

CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	14:59	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	<p>To Mayor & Council,</p> <p>On behalf of Cedar Cottage Neighbourhood House, this is a letter of support for the proposed development at 4001 Knight Street (Conwest Development). This project includes a 24-storey building at the intersection of Knight Street and King Edward Avenue, featuring 233 residential units, a 37-space childcare facility, and ground-floor commercial space.</p> <p>Cedar Cottage Neighbourhood House is a community-based organization that has served the 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 children under the age of five, which are in critically in short supply.</p> <p>According to Making Strides: Vancouver’s Childcare Strategy (2022), the development of childcare facilities across Vancouver has not been equitably distributed. In the Midtown East area—which includes our neighbourhood—the City of Vancouver’s Childcare Estimated Needs 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 Capacity Report).</p> <p>Conwest has shown consistent interest in developing a project that responds to community 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 community-informed development.</p> <p>We look forward to seeing this project move forward and to the many benefits it will bring to the Kensington–Cedar Cottage community.</p> <p>Sincerely, Donna Chang, Executive Director Cedar Cottage Neighbourhood House</p>	organization Cedar Cottage Neighbourhood House	Kensington-Cedar Cottage	Attachment 1

2025-07-08	15:37	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	<p>To City of Vancouver Mayor and Council,</p> <p>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.</p> <p>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.</p> <p>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 Cotage neighborhood, and King Edward Village area specifically, is both necessary and desired.</p> <p>YMCA BC supports Conwest’s proposal for Knight St. and King Edward Ave. and looks forward to seeing this project move forward.</p> <p>Sincerely, Kate Roy Manager, Development and Reporting YMCA BC</p>	Kate Roy		Attachment 1
2025-07-08	20:12	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	I support this project moving forward. This project will serve to revitalize the Kensington Cedar Cottage neighbourhood. The project includes much needed housing and childcare and is located near many parks, schools and transit. This is the right location for this type of project.	Silvano Campesato		
2025-07-08	20:23	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	This area is in need of this type of project. This project brings necessary housing opportunities to the community. The childcare is also a great addition and will be appreciated by many families in the neighborhood. I look forward to seeing this project move forward.	Florence B.	Killarney	
2025-07-09	08:34	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	<p>Hello,</p> <p>I am a retired City of Vancouver planner (Social Planner, Central Area Planner, Social Infrastructure Planner, Housing Planner - several roles over 25 years.) I retired in 2015.</p> <p>On a recent trip back to Vancouver I happened to see Joe Carreira from Conwest. After catching up on personal news, I asked about the project they were working on when I retired in 2015. I was shocked to learn that not only is it not completed, or even under construction, but the site hasn’t even been rezoned!</p> <p>I just read the staff report and see that staff are recommending referral to pubic hearing but refusal of the application! Staff go to great pains to justify this approach by pointing out “there isn’t policy to support the application”.</p> <p>To jump to the point of this email, I’m sure many of you know that much of Vancouver was developed on the basis of what we used to call in staff Development Review Meetings “emerging policy”. Many, many projects were recommended for approval on that basis, including the monstrosity across Knight Street from this proposal known in the neighbourhood for years as Fort Kingsway. Where the Community Amenity Contribution we got was a 10 year lease for the Vancouver Public Library. Not a fully, fit, furnished and equipped childcare in perpetuity as is proposed here. To say noting of the 233 homes</p>	Vickie Morris		Attachment 1

				<p>proposed.</p> <p>I'm sure Council is well aware of the costs of development delays. Those costs of necessity are passed on the ultimate consumers, be they renters or owners. 'Time is money' is more than a pithy saying. I know you also know that affordability generally, and housing affordability specifically is at crisis proportions, especially in Vancouver. And you also know from annual reports from the Housing Planners that housing exists on a continuum - from shelters through to ownership. All housing is needed housing.</p> <p>I know that you also know that Vancouver was a leader in achieving a high degree of livability through the provision of neighbourhood social infrastructure via developer provided amenities such as childcare. We were the envy of the world at one time for those policies that recognized that growth created demand for infrastructure beyond water and sewers.</p> <p>Development economics have been challenging in Vancouver for at least a decade. The pandemic with its related supply-chain and labour disruptions, followed now by the economic uncertainty from tariffs. The last thing that any jurisdiction should be doing is add to those challenges through unnecessary bureaucratic delay, especially on some vague concern about "policy" when Vancouver is known as Canada's most unaffordable housing market, and has ample policy enabling a variety of housing types for families at every income level and demographic make-up.</p> <p>During my several roles in major projects planning at the city I encountered virtually all of the major developers. I can honestly say that there would be no more than three that I would care to speak with now that I've retired. The folks at Conwest would be at the top of that short list. Their authentic desire to do good developments was notable. I believe if you genuinely consider what is proposed here you will agree.</p> <p>One final note. I lived in the Kensington Cedar Cottage neighbourhood when I was a single mother, and I can tell you that having quality nonprofit childcare in my neighbourhood would have added immeasurably to the quality of life for me and my daughter.</p> <p>This is already a long bit of communication so to close, I strongly urge you to expedite this project proposed by, in my opinion, the most thoughtful, fair, efficient, and effective developers I encountered in over 25 years as a City planner.</p> <p>Respectfully, Vickie Morris, retired Sechelt, BC</p>			
2025-07-09	14:30	CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue	Support	<p>I'm a maternity nurse at BC Women's and I'm planning on having a child in the next year or 2. I support this building both because I want to buy a condo in this area and there is a shortage of daycares anywhere. This would greatly aid me and many of my colleagues who want a similar thing right now.</p>	Lisa Xia	Renfrew-Collingwood	