



## REFERRAL REPORT

Report Date: May 19, 2026  
Contact: Nick Danford  
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RTS No.: 18627  
VanRIMS No.: 08-2000-20  
Meeting Date: June 2, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue

### Recommendation to refer

THAT the *Vancouver Official Development Plan* amendment, rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary *Vancouver Official Development Plan* amendment and zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### Recommendations for Public Hearing

- A. THAT the application by the General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at:
- 2396 Kingsway [*PID 012-997-978; Lot 8, Except Part in reference Plan 2407, Now Kingsway, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283*];
  - 2400 Kingsway:
    - [*Lots 2 to 7, 10 and 11 Block L District Lot 393 Plan 6423; PIDs 010-895-906, 010-895-914, 010-895-922, 010-895-931, 010-895-949, 010-895-957, 010-895-990, and 010-896-007, respectively*];
    - [*Lots 5 and 6, Except portions in reference plans 2407 and 7825, Block 11 District Lot 393 Plan 780; PIDs 015-106-756 and 015-106-764, respectively*];

- [PID 012-997-994; Lot 9 of Lots 3 and 4 Block 11 District Lot 393 Plan 3283];
- [PID 012-998-028; Lot 10, Except the West 20 feet now lane, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283]; and
- 2441-2493 East 33rd Avenue [Lot 9 and 8 Block L District Lot 393 Plan 6423; PIDs 010-895-981 and 010-895-965, respectively];

to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT subject to approval of Recommendation A, the application to rezone the lands from C-2 (Commercial) District, RT-2 (Residential) District and R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 68,150 sq. m (733,560 sq. ft.) and a maximum building height of 97 m (318 ft.), to permit a mixed-use development with four residential towers, with 863 secured rental units and ground floor commercial space, and social service centre and childcare facility be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc., received August 6, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- D. THAT subject to approval in principle of the rezoning, the existing 2400 Motel Sign (the "heritage sign") at 2400 Kingsway [*Lot 6, Except Portions in Reference Plans 2407 and 7825, Block 11 District Lot 393 Plan 780; PID:015-106-764*] be added to the Vancouver Heritage Register.
- E. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved.
- F. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 Bylaw.
- G. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- H. THAT Recommendations A to G be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **Purpose and Executive Summary**

This report evaluates an application to amend the *Vancouver Official Development Plan (ODP)* and the Zoning and Development By-Law for the site at 2396-2400 Kingsway and 2441-2493 East 33rd Avenue. The proposal is to change the Generalized Land Use (GLU) designation in the Vancouver *ODP* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2, and to rezone the site from C-2 (Commercial) District, RT-2 (Residential) District and R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District.

The proposal is for a mixed-use development with building heights up to 28 storeys and includes 863 secured rental units. Commercial uses, and a social service centre with a co-located childcare facility, are proposed on the ground level. The site includes approximately 4,366 sq. m (47,000 sq. ft.) of privately-owned public open space.

The proposed height exceeds permitted height under the Vancouver ODP's Mixed-Use High-Rise 1 designation, and both the height and density exceed what was anticipated under the *Norquay Village Plan*.

As this rezoning application requires an amendment to the *Vancouver Official Development Plan*, a Public Hearing is required in accordance with section 559.02(1) of the *Vancouver Charter*.

The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *ODP* on March 31, 2026. Following the enactment of the *ODP*, this application is now subject to the requirements of the ODP and the *Vancouver Charter* with respect to additional consultation and an ODP review. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix C.

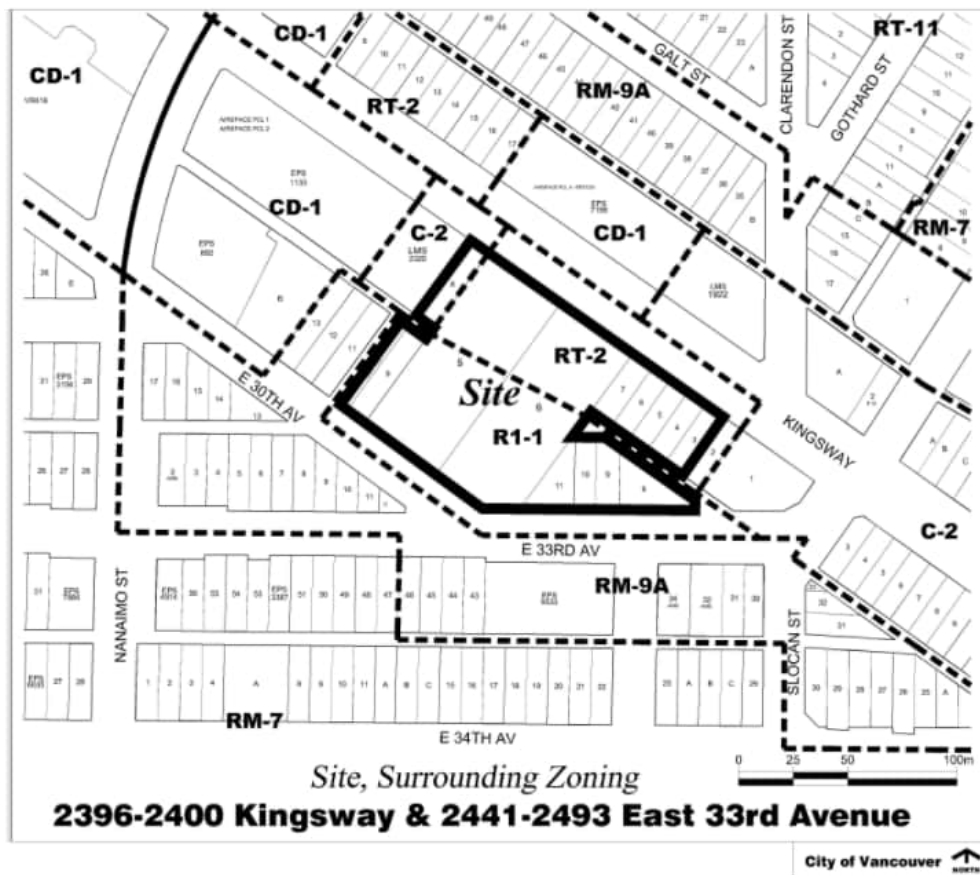
## **Context and Background**

### 1. Site and Context

The subject site is comprised of 15 parcels, located mid-block on the south side of Kingsway (see Figure 1). The site is split zoned and is currently developed with a motel, consisting of a series of small cabin-type buildings.

The surrounding neighbourhood consists of low-rise commercial buildings and mid- and high-rise mixed-use buildings, ranging from a single storey to approximately 22 storeys. The Nanaimo and 29th Avenue Expo Line Stations are approximately one kilometre away.

Figure 1: Site and Surrounding Zoning



## 2. Policy Context

- Vancouver Official Development Plan:** The site is designated as Mixed-Use High-Rise 1, which supports a range of residential tenures in combination with non-residential uses in buildings up to 26 storeys.
- Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy:** Approved in 2024, this policy pilots a new approach towards delivering rental housing on up to five City-owned sites. Proposed developments will be secured as 100% rental tenure for the residential portion of the building, advancing the implementation of Council’s *Middle Income Housing Initiative*. Rezonings considered under this policy are exempt from payments and/or provision of amenities pursuant to the City’s *Community Amenity Contributions Policy for Rezonings*, as these projects are expected to provide long-term, broad-based public benefits through generation of non-tax revenues. These ongoing revenue streams may be utilized by Council, through its financial and capital planning processes, to advance City priorities.
- Norquay Village Neighbourhood Centre Plan (“Plan”):** Adopted in 2010, the *Plan* envisions the 2400 Kingsway site to become the ‘heart’ of Norquay. The *Plan* enables a mixed-use development with two towers up to 16 storeys and a maximum density of 3.8 FSR. Direction for housing includes consideration for rental housing on the site, as well as a target of 100 social housing units (identified in the Norquay Villages Public

Benefits Strategy, 2013). The policy anticipates a 1,394 sq. m (15,000 sq. ft.) indoor and 1,858 sq. m (20,000 sq. ft.) outdoor community space at this location, along with a public plaza.

- **Housing Needs Report:** The *Vancouver Charter* requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.
- **Heritage Policies:** The City's Heritage Policies state that if a site is identified in part or whole as having heritage value or character, heritage property should be conserved where possible.
- **Rezoning Policy for Sustainable Large Developments:** This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m (484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety of approaches.

## Discussion

### 1. Proposal

The proposal is for a mixed-use development with four towers, with building heights up to 28 storeys, and includes 863 secured rental units. Commercial uses, a 1,394 sq. m (15,000 sq. ft.) social service centre, and a 37-space City-owned childcare facility are proposed on the ground level, in addition to a privately-owned public plaza. Construction and fit out of the childcare facility and social service centre are subject to future funding allocation (see Social Service Centre and Childcare Facility section and Public Benefits section below). A maximum building height of 97 m (318 ft.) and a total floor area of 68,150 sq. m (733,560 sq. ft.) are proposed. Two levels of underground parking are to be accessed from the west lane.

**Figure 1: Proposed Building Looking Northwest**



### 2. Policy Analysis

The proposed change in the GLU designation from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2 can be supported as the proposal generally aligns with the Urban Structure Strategy and key ODP objectives regarding provision of housing, public childcare and community-serving spaces.

The site is located within a Neighbourhood Centre that overlaps with a Rapid Transit Area (RTA) in the Urban Structure Strategy (the “Strategy”). The Strategy illustrates the long-term vision for growth and change over the coming decades, and any changes to a site’s anticipated height or density should occur through future detailed area planning work.

Although area planning was undertaken through the Norquay Village Plan, economic conditions have shifted since the Plan was approved in 2010, thus warranting a reassessment of the anticipated densities needed to support delivery of the site’s important public benefits. Further, the Urban Structure Strategy acknowledges that larger sites that accommodate a variety of uses (e.g., residential, commercial, institutional) and include community-serving uses, such as those proposed through this application, may have greater flexibility in built form where building scale can be managed on site.

For RTAs where the applicable transit infrastructure has been funded or built out, the Strategy anticipates mid- to high-rise forms with a variety of housing tenures and non-residential uses to support vibrant mixed-use neighbourhoods. The site is located near Nanaimo Station on the Expo Line with frequent transit along both Kingsway and Nanaimo Street. A high-rise above 26 storeys can be supported given the site’s access to transit and the proposed public benefits.

The proposed rental housing, 37-space public childcare facility, and social service centre support *ODP* policy directions pertaining to rental housing (Direction 1.6), universal childcare (Direction 6.1), and community-serving spaces (Direction 7.1). The retail uses and privately-owned public space support policy directions around access to daily needs (Direction FG1.2), local-serving, and small businesses (Direction 2.4), aligning land use and urban design to support active transportation (Direction 5.1) and growing the public space network (Direction 9.3).

The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the *Vancouver Charter*.

*Norquay Village Neighbourhood Centre Plan, Rental Housing on City-owned Land – Public Benefits Pilot Rezoning Policy and Rezoning Policy for Sustainable Large Developments*

The subject site is envisioned to be the heart of the Norquay community. The *Plan* recognizes the potential of this site not only as a catalyst for the revitalization of Kingsway but also as an opportunity to create a meaningful community gathering space in the form of 1,394 sq. m (15,000 sq. ft.) indoor and 1,858 sq. m (20,000 sq. ft.) outdoor community space at this location, and to provide the types of commercial shops and services sought by the neighbourhood. The *Plan* anticipated two towers on the site with a height up to 16 storeys and density of 3.8 FSR, with strata-titled and social housing residential tenures.

The proposal includes building heights up to 28 storeys in height and approximately 5.4 FSR containing over 850 secured rental units owned by the City, generating ongoing non-tax revenue as anticipated in the *Rental Housing on City-owned Land – Public Benefits Pilot Rezoning Policy*. The proposal includes a large privately owned public space (POPS) as envisioned by the

*Plan* and provision for a social service centre and a 37-space childcare facility subject to future funding allocation.

Given the overall floor area proposed, the *Rezoning Policy for Sustainable Large Developments* is applicable. The proposal generally meets the intent of the policy aside from the affordable housing provision, noting that the housing policy contained in the *Rental Housing on City-owned Land – Public Benefits Pilot Rezoning Policy* supersedes the housing provisions of this policy.

The proposal generally meets the objectives of the *Plan* and the amendment to the *ODP* designation is supportable.

### 3. Form of Development

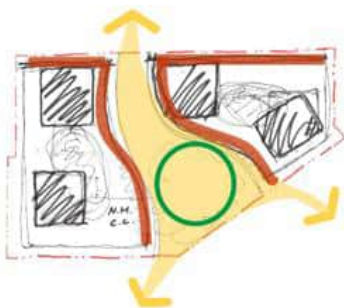
This application proposes four mixed-use towers ranging from 18 to 28 storeys. Three towers with four-storey podiums are located along Kingsway, while the fourth tower, with a one-storey podium, faces East 30th Avenue. The proposal also includes a centrally-located public open space accessed from both Kingsway and directly fronting onto East 30th Avenue. This space is generally free of below-grade structured parking, thereby enabling opportunities for on-site rainwater infiltration, mature tree planting, and other biophilic design features.

The enabling rezoning policy, *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy*, does not include guidance on the form of development, and the proposal exceeds the parameters set out in the applicable area plan, the *Norquay Village Neighbourhood Centre Plan (Plan)*. Therefore, staff established site-specific urban design objectives and principles grounded in the policy context and the intent of the *Plan* to guide the rezoning design and review process and, subsequent application phases.

#### Urban Design Objectives include:

- Create an anchor for the neighbourhood centre;
- Provide meaningful community gathering spaces;
- Accelerate the revitalization of Kingsway;
- Facilitate connectivity within the neighborhood and to SkyTrain stations;
- Deliver livable and sociable buildings; and
- Acknowledgement of historical significance. (Refer to Heritage section for details)

To achieve those objectives, the following urban design principles are set out to inform and guide the design.



- **Highlight open space as a form generator and a central feature for placemaking:** Prioritize public open space in the overall design and arrange the buildings and uses intentionally to define these spaces, organize connections, and enhance activation.
- **Establish a neighbourhood landmark:** As the site is defined as the “heart” of the neighbourhood, staff consider additional



heights and towers appropriate to emphasize its prominence and mark the highest point of this area. It is expected to establish a physical feature that is easily recognized from a distance as the social heart of the neighbourhood. The cluster of buildings should create an attractive skyline profile with strong urban views. The building design should prioritize place-making through a cohesive built form and a high standard of architectural excellence and sustainability.



- **Respect local context:**  
 The building form should incorporate measures to transition to the surrounding low-rises, respond to existing scale and character, and minimize impacts on the surrounding public realm.
- **Foster a community-oriented public realm:**  
 This approach aims to provide programmable and accessible public open spaces (including indoor and outdoor gathering spaces), enhance Kingsway as a vibrant and walkable high street, prioritize a safe, welcoming, and comfortable pedestrian experience, and optimize solar access and sense of openness.
- **Uphold a high standard of livability:**  
 The building form, massing, and placement should allow adequate access to daylight and views, natural ventilation, provide comfortable and functional unit size and layout, maintain individual privacy, and create generous indoor and outdoor amenities to support socialization and sense of community for a wide range of users.



Staff have evaluated the proposed built form based on the *Plan* and the site-specific urban design objectives and principles outlined above. Refer to the summary in Figure 3 below.

**Figure 3: Urban Design Analysis Summary**

| Issue | Policy | Proposal | Evaluation | Response |
|-------|--------|----------|------------|----------|
|-------|--------|----------|------------|----------|

|   |  |   |  |  |
|---|--|---|--|--|
| <b>Floor Area and Density</b>               | <b>3.8 FSR</b>                           | <b>Approx. 5.4 FSR</b>                                | The added density on site is achieved primarily through increased building height.   | Staff generally recommend support for density increase with improvements to building massing as described in Conditions of Approval 1.1 and 1.2.   |
| <b>Height</b>                               | Two towers: <b>12 and 16</b> storeys     | Four towers: <b>18, 25, 26,</b> and <b>28</b> storeys | Height and number of towers exceed Plan expectations. As noted above, this permits added density on-site while preserving open space and public realm expectations. As a result, the impact creates a strong skyline profile visible from distant vantage points throughout the city.  | Staff generally support the additional towers and heights and recommend further improvement to the skyline profile by redistributing tower heights, and articulating the tower top massing, as recommended in Condition of Approval 1.4. |
| <b>Building Massing – Tower Floorplates</b> | Floorplates: <b>6,500 – 7,200 sq. ft</b> | Floorplates: <b>7,300 – 7,600 sq. ft.</b>             | The proposed tower floorplates are slightly larger than Vancouver standard, incrementally impacting shadowing, access to daylight and views in surrounding public realm. Guided by the <i>Tower Floor Plates Bulletin</i> , staff have also considered the large site size and tower separation and have evaluated the impacts of the additional tower massing to be relatively minor. | Staff generally recommend support for the modest increase in floorplate size. Improvements to tower form and placement to further enhance surrounding public realm performance are outlined in Condition of Approval 1.1.                |
| <b>Building Massing - Podium</b>            | <b>Four storeys or 15.8 m (52 ft.)</b>   | <b>Four storeys or 18.3 m (60 ft.)</b>                | The podium height slightly exceeds the Plan's expectations to accommodate flexible commercial retail and livable residential units. While Kingsway is wide enough to support a taller streetwall, the cumulative effect of the added podium height in combination with tall towers above may result  | Staff seek refinements to vary the height and massing of the podiums and public realm interface to improve the high street performance and the entry experience to on-site public open spaces, as detailed in Condition of Approval 1.2. |

|                               |  |  |   |  |
|-------------------------------|--|--|---|--|
|                               |  |  | in a more enclosed and less comfortable pedestrian experience.  |  |
| <b>Tower Separation</b>       | <b>24.3 m (80 ft.)</b> between towers with typical floorplates up to 7,200 sq. ft. | <b>24.3 – 27.4 m (80 – 90 ft.)</b>   | Tower separation meets the minimum standard with additional spacing provided to help offset the slightly larger floorplates to enhance public realm performance.    | Staff generally support the tower separation with improvements to tower massing as described in Condition of Approval 1.1.   |
| <b>Tower setback</b>          | <b>6.1 m (20 ft.)</b> to non-tower site  | <b>5.2 m (17 ft.)</b> to the east property line  | Although the adjacent site is not a tower site under the Plan, reduced east tower setback could affect the livability of future redevelopment on the adjacent site. | Condition of Approval 1.1 increases the east setback to a minimum of 20 ft.  |
| <b>On-Site Open Space</b>     | <b>1,858 sq. m (20,000 sq. ft.)</b> community gathering space and a public plaza   | <b>1,858 sq. m (20,000 sq. ft.)</b> public plaza and <b>2,323 sq. m (25,000 sq. ft.)</b> park-like outdoor space | The proposed public open space exceeds the Plan’s expectations, making a significant contribution to community gathering and placemaking.                           | Conditions of Approval 1.2 and 1.6 seek refinements to the overall open space design, including improved accessibility, flexible programming, better pedestrian circulation, additional seating, a larger children’s play area, and stronger visual and physical connections through the site. |
| <b>Public Realm Interface</b> | Vibrant high street on Kingsway and active uses fronting public open spaces        | Commercial retail, community amenity, and childcare are provided at the ground level.                            | While active uses are provided at grade, careful ground plane and building frontage design is expected to ensure public realm vibrancy.                             | Condition of Approval 1.3 seeks improvements to the ground-floor functionality and fine-grained frontage expression, to create a more active and engaging public realm throughout the site.  |

**Urban Design Panel (UDP)** – The application was reviewed by UDP on March 11, 2026 and UDP supported the proposal with consensus recommendations regarding the design development of the plaza and park space, tower height expression and podium articulation. Refer to the full Panel’s meeting [minutes](#). Staff have included rezoning conditions summarised above in Appendix B to respond to the panel’s recommendations.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that despite the deviation from the Plan in terms of building height and density, the proposal generally achieves the site-specific urban design objectives and principles outlined in the report. Staff support the application subject to the Conditions of Approval detailed in Appendix C.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Thirty-two on-site trees, one shared tree and 30 City-owned trees are proposed for removal, and 14 trees are proposed for retention. The final numbers of trees are confirmed at the development permit stage. See Appendix C for landscape and tree conditions.
- **Heritage:** The site has previously been identified as having heritage value for the use and form associated with the site. The existing 2400 Motel Sign is to be relocated to a new location in the project, restored, and protected with a Restoration Covenant which will require its ongoing maintenance including neon lighting. The project was reviewed and supported by the Vancouver Heritage Commission on March 23, 2026. Refer to the full [meeting minutes](#) and the [Statement of Significance](#).

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

#### 4. Housing

This application, if approved, would add 863 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix F).

While the *Norquay Plan* anticipated a mix of strata and social housing on this site, the proposed rental meets the *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy* intent to deliver 100% rental housing on City-owned land.

- **Housing Mix:** The project proposes 35% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix F.
- **Security of Tenure:** All 863 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site contains seven units of secondary rental housing. All seven of these tenancies are eligible for tenant protections under the City's *Tenant Relocation and Protection Policy (TRPP)* and the enhanced tenant relocation and protection

requirements as per the City's *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy*.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the enhanced tenant relocation and protection requirements of the City's *TRPP* prior to Development Permit issuance. Staff have prepared a draft TRP that reflects the enhanced tenant protections, summarized in Appendix F of this report.

## 5. Social Service Centre and Childcare Facility

The proposal includes provision for a 1,814 sq. m (19,521 sq. ft.) social amenity space, currently envisioned to be a 1,394 sq. m (15,000 sq. ft.) social service centre and co-located 37-space childcare facility consisting of 420 sq. m (4,521 sq. ft.) of indoor space and 543 sq. m (5,845 sq. ft.) of outdoor space. To ensure the delivery of these amenities on this site in turn-key condition, the rezoning enactment is dependent on City Council's approval of funding for the construction and full operational fit out of both the social service centre and childcare through a future capital planning process, in combination with other sources of funding if available (e.g. senior levels of government).

A minimum floor area for the uses is being secured in the CD-1 By-law, along with conditions in Appendix C to secure the spaces.

The 2400 Kingsway site is identified in the *Norquay Village Plan (2010)* as the new heart of the Norquay community, with both indoor and outdoor gathering spaces that will service the residents of the buildings on site and surrounding neighbourhood. The accompanying Norquay Public Benefit Strategy was approved in 2013, but since then, none of the childcare nor social infrastructure targets identified have been realised. Given the significant population growth over the last 15 years, and the added pressures the density of the development will incur, it is critical that the social service centre and childcare proposed are realised on this site. It is expected that the social service centre would provide programs, services and activities that support learning, wellbeing and social connection, such as:

- Early childhood and family programs
- Education and skill-building programs
- Health and wellbeing activities
- Community support and connection services

As per standard process when the City receives or develops a social service centre, the specific program models will be developed and the non-profit operator(s) selected at a subsequent date. Staff will seek Council approval for appointment of operator(s).

## 6. Transportation and Parking

The design and installation of a new mid-block pedestrian and cyclist crossing in the 2400 block of Kingsway is expected as part of this redevelopment. This new crossing will also include pedestrian activated signals, which will enhance safety, accessibility, and connectivity for all road users.

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

## 7. Consultation

### *Vancouver ODP Amendment Consultation*

Per Council's direction on March 31, 2026 (RTS [18514](#)), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəyəm (Musqueam Indian Band), Sk̓w̓x̓wú7mesh Úxwumixw (Squamish Nation) and səilwətaʔ (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and Vancouver ODP amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix E).

A list of in-stream rezoning applications now subject to the ODP were shared with the Local Nations in early March. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of May 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

### *Public Input*

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, question and answer (Q&A) period and in-person information session. Refer to the application webpage: <https://www.shapeyourcity.ca/2396-2400-kingsway-and-2441-2493-e-33-ave>.

In total, approximately 111 submissions were received. Support focused on the delivery of new rental housing on an underutilized site, the suitability of higher density in a corridor context with transit access, and the inclusion of community-serving amenities such as childcare, a neighbourhood house/indoor gathering space, public plaza, and outdoor space, and ground-level commercial uses intended to revitalize the area.

Concerns centred on the project's affordability and unit mix, particularly the limited number of family-sized and low-income/non-market homes, along with the overall scale and height of multiple towers and potential impacts to neighbourhood character, sunlight, privacy, and views. Additional concerns emphasized whether local infrastructure could accommodate growth, including traffic congestion and parking, transit capacity, school and childcare supply, healthcare services, parks/green space, and the need for clearer planning and mitigation measures to support a complete and livable community. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

## 8. Public Benefits

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$22,923,424 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** Under the *Rental Housing on City-Owned Lands – Public Benefits Pilot Rezoning Policy*, the application is exempt from payments and/or provisions of amenities pursuant to the City's *Community Amenity Contributions Policy for Rezoning*s.

- **Public Art:** The public art contribution is estimated to be \$1,444,071 based on the current (2016) rate.
- **Social Service Centre and Childcare Facility:** Funding for the construction and delivery of the approximately 1,394 sq. m (15,000 sq. ft.) social service centre and 420 sq. m (4,521 sq. ft.) childcare facility, to be delivered in a turn-key condition, will be secured through a future Council-approved capital plan. Funding sources may include Norquay Public Benefit Strategy CAC funds and/or other City sources as well as senior government funding.

Other Benefits:

- 863 market rental units, secured for the greater of 60 years and the life of the building; and
- Consistent with the *Rental Housing on City-Owned Lands – Public Benefits Pilot Rezoning Policy*, this development will, subject to economic conditions, provide long-term, broad-based public benefits through generation of non-tax revenues for the City.

Refer to Appendix G for full summary of public benefits.

### Financial Implications

This project is expected to provide 863 rental units, DCLs and a public art contribution. Subject to economic conditions, the development of this project is expected to provide long-term, broad based public benefits through generation of non-tax revenues for the City.

Additionally, subject to future funding allocation, the proposal will include the delivery of a turn-key social service centre and childcare facility to be owned by the City and leased to non-profit service providers. Funding allocation to construct and fit out the social service centre and childcare spaces will be considered through the approval of a future capital plan and/or other sources (e.g., senior levels of government). In 2026 dollars, the order of magnitude cost of constructing and fitting out the social service centre and childcare spaces is \$33,000,000.

See Appendix G for additional details.

### Conclusion

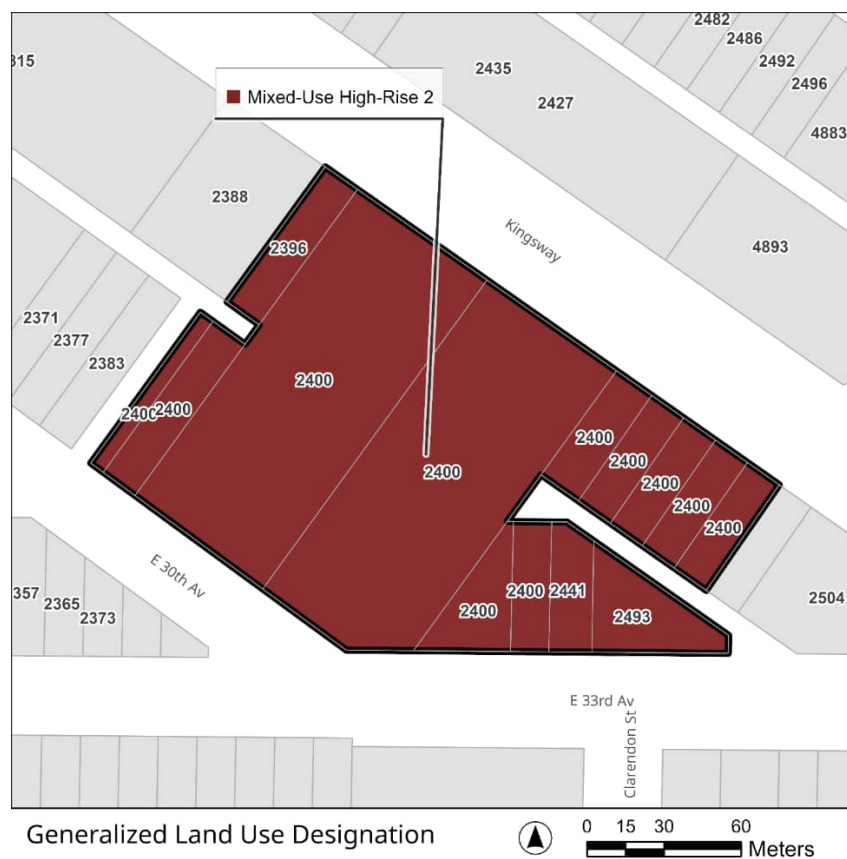
An amendment to change the Generalized Land Use designation in the *Vancouver Official Development Plan* to Mixed-Use High-Rise 2 is required to make this application consistent with the *ODP*. The proposed land use and public benefits are generally consistent with the *Norquay Village Plan*, *Rental Housing on City-Owned Lands – Public Benefits Pilot Rezoning Policy* and Heritage Policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *ODP* amendment by-law in Appendix A and CD-1 by-law in Appendix B subject to conditions contained in Appendix C.

**APPENDIX A**  
**PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT**  
**to redesignate 2396-2400 Kingsway and 2441-2493 East 33rd Avenue**  
**to Mixed-Use High-Rise 2**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A of the Vancouver Official Development Plan By-law No. 14660.
2. Council amends the Generalized Land Use designations of the lands identified in the maps attached to this by-law as Schedule A by amending Map 4 to redesignate the site to Mixed-Use High Rise 2, and amends all corresponding illustrative maps in Part 4 accordingly.
3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
4. This by-law is to come into force and take effect on the date of its enactment.

Schedule A



**APPENDIX B**  
**2396-2400 Kingsway and 2441-2493 East 33rd Avenue**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

*Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**Zoning District Plan Amendment**

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map and will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**Uses**

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses;
  - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
  - (c) Institutional Uses;
  - (d) Live-Work Use;
  - (e) Office Uses;
  - (f) Retail Uses;
  - (g) Service Uses;
  - (h) Utility and Communication Uses; and
  - (i) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

### **Floor Area and Density**

- 5.1 The total floor area permitted for all uses must not exceed 68,150 m<sup>2</sup>.
- 5.2 The total floor area for Office Uses, Retail Uses, Service Uses and Utility and Communication Uses combined must be a minimum of 1,876 m<sup>2</sup>.
- 5.3 The total floor area for the child day care facility use must be a minimum of 420 m<sup>2</sup>.
- 5.4 The total floor area for the social service centre use must be a minimum of 1,394 m<sup>2</sup>.
- 5.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.6 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) additional floor area as required to meet licensing requirements for the child day care facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

## **Building Height**

6.1 Building height must not exceed 97 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

## **Access to Natural Light**

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

\* \* \* \* \*

## **APPENDIX C CONDITIONS OF APPROVAL**

*Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.*

### **PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Acton Ostry Architects, received on August 6, 2025.*

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

#### **Urban Design**

- 1.1 Design development to refine tower massing, form, and placement to enhance public realm performance and overall livability.

Note to Applicant: Refer to Urban Design Principles 4 and 5 outlined in the rezoning report and UDP comments. Design explorations include but are not limited to:

- (a) A more north–south orientation for Tower D with a westward shift to optimize the solar access to the public plaza;
- (b) A more compact tower form to improve overall access to daylight, air, and sky views, and solar performance in the surrounding public realm; and
- (c) An increased setback of Tower C from the east property line (minimum 20 ft.) to enhance unit livability and privacy.

- 1.2 Design development to the podium height and massing to better support the on-site community gathering spaces and improve the high street public realm performance along Kingsway.

Note to Applicant: Refer to Urban Design Principles 1 and 4 outlined in the rezoning report and UDP comments. This may be achieved by:

- (a) Increasing the separation between the podiums (including balconies) of Tower A and B from 33 ft. to approximately 50 ft. to create a more open and inviting focal point that encourages broader public coming into the site;

Note to Applicant: Some podium massing could be relocated to the west and south side of Tower A.

- (b) Exploring reductions in heights and increases in setbacks, in whole or in part, to create a more compatible streetwall expression and improve solar access and the sense of openness on Kingsway;

Note to Applicant: The proposed podium height is approximately 60 ft., compared to a typical four-storey podium height of approximately 50 ft. along Kingsway.

- (c) Removing or absolutely minimizing the overhangs above the public plaza, Kingsway pedestrian realm and public pathways, and increasing their soffit height to enhance daylight access and the sense of openness to the sky;
- (d) Improving the relationship between the podium and open spaces to reinforce the prominence of the plaza and the park and strengthen visual and physical connections through the site; and
- (e) Reconsidering the location and design of the public stairs and elevator to better contribute to the public open space, rather than disrupting the plaza-park connection.

1.3 Design development to enhance ground floor activation along Kingsway and across on-site public open spaces.

Note to Applicant: Refer to Urban Design Principles 1 and 4 outlined in the rezoning report and UDP comments. This may be achieved by:

- (a) Providing frequent at-grade commercial unit entries along Kingsway with a maximum 50 ft. interval;
- (b) Avoiding shallow or low ceiling commercial space to ensure functionality, particularly at corner locations;
- (c) Locating more active uses along plaza frontage, such as retail or restaurants;
- (d) Refining the podium ground plane for Towers B and C, including the south-facing retail patio, to improve functionality and activation of both interior and exterior commercial space;
- (e) Providing continuous weather protection that is better related to pedestrian scale and comfort; and
- (f) Providing fine-grained frontage (e.g. 25 ft. modules) with maximized transparency, high-quality materials, and refined detailing.

1.4 Design development to the tower and podium expression to achieve landmark architectural excellence and create a sense of arrival for this neighbourhood.

Note to Applicant: Refer to Urban Design Principles 2 outlined in the rezoning report and UDP comments. Design considerations include but are not limited to:

- (a) Establishing a more recognizable and cohesive skyline profile consistent with an overall massing concept through redistribution of tower heights and articulation of tower top massing;

- (b) Developing a more vertical tower expression instead of horizontal intermittent datums to reduce perceived bulk;
- (c) Incorporating greater articulation and variation in podium expression to respond to context character, human scale, and public visual interest; and
- (d) Creating attractive views from Kingsway in both eastbound and westbound directions.

- 1.5 Design development to improve the lane environment and minimize visual and noise impacts on adjacent units.

Note to Applicant: Refer to Urban Design Principles 3 and 5 outlined in the rezoning report. This may be achieved by:

- (a) Reducing the extent of the open parkade access ramp to the greatest extent possible;
- (b) Incorporating more landscape treatments, such as planting and trellises; and
- (c) Minimizing exposure of planters and retaining walls.

## **Landscape**

- 1.6 Design development to enhance the overall design and usability of the proposed public plaza and open space areas to support a vibrant, accessible, and welcoming neighbourhood gathering space.

Note to Applicant:

- (a) Improve universal accessibility throughout the plaza and open space areas between Kingsway, East 30th Avenue, the plaza, retail frontages, neighbourhood house, and childcare uses, and minimizing reliance on stairs where possible;
- (b) Provide a variety of seating opportunities throughout the plaza, including benches, seat walls, or seating integrated with stair elements to support gathering and informal use;
- (c) Enhance pedestrian circulation and connections through the site to support convenient access between surrounding streets, the plaza, and adjacent uses;
- (d) Provide opportunities for shade, weather protection, and comfortable open space including rooftop patios.

- 1.7 Design development to improve the usability of the proposed naturalized or meadow landscape area at the southeast portion of the site to support informal recreation and passive use.

Note to Applicant: Consider integrating accessible lawn areas, informal seating opportunities, or other park-like landscape elements that encourage public use while maintaining the ecological character of the surrounding planting design.

- 1.8 Design development to refine the placement of the proposed public bike share station to ensure it is located in a visible and active area of the site with convenient access to the plaza, retail frontages, and pedestrian circulation routes.

Note to Applicant: Bike share stations should be positioned where natural surveillance and pedestrian activity are high.

### Heritage

- 1.9 Design development to include commemoration and/or interpretive information describing the history of the site and its historic and cultural values.

Note to applicant: explore providing spaces and/or site furnishing that reference the historic uses of the site including its use in the film industry.

- 1.10 Consideration of locating the 2400 Court sign in a prominent location, visible from Kingsway, or if viable, retain its original location. The original orientation of the signage in this case (perpendicular to the street) should be maintained.

Note to Applicant: Suggestion per the [March 23, 2026 Heritage Commission](#) recommendations.

### Sustainability

- 1.11 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements.

### Housing

- 1.12 The proposed unit mix overall and within each Development Permit application is to achieve at least 35% family units.

Notes to Applicant:

- (a) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.
- (b) The requirement for 35% family units to be achieved within each Development Permit application may be varied at the discretion of the Director of Planning.
- (c) The proposed rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as

defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or at existing rents, as applicable. See condition 2.8.

- 1.13 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
  - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
  - (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
  - (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Notes to Applicant:

- (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

**Community Benefits Agreement (CBA) (Optional)**

- 1.14 To monitor and evaluate these compliance targets, the following must be completed if the Applicant has agreed to do the CBA as part of the prior-to conditions before development permit issuance.
- (a) Connect with the Social Planners responsible for the CBA conditions to review the CBA policy and process.
  - (b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity.
  - (c) Applicants can consider retaining the services of an independent third party to the satisfaction of the City to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and;

- (d) Consider participating in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver *CBA Policy* does not preclude the Applicant from entering into any additional agreements with communities, including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner(s) on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

### **Social Amenity**

- 1.15 Design development to ensure that the Social Amenity (including co-located Social Service Centre and Childcare components) meets the intent of City of Vancouver Facility Standards Manual (FSM) and the applicable design and technical guidelines for social facilities to the satisfaction of General Manager of Arts, Culture and Community Services and the General Manager of Real Estate Environment and Facilities Management.

Note to Applicant: For clarity, FSM and applicable guidelines are those in effect at the time of Rezoning Enactment.

- 1.16 Design development to ensure that the Social Amenity is designed in a way that ensures universal accessibility for peoples of all abilities and located at grade adjacent to the outdoor plaza.
- 1.17 Design development to provide unfettered access to two elevators for the Social Amenity non-exclusive use (may be shared with other uses): one passenger elevator and one service elevator (for the purpose of serving Social Service back-of-house spaces and kitchen).

Note to Applicant: Provision of a direct and barrier-free pedestrian access from the shared Social Amenity elevator to the Social Service Centre entrance and Childcare Facility is required. Mobility impaired, elderly, and parents or caregivers with strollers need a more direct pedestrian walkway to/from the elevator to the entrance. Also consider provision of canopy cover for weather protection purposes.

- 1.18 Design development to ensure that the location of Social Amenity's vehicle parking, drop-off, loading, garbage and utility rooms are in close proximity to the elevators.
- 1.19 Design development to include a stairwell to parkade for the Social Amenity non-exclusive use.
- 1.20 Design development to ensure that finished ceiling heights are maximized throughout the Social Amenity (12 ft. clear ceiling height minimum). The extent of localized ceiling drops to be minimized, and their clear height to exceed a minimum of 8 ft.

- 1.21 Design development to provide utility / service rooms to safely accommodate the mechanical, electrical, janitorial, and similar building systems and equipment servicing the Social Amenity, secured for exclusive use of the Social Amenity.

Note to Applicant: Design development to include a written Basis of Design (including the description of the proposed building systems) and a Commissioning Plan for the Social Amenity, to satisfaction of REFM Facilities.

Social Amenity building systems to be designed in a way that allows independent use, operations and maintenance and minimizes lifecycle costs and requirements for specialized maintenance. Additionally, the building systems and utilities serving the childcare to be operated and sub-metered separately from the remainder of Social Amenity.

- 1.22 Provision of a fit, furnished, and equipped Social Service Centre with no less than 1,814 sq. m (19,521 sq. ft.) of useable indoor area, including:
- (a) Social Service Centre with 1,394 sq. m (15,000 sq. ft.).
  - (b) Childcare facility with 420 sq. m (4,521 sq. ft.) interior area and no less than 543 sq. m (5,845 sq. ft.) of outdoor area.

- 1.23 Design development to ensure one shared Class B loading bay and bicycle storage is provided per Parking Bylaw. For other vehicle requirements, refer to individual conditions below.

- 1.24 Design development to encourage connection and efficiencies (e.g., office space, reception) where appropriate between the Social Service Centre and Childcare.

Note to Applicant: Interior circulation between the Social Service Centre and Childcare should be enabled for operational efficiency but must be secure for safety reasons.

#### *Social Service Centre Component*

- 1.25 Design development to ensure that the Social Service Centre meets the intent of the forthcoming Functional Program to the satisfaction of the General Manager of Arts, Culture and Community Services.

- 1.26 Design development to ensure the provision of vehicle parking, bicycle parking, and loading meets the operational needs of Social Service Centre users as detailed in the forthcoming Social Service Centre functional program.

Note to Applicant: Social centre parking requirements will also be reflected in a revised version of the Social Facility Technical Guidelines.

- 1.27 Design development to ensure program spaces are contiguous to the outdoor plaza to maximize opportunities for indoor/outdoor community gatherings and events.

- 1.28 Design development to ensure the Social Service Centre has a visible presence in the community with a welcoming, barrier-free, entrance and prominent street and plaza-facing signage.

Note to Applicant: The Social Service Centre serves all members of the public on a drop-in basis and needs to be prominently visible to passersby.

Consider locating the principal entrance and reception area off the plaza to create a more welcoming presence and more centrally positioned reception area within the Social Service Centre.

### *Childcare Component*

- 1.29 Design, construction and delivery of a turnkey and fit, furnished, equipped and supplied 37-space childcare facility. Design development to ensure that the 37-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the BC Design Guidelines for Childcare and the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate Environment and Facilities Management.

Note to Applicant: A 37-space childcare facility is comprised of 12-spaces for 0-3 year olds and 25-spaces for 3-5 year olds.

- 1.30 Based on BC Design Guidelines for Childcare Centres a 37-space childcare will need a minimum gross program indoor area of 420 sq. m (4,521 sq. ft.) and no less than 543 sq. m (5,845 sq. ft.) of gross outdoor space.

Note to Applicant: Ensure sufficient indoor and outdoor space for each program:

- (a) A 12-space program for 0-3 year olds requires:
- (i) 180 sq. m (1,938 sq. ft.) of gross indoor space;
  - (ii) 181 sq. m (1,945 sq. ft.) of gross outdoor space.
- (b) A 25-space program for 3-5 year olds requires:
- (i) 240 sq. m (2,583 sq. ft.) of gross indoor space
  - (ii) 362 sq. m (3,897 sq. ft.) of gross outdoor space.

To meet useable program floor area requirements of the BC Child Care Licensing Regulation, minimum Activity Area and required support areas must be met for each program, exclusive of circulatory and utility spaces. The provision of necessary circulation space may result in indoor area requirements in excess of the gross indoor area requirement.

To ensure minimum Activity Area and required support areas will be met for each program, circulatory space is to be excluded from gross area requirements.

Useable program area does not include other requirements such as dedicated mechanical room, dedicated electrical room, dedicated garbage room, elevator, lobbies, stairs and any necessary circulation space.

1.31 Each licensed program within the childcare centre must have its own, separate and dedicated outdoor play space including covered space, with direct, universally accessible and contiguous access, and the same grade between indoor and outdoor program space.

1.32 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official Development Permit submission, including the provision of area table calculations broken down by childcare program. Refer to BC Design Guidelines for Child Care Centres Tables 30 for outdoor spaces and 31 for indoor spaces. Detailed indoor and outdoor design will be required prior to Development Permit issuance, and seeking staff and Licensing (VCH) input in advance will help streamline the Development Permit submission reviews ([childcare@vancouver.ca](mailto:childcare@vancouver.ca)). Ensure both indoor and outdoor areas can be supervised easily.

1.33 Provide shadow studies to demonstrate that the outdoor play areas for each program receives a balance of direct sunlight and shade on February 1 and summer solstice. Include known shadow impacts of adjacent buildings. For podiums: Ensure a substantial portion of the Rooftop Outdoor Play Area is shaded in the summer months, this can be achieved with the use of solar shading devices.

1.34 Provide total 5 dedicated parking stalls for the exclusive use of the childcare facility for pick-up and drop-off purposes. Include one (1) universally accessible stall and the rest of the stalls must be regular size (no small car stalls).

Note to Applicant: Design development to ensure that the location of childcare vehicle parking and loading are safe and in proximity to the childcare facility elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

1.35 Provide bicycle parking as per the Parking Bylaw.

1.36 Design development to minimize the number of balconies overhanging the outdoor play space and employ strategies to mitigate the potential risk of items falling off balconies and from openable windows onto the play space below.

1.37 Design development to minimize and mitigate any environmental health concerns.

## Engineering

1.38 Provision of a Construction Management Plan directly to TransLink ([MRN@translink.ca](mailto:MRN@translink.ca)) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act

<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.39 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.40 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.41 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.42 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.43 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.44 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.45 Confirmation of compliance to the *Rezoning Policy for Sustainable Large Developments* by providing the following:
- (a) Mandatory requirements for Zero Waste Initiatives (F.3.1).  
  
Note to Applicant: There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths). This includes installing and maintaining litter receptacles on the property.
  - (b) Post Occupancy Plan Implementation Report Plan (F.3.4). The applicant must acknowledge intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting. Prior to DP issuance the applicant must agree to the terms and conditions set out in the Solid Waste Reporting Covenant. The report is to be provided within 18 months of occupancy. The applicant may send this report to the City of Vancouver Solid Waste Services Branch at [reduce.waste@vancouver.ca](mailto:reduce.waste@vancouver.ca).
- 1.46 Provision of a waste management plan, prior to issuance of the development permit that includes the description of the following:
- (a) Types of waste streams to be provided: Garbage, Organics, Mixed Papers, Mixed Containers and Glass;
  - (b) Quantity, stream and capacity of container for each waste stream; and
  - (c) Collection frequency of each waste stream.
- 1.47 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
- (a) Display of the following note(s):
    - (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".

(iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(iv) "The required Green Infrastructure improvements for 2400 Kingsway will be as per City approved applicant-issued design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 2400 Kingsway are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (d) Streetscape designed in compliance with Norquay Village Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.48 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, including convex mirrors or view portals on main ramp and throughout parkade.

- 1.49 Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

- (a) Convenient, internal, stair-free loading access to/from all site uses; and

Note to Applicant: Locate Neighbourhood House Class B loading in a more convenient and accessible location.

- (b) Resolution of maneuvering conflicts with Class B vehicles and the overhead gate at load court entrance on P1.

Note to Applicant: Exhibit 4 of the TAMS shows maneuvering conflicts for the Neighborhood House Class B loading space.

- 1.50 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings; and
- (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
- (c) Deletion of food trucks from City right-of-way.

- 1.51 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction/diversion;

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 8.0 of the preliminary hydrogeological study (dated August 2, 2023).

- (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

- 1.52 Compliance with the Zoning and Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system. The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

- (b) Measures to limit or reduce environmental impacts from groundwater diversion.

- 1.53 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.54 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

- 1.55 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.56 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

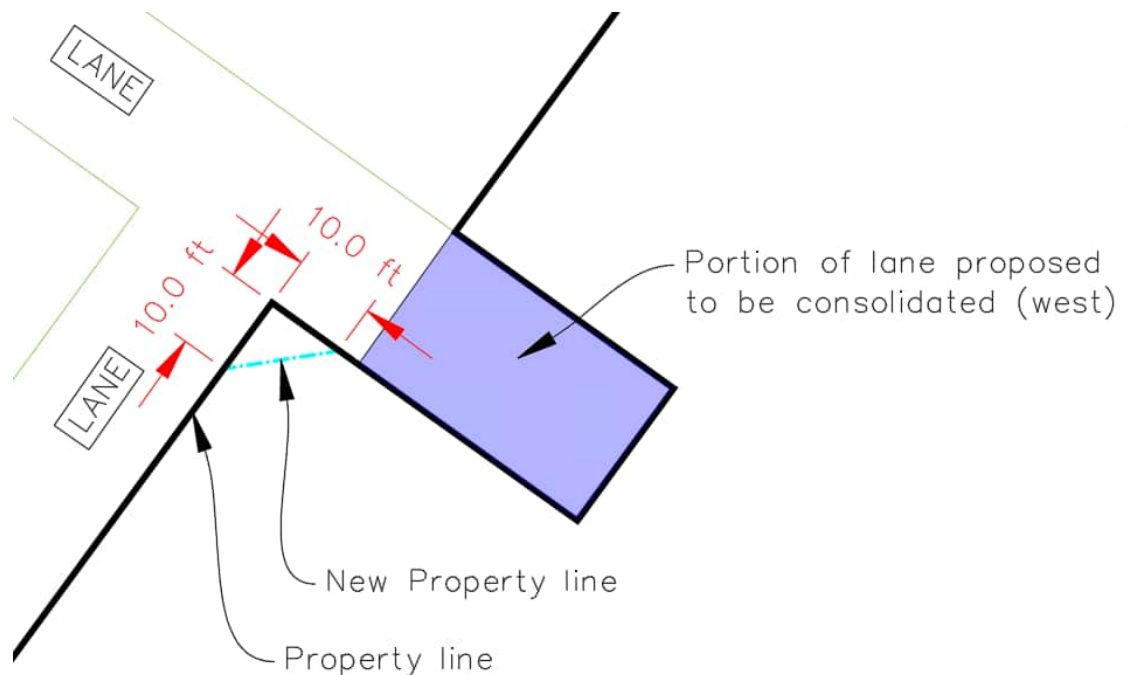
<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

## Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for:
- (a) The closing of, stopping up and conveying to the owner the required portion of the lane north of East 33rd Avenue, adjacent to 2400 Kingsway and a portion of the lane north of East 30th adjacent to 2400 Kingsway, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area;
  - (b) Provision of written confirmation and agreement from all affected utility companies;
  - (c) Consolidation of the closed portion of lane, and Lots 2 to 11, Block L, Plan 6423; Lot 8, Except Part in Reference Plan 2407, Now Kingsway, of Lots 3 and 4, Block 11, Plan 3283; Lots 5 and 6, Except Portions in Reference Plans 2407 and 7825, Block 11, Plan 780; Lot 9 of Lots 3 and 4, Block 11, Plan 3283; and Lot 10, Except the West 20 feet Now Lane, of Lots 3 and 4, Block 11, Plan 3283; all of District Lot 393 to form a single development parcel, and subdivision of that site to result in the dedication of a 10 ft. x 10 ft. corner cut in the northwest corner of former Lot 10, except the west 20 ft. now lane for lane purposes (refer to diagram below depicting corner cut dedication area); and



Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- (d) Registration of a temporary Statutory Right of Way (SRW) agreement in favour of the city over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services;

- 2.2 Provision of an SRW for public pedestrian use over a portion of the site, adjacent to Kingsway, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

- 2.3 Provision of an SRW to provide a (16.0 m (52 ft.) by 4.0 m (13 ft.)) Public Bike Share Station on private property near the intersection of East 30th Avenue and East 33rd Avenue for Public Bike Share Station, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The location proposed along East 30th Avenue near the lane is acceptable. The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated

February 23, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on East 33rd Avenue or 150mm main along south side of Kingsway. Should the development require water service connections larger than 200 mm along East 33rd Avenue or 150 mm along Kingsway, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 2400 Kingsway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the lane south of Kingsway.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at [vancouver.ca/rainwater](http://vancouver.ca/rainwater).

- (c) Design and installation of a new mid-block pedestrian/cyclist actuated signal and crossing in the 2400 block of Kingsway.

Note to Applicant: The City has collected a cash contribution of \$250,000 from development sites within the immediate vicinity (2395 – 2469 Kingsway) for the purposes of helping fund the delivery of a mid-block connection. These funds are expected to cover a portion of the costs and will be available until the asset is fully delivered by the applicant. The City to provide the funds upon completion and acceptance of this mid-block connection, to the satisfaction of the General Manager of Engineering Services.

- (d) Provision of street improvements with appropriate transitions, along Kingsway adjacent to the site, including:
  - (i) Minimum 1.2 m wide front boulevard;
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
  - (iii) 50 mm depth mill and inlay, from curb to centerline; and
  - (iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (e) Provision of street improvements with appropriate transitions, along East 30th Avenue adjacent to the site, including:
  - (i) Minimum 2.0 m wide front boulevard;
  - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
  - (iii) Corner curb ramp at the northeast corner of the intersection of East 30th Avenue and East 33rd Avenue; and
  - (iv) Removal of the existing driveway crossing and reconstruction of the curb and gutter.
- (f) Provision of street improvements with appropriate transitions, along East 33rd Avenue adjacent to the site, including:
  - (i) Full-depth road reconstruction from curb to road;  
  
Note to Applicant: Road reconstruction on East 33rd Avenue to meet City "Higher Zoned, Arterial, and Bus Lane" standards.
  - (ii) Minimum 2.0 m wide front boulevard;
  - (iii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
  - (iv) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
  - (v) Removal of existing walls, stairs and railing which encroachment onto City boulevard; and
  - (vi) Standard concrete lane crossing, new curb returns and curb ramps.

- (g) Provision of street improvements with appropriate transitions, along the north-south lane located immediately north of East 30th Avenue, adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City “Higher-Zoned Lane” pavement structure standard.

- (ii) Relocation of the existing catch basin to the centerline of the laneway; and

- (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on East 30th Avenue.

Note to Applicant: Refer to the City design guidelines and construction standards. <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (h) Provision of speed humps in the east-west portion of the lane south of Kingsway.

- (i) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Street improvements along Kingsway adjacent to the site, install a rainwater tree trench or bioswale feature to treat and retain 90% of average annual rainfall from the right-of-way to the greatest extent practical; and

- (ii) Street improvements along East 33rd Avenue adjacent to the site, install a rainwater tree trench or bioswale feature to treat and retain 90% of average annual rainfall from right-of-way to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation. Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

Street lighting conduits containing potential asbestos have been identified along the Kingsway frontage within the proposed Green Infrastructure Rainwater tree trench footprint. The applicant is responsible for coordinating and removing the asbestos-containing street lighting conduits if they conflict with the proposed Green Infrastructure asset.

- (j) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

Note to Applicant: Street light conduits may contain asbestos and the applicant is responsible for all associated costs and works for removal.

- (k) Provision of East 30th Avenue and East 33rd Avenue, entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (l) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

- (m) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

- (n) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (o) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Mid-block connection as per condition 2.4 (c).

Note to Applicant: The benefiting area for these works is under review.

An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general *Latecomer Policy* information refer to the website at:  
<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

## Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 863 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy*, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the *Vancouver Charter* and a Section 219 Covenant.

- 2.7 The Housing Agreement and Section 219 Covenant will also ensure the use and access of the residential amenity spaces, currently designated on the plans submitted for rezoning as “shared amenity”, and any other shared residential amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building(s) as a common space for the greater of 60 years and the life of the building.
- 2.8 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the enhanced tenant relocation and protection requirements as per the *Rental Housing City-Owned Land – Public Benefits Pilot Rezoning Policy* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
  - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
  - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their

temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, or another building (if applicable) and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent top-up amount, any other compensation).

## **Heritage**

- 2.9 A Restoration Covenant (219 Covenant) is to be completed by the owner and registered on title to the lands, to the satisfaction of the Director of Legal Services and the Director of Planning, which is to ensure the long-term conservation and operation of the signage (i.e. lighting).

Note to Applicant: Please contact the Heritage Planner James Boldt at james.boldt@vancouver.ca to initiate the drafting and completion of the covenant.

## **Social Amenity (Social Service Centre and Childcare)**

- 2.10 Council approval of funding, through the capital planning process and/or other sources (i.e. senior levels of government), for the construction and delivery of the approximately 1,394 sq. m (15,000 sq. ft.) social service centre and 420 sq. m (4,521 sq. ft.) childcare facility to be delivered by the applicant as public amenities in a turn-key condition.
- 2.11 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, of a Social Amenity, all within one or more fee-simple air space parcels, as determined by the General Manager of Real Estate Environment and Facilities Management and General Manage of Arts, Culture and Community Services, which meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied:

- (a) Design, construction and delivery of a turnkey and fit, finished, equipped (FF&E) Social Amenity consisting of a Social Service Centre and a 37-space Childcare Facility, as follows:
- (i) design, construction and delivery of a 1,394 sq. m (15,000 sq. ft.) turn-key and fit, furnished, equipped (FF&E) Social Service Centre that meets the intent of the functional program and the City of Vancouver Facilities Standard Manual including applicable Technical Guidelines for Social Facilities that are applicable at the time of rezoning enactment, all to be contained within a separate air space parcel;
  - (ii) design, construction and delivery of a turnkey and fit, furnished, equipped (FF&E) and supplied 37-space childcare facility with one 12-space program for 0-3 year olds and one 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing of its successor in function) and meets the intent of the BC Design Guidelines for Child Care Centres and the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines that are applicable at the time of rezoning enactment, all to be contained within a separate air space parcel;

Note to Applicant: The FF&E amount (estimated minimum at \$4,500 per childcare space) is to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

The childcare facility will have a total gross program indoor area of not less than 420 sq. m (4,521 sq. ft.) on one level, with a maximized ceiling height and localized drops of no less than 8 ft. clear height and a dedicated adjacent gross outdoor space of no less than 543 sq. m (5,845 sq. ft.).

All work pertaining to the design, construction, fit, furnish, equip for the Social Amenity shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Development, and to the Regional Manager of Community Care Facilities Licensing.

- (iii) The fee-simple air space parcel(s) with the Social Amenity will, in addition to the programmable indoor and outdoor areas described in applicable guidelines and functional program, have the following accessory use spaces: an entrance with a plaza and street presence; dedicated mechanical, electrical, data, communications and similar utility/service rooms; dedicated passenger loading drop-off and parking spaces for users; dedicated bicycle parking spaces; dedicated garbage and recycling room; access to and shared use of the stairwell; access to and shared use of one passenger elevator and one service elevator; access to and shared use of loading; and access to any other accessory use spaces that may be required by the applicable design and technical guidelines at the time of the Rezoning Enactment, and all with convenient, universally-accessible and safe access to the Social Amenity;

- (iv) Transfer to the City and/or ensure City ownership of, at no cost the air space parcel(s) in fee simple containing the Social Amenity, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
- (v) The construction and delivery of the facility is to be secured by one or more Letters of Credit (LC) or other security acceptable in the sole discretion of the City, provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>;
- (vi) The applicant will grant the City an option to purchase, for a nominal purchase price, the Social Amenity air space parcel(s), exercisable upon completion of the Social Amenity and registration of the related air space plan;
- (vii) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the Social Amenity and satisfactory acceptance of the Social Amenity by General Manager of Real Estate Environment and Facilities Management and the General Manager of Arts, Culture and Community Services;
- (viii) Agreement(s) to grant a perpetual right in favour of the City and the users of the Social Amenity in the form of an easement, for unfettered 24/7 access to and use of the two shared elevators, shared stairwells, and the following spaces on site: dedicated vehicle parking and drop-off spaces, dedicated bicycle parking, shared loading spaces and dedicated mechanical, electrical, data, security and similar utility rooms (if applicable);
- (ix) Minimize the obligations of the Social Amenity toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the Social Amenity or which are related to any part of the development for which the users or invitees of the Social Amenity may (from time to time) have the use of and/or access to; and
- (x) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate Environment and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require

Note to Applicant: Holds on the Development Permit and above-grade Building Permit issuance in connection with certain milestones will be applied to the entire project.

- 2.12 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services for one Class B loading space to be used between the Social Amenity and commercial uses on site.

### **Urban Design**

- 2.13 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over the proposed Privately Owned Public Space (POPS) intended for public access and use.

Note to Applicant: Provide drawings indicating the extents of the SRWs. The dimensions are to be determined through the Development Permit process but should be generally consistent with this Rezoning Application. The current drawings indicate a POPS space (proposed plaza and 'park' areas) of approximately 47,000 sq. ft..

- 2.14 Provision of a statutory right-of-way (SRW) over a portion of the site to achieve a 7.6 m (25 ft.) offset distance measured from the back of the existing curb along Kingsway for public life use. The SRW shall be free of any permanent encumbrances such as structures, mechanical vents, stairs and planter walls and are to accommodate any other items such as trees, landscaping, benches approved pursuant to the Development Permit, Building Permit or otherwise consented to by the Director of Planning and the City Engineer.

### **Community Benefit Agreement (Optional)**

- 2.15 As per the City of Vancouver's *Community Benefits Agreement Policy*, the applicant can decide to opt into a Community Benefits Agreement, which will commit the Applicant and its development partners to:
  - (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires.
  - (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs.
  - (c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy.

## Community Amenity Contribution

- 2.16 Prior to enactment of the rezoning by-law, the Director of Planning has been satisfied that the development will, subject to economic conditions, generate a non-tax revenue stream for the City consistent with the *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy* ("COL Rezoning Policy"), including entering into such agreements, if any, required to satisfy the COL Rezoning Policy.

## Public Art

- 2.17 Execute an agreement satisfactory to the Director of Legal Services and the Arts, Culture and Community Services Deputy General Manager, Arts, Culture and Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1 (time limited), 60% cash-in-lieu of art.

Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application.

## Environmental Contamination

- 2.18 If applicable:
- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*.
  - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

## Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

**APPENDIX D  
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“2396-2400 Kingsway & 2441-2493 East 33rd Avenue      [CD-1 #]      [By-law #]      C-2”

**DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#]      [By-law #]      2396-2400 Kingsway & 2441-2493 East 33rd Avenue”

**DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-895-965; Lot 8 Block L District Lot 393 Plan 6423
- (b) PID: 010-895-981; Lot 9 Block L District Lot 393 Plan 6423
- (c) PID: 010-895-990; Lot 10 Block L District Lot 393 Plan 6423
- (d) PID: 010-896-007; Lot 11 Block L District Lot 393 Plan 6423
- (e) PID: 012-997-994; Lot 9 of Lots 3 and 4 Block 11 District Lot 393 Plan 3283
- (f) PID: 012-998-028; Lot 10, Except the West 20 Feet now lane, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283
- (g) PID: 015-106-756; Lot 5, Except Portions in Reference Plans 2407 and 7825, Block 11 District Lot 393 Plan 780
- (h) PID: 015-106-764; Lot 6, Except Portions in Reference Plans 2407 and 7825, Block 11 District Lot 393 Plan 780

\* \* \* \* \*

**APPENDIX E  
 PUBLIC CONSULTATION SUMMARY**

| Event  | Dates                                       | Details   |
|--|---|---|
| Webpage published  | September 29, 2025                          | <a href="https://www.shapeyourcity.ca/2396-2400-kingsway-and-2441-2493-e-33-ave">https://www.shapeyourcity.ca/2396-2400-kingsway-and-2441-2493-e-33-ave</a> |
| Postcard mailed  | November 3, 2025,                           | 3,620 notices mailed  |
| Site sign installed  | October 20, 2025                            | n/a   |
| Online comment form  | September 2025 to<br>February 2026          | 93 submissions <ul style="list-style-type: none"> <li>• 40 responses support</li> <li>• 38 responses opposed</li> <li>• 14 responses mixed</li> </ul>       |
| Question and Answer (Q&A) period (2 weeks)                                     | November 19, 2025,<br>to December 2, 2025   | 5 submissions   |
| Other input (phone calls, direct emails, etc.)                                 | September 29, 2025,<br>to February 17, 2026 | 5 submissions   |
| In-Person Event  | November 25, 2025,                          | 24 attendees  |
| Total webpage views  | September 29, 2025,<br>to February 17, 2026 | 1,692 page views  |
| Total Submissions (Comments submitted + questions asked + other input methods) |   | 111 submissions   |

## Map of Notification Area



A summary of public input is provided below, organized by topic.

### Areas of support:

- **Housing:** The proposal is seen as a strong use of an underutilized site to deliver much-needed rental housing. The scale of housing is supported, with interest in ensuring a range of unit types, including family-sized homes, to support long-term residents and community stability.
- **Density and location:** The site is considered appropriate for higher density given its proximity to the SkyTrain, frequent transit along Kingsway, and nearby services. Concentrating growth in this location is viewed as consistent with the City's transit-oriented and corridor-based planning objectives.
- **Community amenities and public realm:** The inclusion of childcare, a neighbourhood house or indoor gathering space, publicly accessible outdoor spaces and plaza, and ground-level commercial uses is supported for its role in fostering community life, improving livability, and contributing to the revitalization of Norquay Village.

### Areas of concern:

- **Affordability and unit mix:** The proposal is viewed as falling short on family-oriented and genuinely affordable housing. Concerns focus on the limited number of three-bedroom units and the emphasis on market rental, with requests to prioritize non-market, co-op, or low-income housing and deliver homes that families can grow into.
- **Scale, height, and neighbourhood character:** The height and massing of multiple high-rise towers are seen as out of character for the area and inconsistent with expectations for mid-rise development. Concerns include excessive density, "wall" effects along Kingsway, shadowing/daylight impacts, loss of privacy and views, and potential negative effects on the look and identity of the neighbourhood—including calls to preserve the existing motel/landmark character.

- **Infrastructure, traffic, and livability:** The level of growth is seen as outpacing local capacity, with concerns about traffic congestion, road constraints, spillover parking, transit crowding, and safety (collisions, pedestrian conditions, and alley/laneway impacts). There are also requests to address schools/childcare capacity, healthcare access, parks/green space, water supply, and environmental impacts, and to provide clearer, coordinated plans across agencies to support a complete community during and after construction.

### Response to Public Comments

- **Affordability and unit mix:** The proposal includes market rental residential units and will be required to provide a minimum of 35% of the units as two or more bedrooms.
- **Scale, height and neighbourhood character:** The height and massing emphasize the site’s prominence as the “heart” of the neighbourhood centre and mark the highest point in the area. The proposed large on-site public open space supports community gathering and placemaking, enhancing neighbourhood identity. The towers are articulated to mitigate impacts and create distant and near views, while the one- to four-storey podiums respond to the surrounding context.

The existing 2400 Motel Sign is proposed to be restored and protected through a Restoration Covenant. Further improvements to the building massing and architectural expression, as well as the public realm and interface, are required at future design phases to ensure the development makes a positive contribution to the neighbourhood.

- **Infrastructure, traffic and liveability:** Critical infrastructure and services will be expanded in accordance with the Public Benefit Strategy of the *Plan* to minimize impacts on existing residents and neighbours.

### Vancouver School Board Comments

|                   |                                 | Capacity Utilization |      |
|-------------------|---------------------------------|----------------------|------|
|                   |                                 | 2025                 | 2039 |
| Catchment         |                                 |                      |      |
| Elementary School | George T. Cunningham Elementary | 68%                  | 68%  |
| Secondary School  | Gladstone Secondary             | 60%                  | 58%  |

#### Future School Capacity Utilization Rates (2039)

Continued surplus capacity at both elementary and secondary.

#### Land Use Impacts on Schools

Both schools (Cunningham and Norquay) may be impacted by increased traffic and on-street parking demands. The need for a mid-block pedestrian crossing on Kingsway and delivery of off-site improvements (e.g. neighbourhood traffic calming, signal upgrades, bike infrastructure) acknowledged in the application booklet, and expected in the TAMS, will assist with mitigating the impacts.

\* \* \* \* \*

## APPENDIX F HOUSING AND DRAFT TENANT RELOCATION PLAN

**Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of Mar 31, 2026**

| Housing Type  | Category                            | 10-year Targets <sup>1, 2</sup> | Units Approved Towards Targets <sup>3</sup> |
|---|-------------------------------------|---------------------------------|---|
| <b>Purpose-Built Rental Housing Units<sup>3</sup></b> | Market Rental                       | 30,000                          | 19,996 (67%)                                |
|   | Developer-Owned Below Market Rental | 5,500                           | 2,892 (53%)                                 |
|   | Total                               | 35,500                          | 22,888 (64%)                                |

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

**Figure 2: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served**

| Unit          | Newer Rental Buildings Eastside  |  | Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment) |  |                     |
|---------------|----------------------------------|--|---|--|---------------------|
|               | Average Market Rent <sup>1</sup> | Average Household Income Served <sup>3</sup> | Monthly Costs of Ownership <sup>2</sup>   | Average Household Income Served <sup>3</sup> | Down-Payment at 20% |
| <b>Studio</b> | \$1,965                          | \$78,600                                     | \$2,573   | \$102,925                                    | \$91,000            |
| <b>1-bed</b>  | \$2,224                          | \$88,960                                     | \$3,236   | \$129,437                                    | \$117,540           |
| <b>2-bed</b>  | \$2,979                          | \$119,160                                    | \$4,478   | \$179,120                                    | \$163,440           |
| <b>3-bed</b>  | \$3,420                          | \$136,800                                    | \$6,342   | \$253,678                                    | \$237,767           |

- Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Eastside of Vancouver
- Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).
- Incomes are estimated based on rents or monthly ownership costs at 30% of income.

### Summary of Draft Tenant Relocation Plan

| <b>Tenant Relocation and Protection Requirements</b>                               | <b>Tenant Relocation Plan Offer</b>   |
|--|---|
| <b>Financial Compensation</b>  | <p>The choice of either:</p> <ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:                             <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.</li> </ul> |
| <b>Notice to End Tenancies</b>   | <p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>  |
| <b>Moving Expenses<br/>(flat rate or arrangement of an insured moving company)</b> | <p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>   |
| <b>Assistance in Finding Alternate Accommodation<br/>(3 options)</b>               | <p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>  |

|  |   |
|--|---|
| <b>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</b> | The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option. |
| <b>First Right of Refusal</b>  | The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.  |

\* \* \* \* \*

**APPENDIX G  
 PUBLIC BENEFITS**

|                            |                     |
|----------------------------|---------------------|
| City-wide DCL <sup>1</sup> | \$14,170,511        |
| Utilities DCL <sup>1</sup> | \$8,752,953         |
| Public Art <sup>2</sup>    | \$1,444,071         |
| <b>TOTAL</b>               | <b>\$24,367,535</b> |

**Other Benefits** (non-quantifiable components):

- 863 rental housing units secured for the greater of 60 years and the life of the building.
- Subject to economic conditions, the development of this project is expected to provide long-term, broad based public benefits through generation of non-tax revenue for the City.
- Funding for the construction and delivery of the approximately 1,394 sq. m (15,000 sq. ft.) social service centre and 420 sq. m (4,521 sq. ft.) childcare facility, to be delivered in a turn-key condition, will be secured through a future Council-approved capital plan. Funding sources may include Norquay Public Benefit Strategy CAC funds and/or other City sources as well as senior government funding.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 64,067 sq. m (689,611 sq. ft.) of residential floor area, 1,876 sq. m (20,193 sq. ft.) of commercial floor area and a childcare and community space.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

<sup>2</sup> The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

\* \* \* \* \*

## APPENDIX H REZONING APPLICATION SUMMARY

### Property

| Address                    | Parcel Identifier (PID)  | Legal Description   |
|----------------------------|--|---|
| 2396 Kingsway              | 012-997-978  | Lot 8 Except Part in reference Plan 2407, Now Kingsway, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283 |
| 2400 Kingsway              | 010-895-906, 010-895-914, 010-895-922, 010-895-931, 010-895-949, 010-895-957, 010-895-990, and 010-896-007, respectively | Lots 2 to 7, 10 and 11 Block L District Lot 393 Plan 6423   |
|                            | 015-106-756 and 015-106-764, respectively  | Lots 5 and 6 Except portions in reference plans 2407 and 7825 Block 11 District Lot 393 Plan 780            |
|                            | 012-997-994  | Lot 9 of Lots 3 and 4 Block 11 District Lot 393 Plan 3283   |
|                            | 012-998-028  | Lot 10 Except the West 20 feet now lane, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283                |
| 2441-2493 East 33rd Avenue | 010-895-981 and 010-895-965, respectively  | Lot 9 and 8, respectively Block L District Lot 393 Plan 6423  |

### Applicant Team

|                       |  |
|-----------------------|--|
| <b>Applicant</b>      | General Manager of Real Estate Services, City of Vancouver |
| <b>Developer</b>      | City of Vancouver  |
| <b>Architect</b>      | Acton Ostry Architects                                     |
| <b>Property Owner</b> | City of Vancouver  |

### Statistics

|                       | Permitted Under Existing Zoning                 | Proposed  |
|-----------------------|---|---|
| <b>Zoning</b>         | C-2; RT-2; R1-1                                 | CD-1  |
| <b>Site Area</b>      | 12,466 sq. m<br>(134,184 sq. ft.)               | 12,466 sq. m<br>(134,184 sq. ft.)                                       |
| <b>Land Use</b>       | Commercial<br>Residential                       | Commercial<br>Residential<br>Cultural and Recreational<br>Institutional |
| <b>Maximum FSR</b>    | C-2: 3.5 FSR<br>RT-2: 0.75 FSR<br>R1-1: 1.0 FSR | Approx. 5.4 FSR   |
| <b>Maximum Height</b> | C-2: 22 m (72 ft.)<br>RT-2: 9.2 m (30 ft.)      | 97 m (318 ft.)  |

|                       |  |   |
|-----------------------|--|---|
|                       | R1-1: 11.5 m (38 ft.)                                |   |
| <b>Floor Area</b>     | -  | 68,150 sq. m<br>(733,560 sq. ft.)   |
| <b>Unit Mix</b>       | N/A  | 92 studio units<br>467 1-bedroom<br>214 2-bedroom<br>90 3-bedroom<br><b>863 Total</b>   |
| <b>Natural Assets</b> | 40 on-site trees<br>1 shared tree<br>36 street trees | 63 trees proposed for removal<br>14 trees proposed for retention<br>Final numbers to be confirmed at<br>development permit stage. |

\* \* \* \* \*