

Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-05	19:49	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Support	Asking to include our site 2336-2366 Charles St. be included in the staff report RTS 18427 zoning.	Jordan Su	Grandview-Woodland	Attachment 1
2026-05-05	20:21	Fast-Tracking Rental Housing and Small Hotels - New Mixed-Use Commercial District	Support	Asking to include our site (2336-2366 Charles St.) be included in the C-2A zoning part of the staff report (RTS 18427). Thank you	Jordan Su	Grandview-Woodland	Attachment 1

Kennett, Bonnie

From: Jordan Su [REDACTED]
Sent: May 5, 2026 8:28 PM
To: Speaker Request
Subject: May 5 PH - ppt attacehd to support comments - Cape Group
Attachments: Council presentation 2026-05-05 v2.pptx; 2026-04-10 Letter to council C-2A zone.docx

Categories: Public Hearing

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Hi Council,

This is Jordan Su, speaker #1 for the agenda item "Fast -track rental housing".

I am attaching my powerpoint for council distribution that was not able to be presented during my speaking turn.

I would like to request to speak on this again with the presentation to present this proposal with visuals to be more clear.

Thank you.

JORDAN SU
SENIOR DEVELOPMENT MANAGER



300 - 68 East 2nd Avenue, Vancouver, BC V5T 1B1 | capegroup.ca

2336 - 2366 Charles Street

Proposed Council motion to extend proposed C-2A

May 5, 2026



Existing context

Existing zoning: C-1 & RT-5

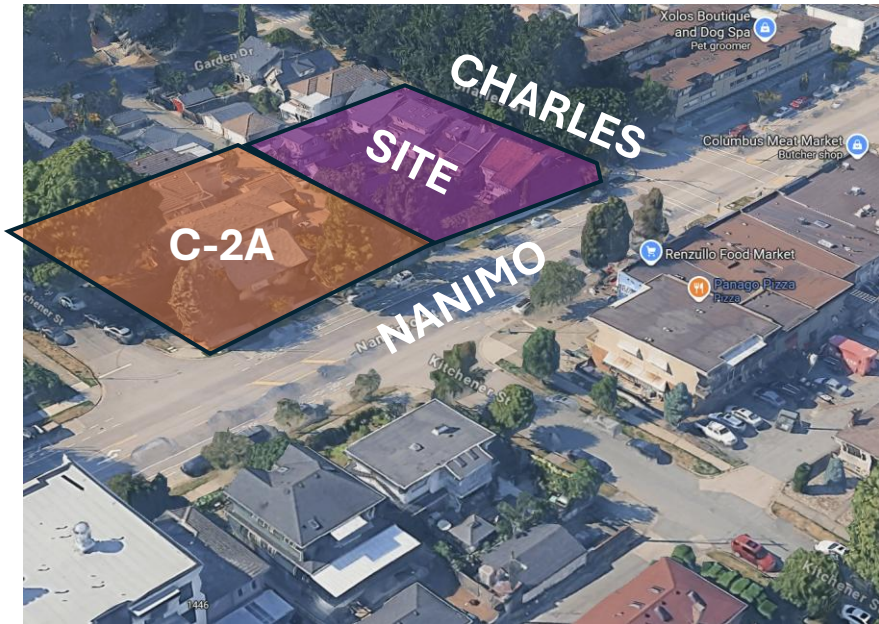
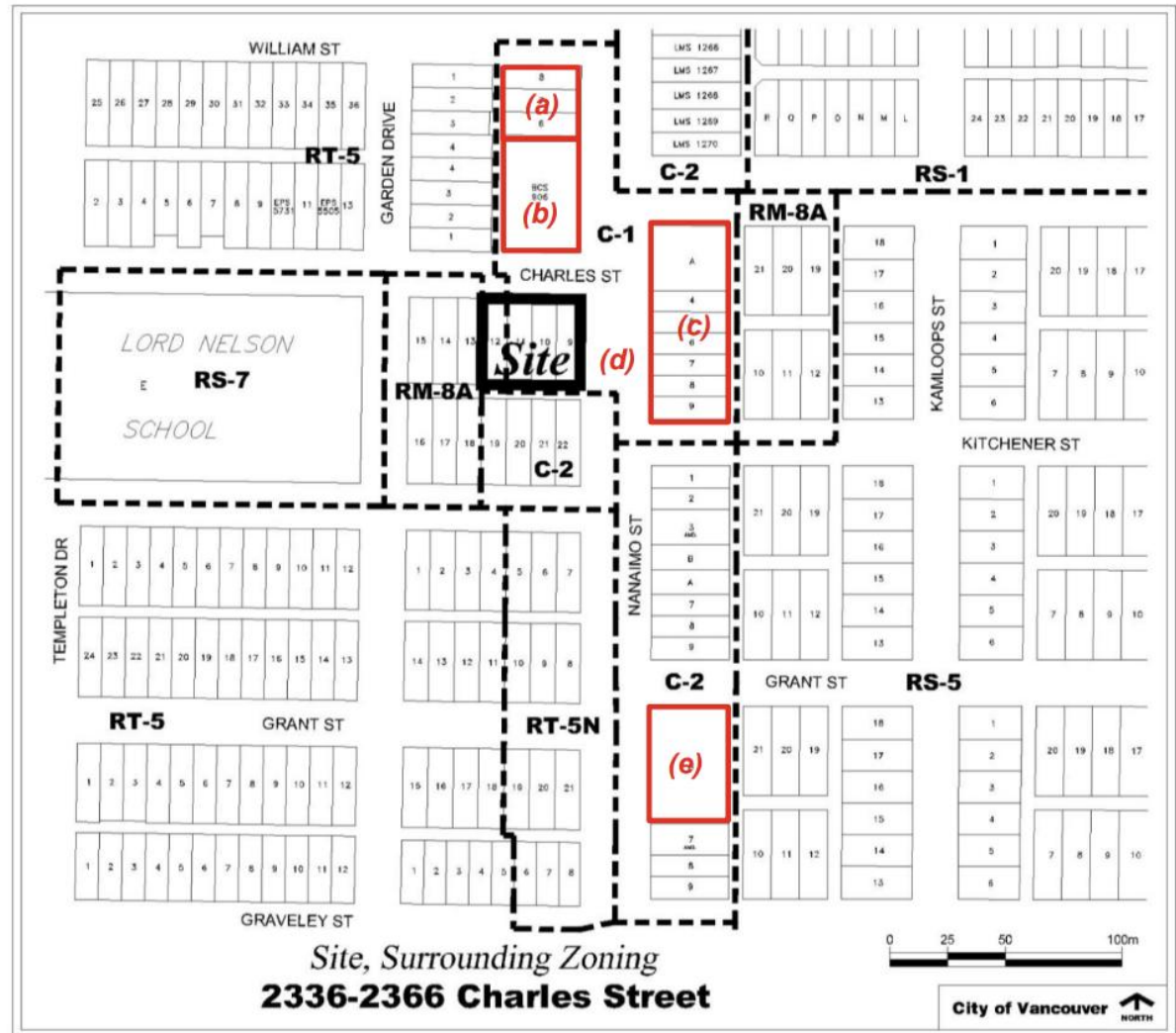


Figure 1: Surrounding Context and Zoning

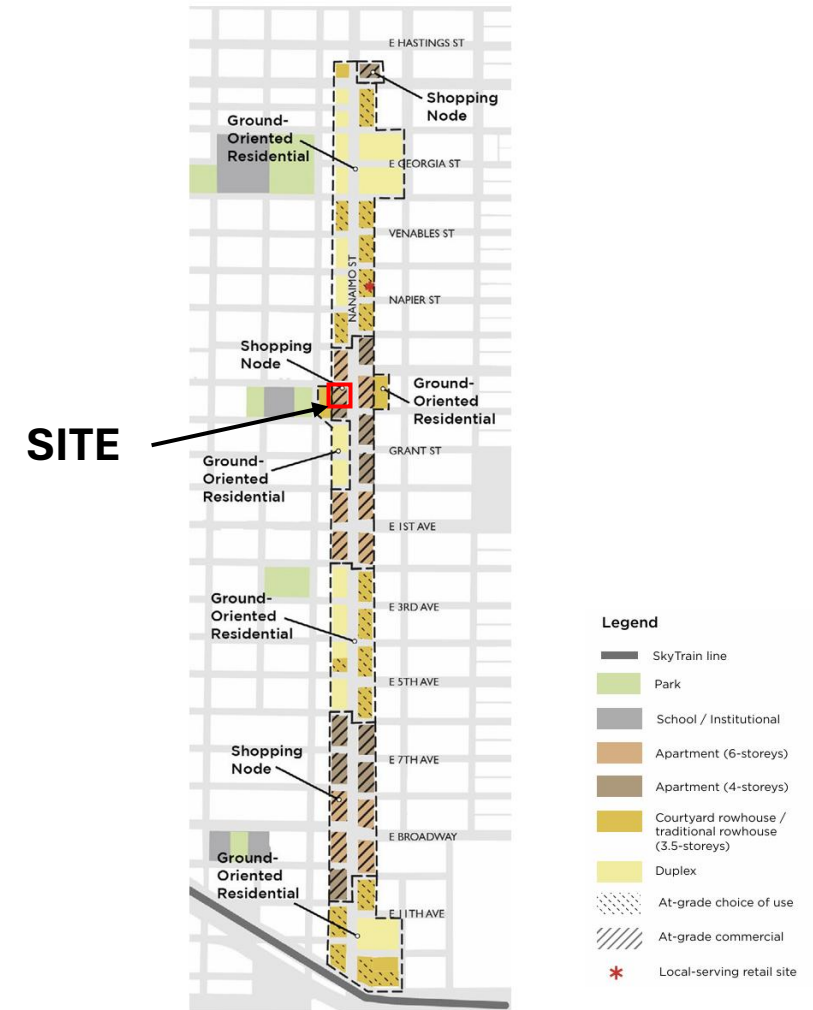


Urban Design Policy

“6.6 Over the coming years, the Nanaimo sub-area will:

- Provide a more diverse range of housing opportunities including a mix of ground-oriented housing types such as detached houses (duplexes), rowhouses and stacked townhouses all of which are an attractive form of more affordable housing for many families.*
- Become a more enjoyable place to walk with wider sidewalks, more street trees, pedestrian safety improvements and enhanced connections to nearby parks and schools.*
- Have locally-focused shopping nodes that provide a small array of neighbourhood serving retail and services, and new housing.”*

Figure 6.41: Nanaimo Land Use Map and Character Areas

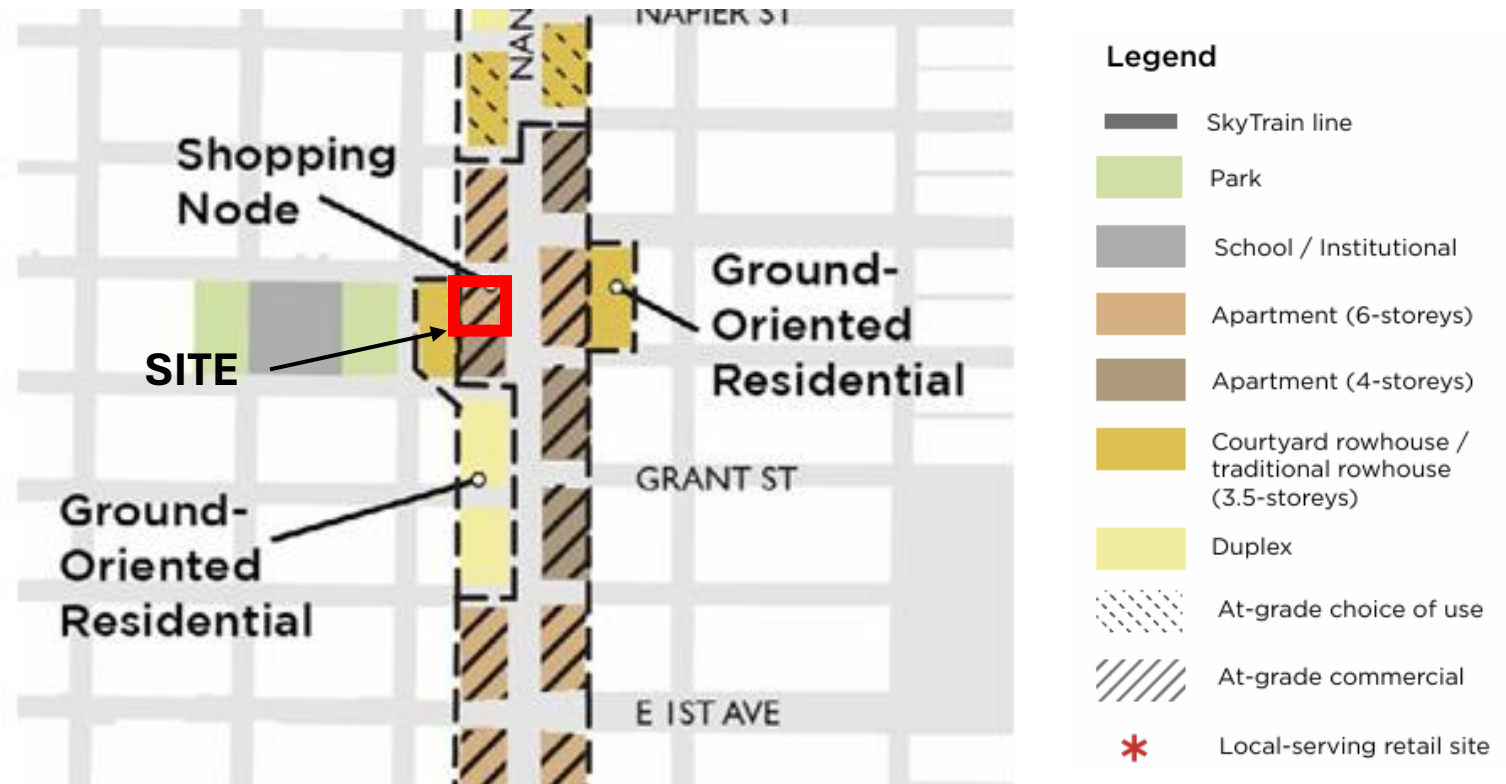


Source: Grandview Woodland Community Plan

Urban Design Policy

“6.6 Over the coming years, the Nanaimo sub-area will:

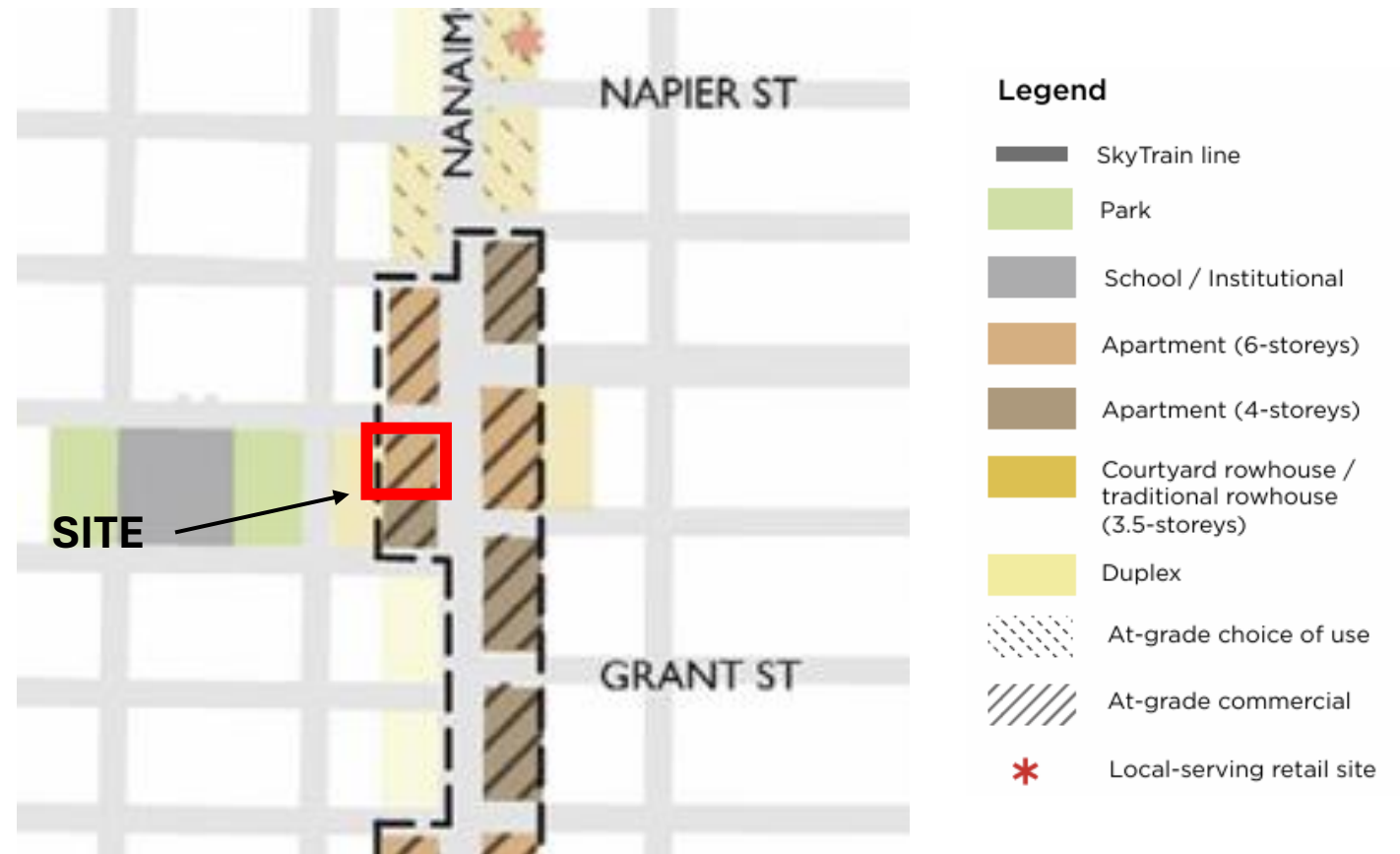
- Provide a more diverse range of housing opportunities including a mix of ground-oriented housing types such as detached houses (duplexes), rowhouses and stacked townhouses all of which are an attractive form of more affordable housing for many families.
- Become a more enjoyable place to walk with wider sidewalks, more street trees, pedestrian safety improvements and enhanced connections to nearby parks and schools.
- Have locally-focused shopping nodes that provide a small array of neighbourhood serving retail and services, and new housing.”



Commercial/Retail Policy

“6.6.2 Shopping Nodes

Small commercial nodes are located at the intersections of Charles Street, East 1st Avenue, and Broadway. These areas will be enhanced with new mixed-use development, providing ownership opportunities and new shops and services. The highest buildings will be located closest to the intersection. Public realm improvements will further enhance the commercial nodes.”



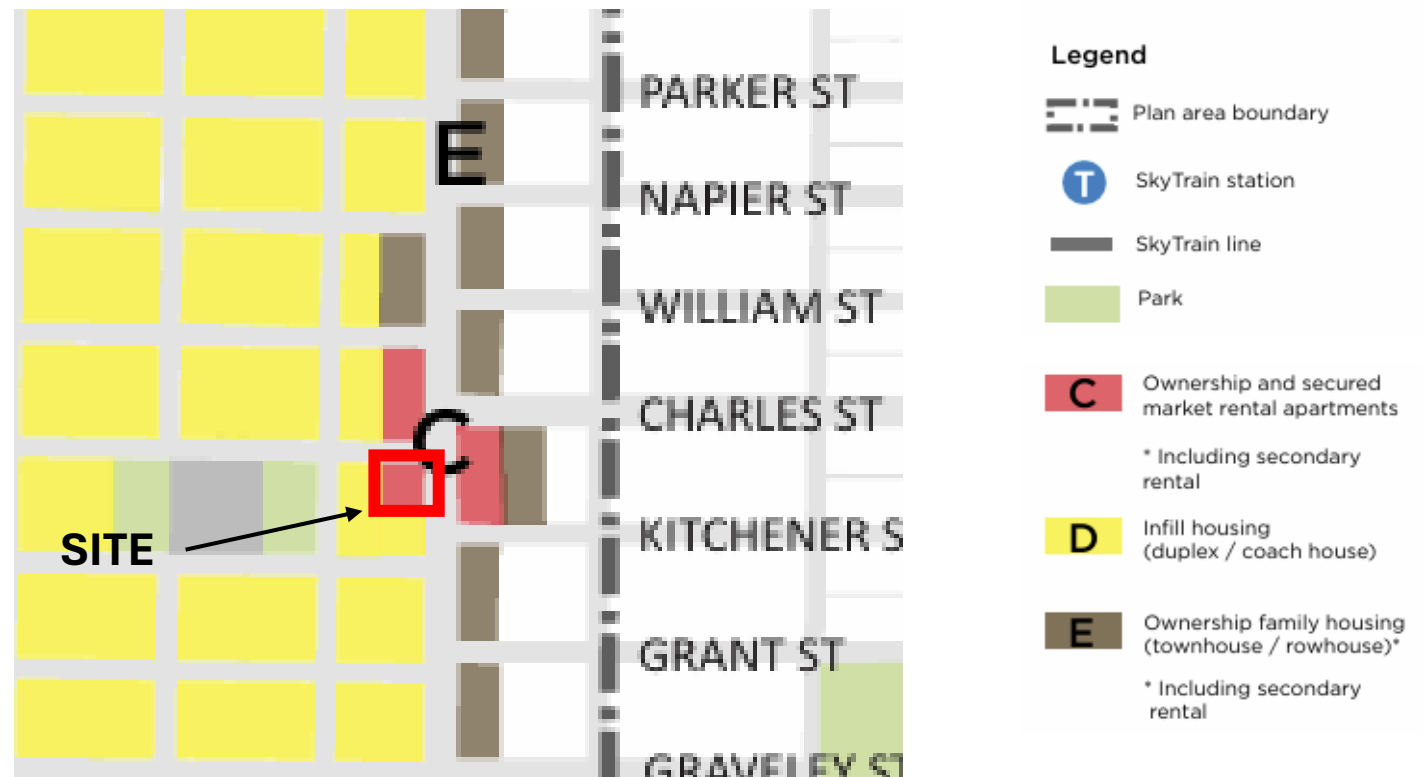
Housing Policy

“7.1.5 Provide opportunities for expansion of secured rental stock in key locations:

- In areas identified for new apartment development, allow projects that deliver 100% of the residential floor area as secured rental housing in accordance with the heights and densities set out in this plan.*

7.2.3 Increase affordable home ownership opportunities by encouraging additional ground-oriented housing (e.g. rowhouses) and new apartments to meet the needs of the diverse population.

- Introduce new rowhouse and apartment zones in designated areas.*
- Allow new apartments at 6 storeys in designated areas.”*



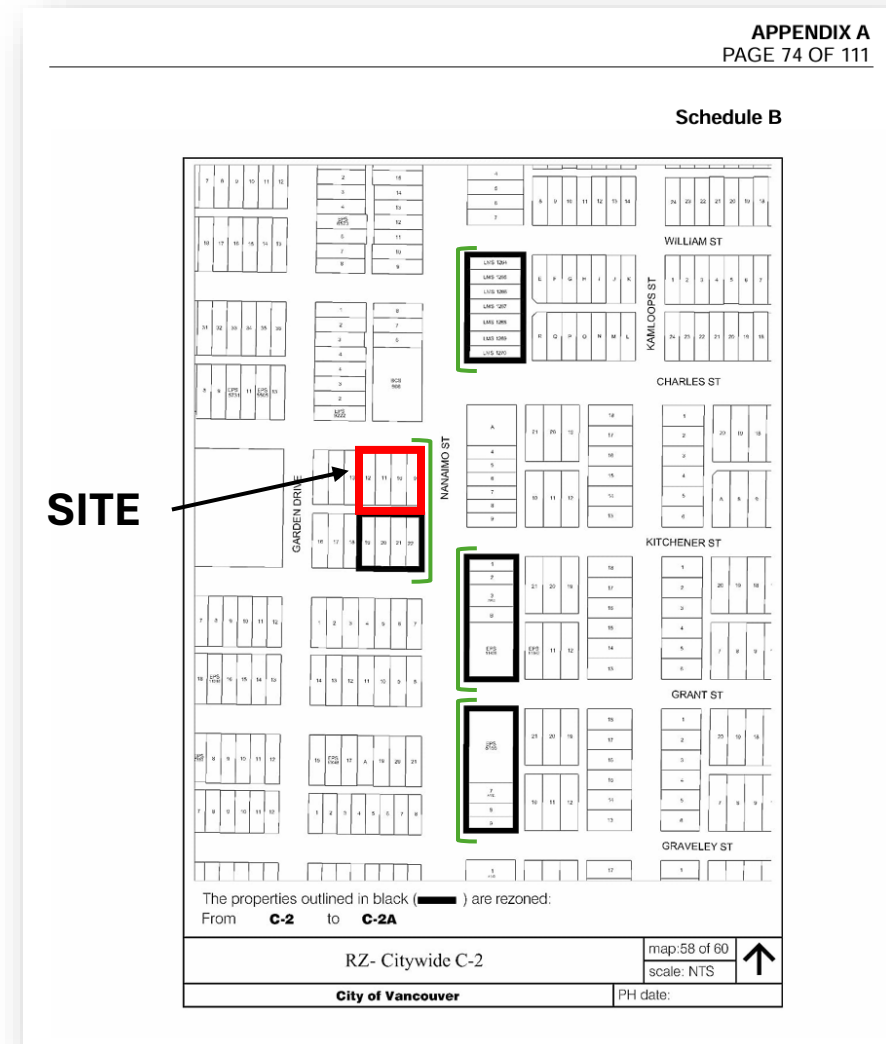
Proposal: extend proposed C-2A

Fully support the proposed zoning change to create additional rental housing and hotel opportunities through a clear and predictable district schedule (C-2A).

We would **propose to include our site to finish off the block face with a consistent zone (C-2A)**, as is the case on the other blocks along Nanaimo Street, allowing us to create a consistent retail frontage.

Specifically;

That Map 58 of 60 in Appendix A, Schedule B, of the Staff Report (RTS 18427) be amended to include the remaining portion of the block face on the west side of Nanaimo, between Charles Street and Kitchener Street (municipal addresses 2336 – 2366 Charles Street) as C-2A



THANK YOU!





Dear Mayor of Council, City Manager, and General Manager of Planning, The Cape Group is a family-run real estate development and construction firm that is based in Vancouver, and has been shaping Canadian landscapes for over 65 years. Our portfolio includes everything from low-rise and high-rise rental apartments to strata condos, senior housing, industrial warehouses, office complexes, and shopping centers across Greater Vancouver. Every project we create, build, and manage aims to leave a lasting, positive impact on local communities making them places residents are proud to call home.

We have been working to secure the necessary zoning approvals for a corner site that we own at the SW corner of Nanaimo St and Charles St., within the Grandview-Woodland Community Plan boundary. The site is a four-lot assembly with a total site size of 1,583.9 sq. m (17,049.5 sq. ft.), a frontage of 37.3 m (122.4 ft.) along Nanaimo Street and a combined frontage of 42.4 m (139.0 ft.) along Charles Street.

There are currently four detached houses on site. At the time of the original rezoning application in February 2019, the four properties were leased back to the previous owners. None of the four houses were constructed prior to 1940's, nor were they identified in the Plan as potential heritage sites or part of a character streetscape cluster.

The site is in an established local commercial node in a desirable family neighbourhood. The site is half a block away from Lord Nelson Elementary School. Saint Lui Park is located one block west and Templeton Secondary School six blocks north. It is also within walking distance (approximately 10 minutes) to a number of other parks including Victoria Park, Garden Park, and Clinton Park and is in close proximity to four bikeways: Lakewood Bikeway (along Lakewood Drive), Central Valley Bikeway (along Grandview Highway North), the Union-Adanac Corridor (along Adanac Street), and Sunrise Bikeway (along Slocan Street). Transit access is available along Nanaimo Street with the Number 7 bus route providing direct links to downtown and the Nanaimo SkyTrain station. The Grandview-Woodland Community Plan identifies the site for mixed use (retail frontage with housing above) up to six storeys in height. We support this policy and the City's proposed C-2A zoning approach.

Figure 1: Surrounding Context and Zoning

