

4001 – 4009 KNIGHT STREET AND 1348 E 24TH AVENUE



CONNEST
DEVELOPMENTS

FRANCL
ARCHITECTURE

bunt
& associates

durantekreuk

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.



Ironworks – 220 Victoria Dr.



HOUSS – 43 W 6th Ave.



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

CURRENT



PROPOSED



SITE DEVELOPMENT TIMELINE



2003

King Edward
Village Project
approved

July 2017

Conwest
purchased the
Knight St. site



May 2020
CoC and AiP
Received

October 2021
Policy Enquiry
Submission

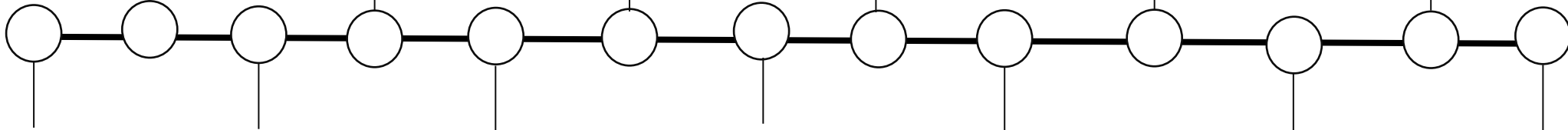


June 2022

Supportive
Housing project
approved



Nov 2023
KCC Vision
Repealed



1998
KCC Vision Plan
adopted by
Council

2017
Senior
Housing
proposal
explored in
advance of
site purchase

May 2018
MIRHPP
Submission

October 2020
MIRHPP
Response
Received

March 2022
Policy Enquiry
Response
Received

May 2023
Prioritization
Framework
Approved

Mar 2024
Current
Knight St.
Application
Date



PROPOSAL OVERVIEW

- 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....



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





June 27, 2025

City of Vancouver
453 W 12th Avenue, Vancouver, BC
V5Y 1V4

To City of Vancouver Mayor and Council,

Re: Conwest Proposed Knight St. and King Edward Ave. Residential Project with Daycare Space

I met with the Conwest Development Team to discuss the need for childcare space and Conwest's 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.

YMCA BC is the largest non-for-profit provider of childcare in Canada with nearly 40 years of experience. YMCA offers high-quality childcare programs for infants, toddlers, preschool and school aged children. Based on our experience, there is a desperate need for new childcare spaces and programs within the City of Vancouver, as many young families are unable to find adequate childcare. In fact, we currently have over 9,000 children on the waitlist for early years care in Vancouver specifically.

YMCA BC is supportive of Conwest's project proposal on Knight St. and King Edward Avenue. The proposal for this project includes a much needed 37-space daycare. Daycare in the Kensington Cedar Cottage neighborhood, and King Edward Village area specifically, is both necessary and desired.

YMCA BC supports Conwest's proposal for Knight St. and King Edward Ave. and looks forward to seeing this project move forward.

Sincerely,

Kate Roy
Manager, Development and Reporting
YMCA BC

Cc: Joe Carreira, VP Development, Conwest Developments
Theresa O'Donnell, Director of Planning and General Manager of Planning, Urban Design, and Sustainability, City of Vancouver

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

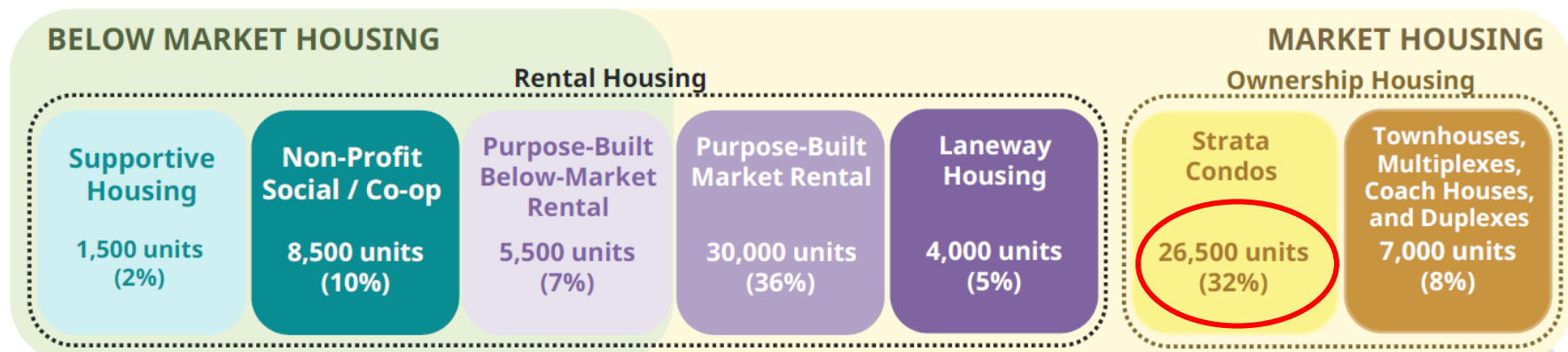
HOUSING CRISIS

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 all types of housing (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



**10 years approved or constructed –
10 units+**

Ownership	216 units
Market/ Non Market Rental	711 units

HIGH DENSITY NEIGHBORHOOD URBAN CONTEXT



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RICH IN NEIGHBOURHOOD PUBLIC AMENITIES



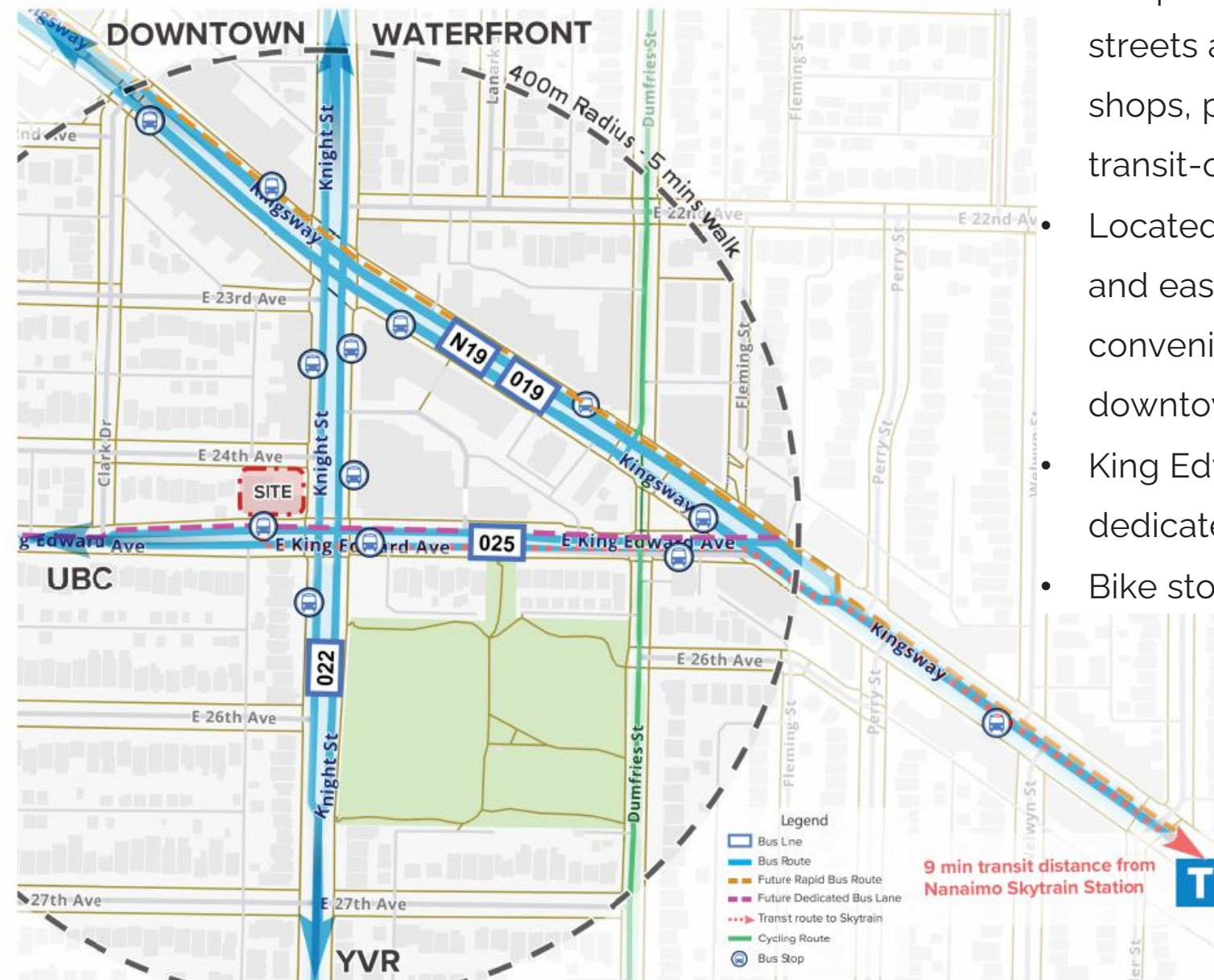
Walker's Paradise
Daily errands do not require a car.

Good Transit
Many nearby public transportation options.

Very Bikeable
Biking is convenient for most trips.

Walk Score®

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:

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More information about Conwest can be found at
[**www.conwest.com**](http://www.conwest.com)