver, BC lune 27, 2025 V5Y 1V4 Dear City of Vancouver Mayor and Council. 453 West 12th Avenue City of Vancouver Re. Conwest Proposed Knight St. and King Edward Avenue Proposal May 27, 2025 453 W 12th Avenue, Vancouver, BC I am writing this letter in support of the proposed development at the northwest corner of Knight St and East King Edward Ave, that Conwest has made application to the City for. Re. Support for the 4001 Knight Street Development Project -V5Y 1V4 **Essential Housing and Childcare in East Vancouver** Re: CD-1 Rezoning: 4001 - 4009 Knight Street and 1348 Ex I attended the open house for the proposal and later had conversations with both Bianca Bellini To Mayor & Council. and Joe Carreira about details of the proposed developmen To City of Vancouver Mayor and Council, I have been a resident of King Edward Village I for ten and a half years and find the I am a retired City of Vancouver planner (Social Planner, Central Area I am writing as a proud East Vancouver resident, small business owner, and neichbourhood walkable and with a sense of community. In talking with other community single mother, to express my full support for the proposed development at 4001 Knight Street, which includes 233 new homes and a 37-space Infrastructure Planner, Housing Planner - several roles over 25 years.) members it seems that people want to stay in the neighbourhood, even if their housing needs Re: Conwest Proposed Knight St. and King Edward Ave. Residential Project with Daycare Space change. Currently there are limited choices on the housing market in the area. Conwest's change. Currently there are limited choices on the housing market in the area. Conveets proposed development would provide options and it is exclanging to see the proposal is whole community. There is such a need for daycare spat whole community. There is such a need for daycare spat Margaret's Anglington Church, where I am a trustee, we have a separative space to rach, in the proposal building, says a separative space to rach, in the proposal building, says childcare facility On a recent trip back to Vancouver I happened to see Joe Carreira fre I met with the Conwest Development Team to discuss the need for childcare space and Conwest's catching up on personal news, I asked about the project they were we retired in 2015. I was shocked to learn that not only is it not complete opportunity to include childcare space within their City of Vancouver residential project. The YMCA recognizes the need for new childcare space and supports projects that strive to meet these needs. Cedar Cottage Neighbourhood House construction, but the site hasn't even been rezoned! 11 3973 Dumfries Street, Vancouver, BC V5N 5R3 Tel: 604 874-4231 Fax: 604 874-7169 YMCA BC is the largest non-for-profit provider of childcare in Canada with nearly 40 years of experience. I just read the staff report and see that staff are recommending referm www.cedarcottage.org I have been on the strata council of King Edward Village YMCA offers high-quality childcare programs for infants, toddlers, preschool and school aged children. but refusal of the application! Staff go to great pains to justify this app past 3 years. Although I cannot speak for the entire com personally say that Conwest's building offers potential to Based on our experience, there is a desperate need for new childcare spaces and programs within the out "there isn't policy to support the application". June 27, 2025 and make things more appealing along Knight Street. I a concerns about safety during any construction and maki City of Vancouver, as many young families are unable to find adequate childcare. In fact, we currently City of Vancouver To jump to the point of this email, I'm sure many of you know that m have over 9 000 children on the waitlist for early years care in Vancouver specifically. for neighbours. 453 W 12th Avenue, Vancouver, BC was developed on the basis of what we used to call in staff Developm V5Y 1V4 I will be sad to lose a portion of my west view from my top part of living in a growing city. The construction of my tow residents' views in the neighbourhood, when it was const comment there. Meetings "emerging policy". Many, many projects were recommend YMCA BC is supportive of Convest's project proposal on Knight St. and King Edward Avenue. The that basis, including the monstrosity across Knight Street from this pr To Mayor & Council proposal for this project includes a much needed 37-space daycare. Daycare in the Kensington Cedar neighbourhood for years as Fort Kingsway. Where the Community A Cottage neighborhood, and King Edward Village area specifically, is both necessary and desired. Contribution we got was a 10 year lease for the Vancouver Public Libr Re. Conwest Proposed Development at Knight St. and King Edward Avenue. Overall, I see the proposed development as an investri neighbourhood, and a step into the future. furnished and equipped childcare in perpetuity as is proposed here. To YMCA BC supports Conwest's proposal for Knight St, and King Edward Ave, and looks forward to seeing Letter of Support for 4001 Knight Street Development (Conwest Development) this project move forward Thank you. I'm sure Council is well aware of the costs of development delays. Th Yours truly On behalf of Cedar Cottage Neighbourhood House, this is a letter of support for the proposed Sincerely. necessity are passed on the ultimate consumers, be they renters or own 15 Humphrays development at 4001 Knight Street (Conwest Development). This project includes a 24-storey money' is more than a pithy saying. I know you also know that afford KROY Allison D Humphreys, MSc, RPsyc(Ret) President, King Edward Village I Strata 1253,1483 East King Edward Ave, building at the intersection of Knight Street and King Edward Avenue, featuring 233 residential and housing affordability specifically is at crisis proportions, especially Strata Council Truste units, a 37-space childcare facility, and ground-floor commercial space. Kate Roy And you also know from annual reports from the Housing Planners th Vancouver, BC V5N5Z3 a continuum - from shelters through to ownership. All housing is need Manager, Development and Reporting Cedar Cottage Neighbourhood House is a community-based organization that has served the YMCA BC I know that you also know that Vancouver was a leader in achieving a Kensington-Cedar Cottage neighbourhood since 1950. Our support for the Conwest proposal is rooted in the urgent need for childcare spaces in our community-particularly spaces for livability through the provision of neighbourhood social infrastructur provided amenities such as childcare. We were the envy of the world children under the age of five, which are in critically in short supply. Joe Carreira, VP Development, Conwest Developments Cc: those policies that recognized that growth created demand for infrast June 13, 2025 Theresa O'Donnell, Director of Planning and General Manager of Planning, Urban Design, and According to Making Strides: Vancouver's Childcare Strategy (2022), the development of Sustainability, City of Vancouver childcare facilities across Vancouver has not been equitably distributed. In the Midtown East Development economics have been challenging in Vancouver for at le area-which includes our neighbourhood-the City of Vancouver's Childcare Estimated Needs ty of Vancouver 3 W 12th Avenue, \ pandemic with its related supply-chain and labour disruptions, follow Maps (December 2021) show that only 12% of childcare needs are currently met for children. aged 0-3, and just 30% for children aged 3-5 (source: Westcoast Childcare Resource Centre To Mayor & Council. VALUCTUMPI MISIMOL SUDD V CUUD Capacity Report) Re. Conwest Prop m writing to express Conwest has shown consistent interest in developing a project that responds to community Re. Support for the 4001 Knight Street Proposal Knight Street, King Edv needs. Over the past decade, the developer has engaged in numerous conversations and consultations about the neighbourhood and its residents, reflecting a genuine commitment to As a Vancouver resi of our city-especially My name is Alex Cauduro, and I am a long time Kensington-Cedar Cottage resident. I am community-informed development combination of reside entre for 37 children writing to express my support for the 24-storey development proposed at 4001 Knight Street iopment we need proposed by Conwest We look forward to seeing this project move forward and to the many benefits it will bring to What I particularly appr than rental. This brings I something that strength potential to attract a dia making it accessible for omic uncertainty from tariffs. The last thing that any jurisdiction should be doing is the Kensington–Cedar Cottage community As a City of Vancouver resident who has lived in this neighbourhood for many years, I believe add to those challenges through unnecessary bureaucratic delay, especially on some this development aligns with the City's broader goals for sustainable growth, transit-oriented vague concern about "policy" when Vancouver is known as Canada's most unaffordable Sincerely development, and densification along key urban corridors. housing market, and has ample policy enabling a variety of housing types for families at every income level and demographic make-up Its location in Ceder C Donna Chang The proposal includes 233 residential units, ground-floor commercial space and a 37-space and breathe new life in childcare facility. The inclusion of family-friendly housing and amenities such as childcare During my several roles in major projects planning at the city I encountered virtually all Donna Chang, Executive Director supports long-term neighbourhood livability and aligns with city policy objectives. I sincerely hope to see of the major developers. I can honestly say that there would be no more than three that I Cedar Cottage Neighbourhood House more inclusive, con would care to speak with now that I've retired. The folks at Conwest would be at the top The 233 units proposed units are strata units designed for home ownership. The proposed units of that short list. Their authentic desire to do good developments was notable. I believe if Sincerely, have the potential to attract new residents to the neighborhood, bringing long term stability and Association of Neighbourhood Houses of British Columbia you genuinely consider what is proposed here you will agree. 11 investment to the community Member Houses: Alexandra, Cedar Cottage, Frog Hollow, Gordon House, Kitsilano, Marpole anai York Mount Pleasant, Sasamat Outdoor Centre and South Vancouver One final note. I lived in the Kensington Codar Cottage neighbourhood when I was a Located at the intersection of two arterial roads-Knight Street and East King Edward Avenuesingle mother, and I can tell you that having quality nonprofit childcare in my and just off Kingsway, the site is highly suitable for high-density, mixed-use development. It is neighbourhood would have added immeasurably to the quality of life for me and my Sotheby's International Realty Canada 235 15th Street, Suite 200, West Vancouv neighbourhood, activate a neglected parcel of land, and allow for its highest and best use contributing positively to the community rather than remaining a blight on it. well positioned by transit and walkable to local shops, schools and parks making it ideal for urban living. c 604.817.7173 | t 604.922.6995 | f 604.922.6289 This project will not only contribute to the housing needs of our city but will also play a ianai.vork@sothet realty co critical role in addressing the pressing shortage of childcare spaces. By integrating family-oriented housing with a new childcare facility. The 4001 Knight Street development promotes sustainable, inclusive, and vibrant neighbourhood growth. This is already a long bit of communication so to close, I strongly urge you to expedite This project not only contributes to housing supply in a time of critical demand but also supports sothebysrealty.ca this project proposed by, in my opinion, the most thoughtful, fair, efficient, and effective placemaking and the evolution of Kensington-Cedar Cottage community. I believe this project developers I encountered in over 25 years as a City planner. serves to add an exciting addition to the Kensington-Cedar Cottage neighborhood and I look I urge Council to approve this project and recognize the substantial community benefits it will bring, particularly in terms of childcare access, housing choice, and revitalization of the forward to seeing it move forward. surrounding area. Vickie Morris, retired Thank you for your attention to this important matter Sincerely, Sincerely. a Allison Evans 778-829-0844 Alex Cauduro Œ

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June 3, 202

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URBAN DESIGN PANEL SUPPORT

Unanimous support was received by the Urban Design Panel (UDP) on November 27, 2024

UDP Advice:

- 1. Comment on the proposed height, massing and form of development:
 - The panel supported the height, massing and form of development
- 2. Comment on the uses and the public realm interface along the street:
 - General support of the uses and the public realm interfaces at grade
- 3. Comment on the architectural expression:
 - The podium at King Edward is a huge improvement to the neighbourhood
 - The architectural expression and use of materials is successful



CHILDCARE CRISIS

- Since 2022 more than 1,400 Childcare spaces have become operational
- Estimated net shortfall of 0-5 childcare spaces is over 5,000 spaces
- The YMCA and YWCA have reported waitlists between 4,000 9,000 spaces
- Supply gap is higher on the east side of Vancouver
- Proposal for a City owned 37-space turnkey childcare facility







Age Group	0-5
Demand for Childcare	
4 years based on 59% coverage 0 – 4 population	14,000 spaces
Shortfall of Childcare Spaces	
Existing Childcare Spaces (2024)	5,884 spaces
In Development Pipeline (Q3 2024)	3,000 spaces
Estimated Net Shortfall	5,116 spaces

HOUSING CRISIS

83,000 HOUSING UNITS NEEDED OVER 10 YEARS

- As Vancouver grows, continuing to foster a diverse population is critical to the social and economic health of the city.
- Ownership housing includes both condominium apartments and "missing middle" housing types, catering to first-time homebuyers, families, and downsizing seniors.
- The target for condominium apartments is 26,500 units.
- 22,000 units approved in the past 3 years.
- 77% of residents surveyed strongly agree/agree that all neighborhoods should have <u>all types of housing</u> (supportive, social, purpose-built rental, condos, houses).



2024 - 2033

HOUSING VANCOUVER 10-YEAR HOUSING TARGETS



"ALL HOUSING IS GOOD HOUSING" -Cameron Gray, Former Director Of Housing



HIGH DENSITY NEIGHBORHOOD URBAN CONTEXT



RICH IN NEIGHBOURHOOD PUBLIC AMENITIES







Walker's Paradise Daily errands do not require a car.



Good Transit Many nearby public transportation options.



Very Bikeable Biking is convenient for most trips.



WELL SERVED BY TRANSIT



- Unique condition fronting three
 streets and is surrounded by
 shops, parks, buses similar to a
 transit-oriented development site
 Located on major north/south
 and east/west bus routes with
 convenient access to UBC,
 downtown and rapid transit
- King Edward Ave. future dedicated bus lane
- Bike storage accessible



RE-VITALIZE KINGSWAY



KENSINGTON CEDAR COTTAGE GATEWAY

- Kingsway and Knight has become a commercial node as envisioned by Vancouver City Council's City Plan (1998)
- This site serves as the ideal location for the gateway to the neighborhood
- The increased density supports the existing and proposed commercial uses, and creates a more vibrant and socially-connected neighborhood
- Increase neighborhood safety with "eyes on the street"
- Responds to the crisis in housing and childcare spaces in this area of Vancouver





CONCLUSION - WHY SUPPORT THIS PROJECT

- No tenant displacement
- Community support
- Urban Design panel support
- Childcare and housing crisis
- King Edward Village context
- Rich in neighbourhood public amenities
- Well served by transit
- Re-vitalize Kingsway



THANK YOU

Any further requests for information can be directed to Joe Carreira or Bianca Bellini:

Joe Carreira

VP Development

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c 604-837-6390

Bianca Bellini

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More information about Conwest can be found at www.conwest.com



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