

SUMMARY AND RECOMMENDATION

3. VANCOUVER ODP AMENDMENT AND CD-1 REZONING: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue

Summary: For the site at 2396-2400 Kingsway and 2441-2493 East 33rd Avenue, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2, and to rezone the site from C-2A (Commercial) District, RT-2 (Residential) District and R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of a mixed-use development with four towers up to 28-storeys containing 863 secured rental units, commercial uses, and a social service centre with a co-located childcare facility on the ground level, and a privately-owned public open space. A total floor area of 68,150 sq. m (733,560 sq. ft.) and a height of 97 m (318 ft.) are proposed.

Applicant: General Manager of Real Estate, Environment and Facilities Management

Referral: This relates to the report entitled "Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue," dated May 19, 2026 ("Report"), referred to Public Hearing at the Council Meeting of June 2, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in the Report, be approved in principle;

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

- B. THAT subject to approval of Recommendation A, the application to rezone the lands from C-2A (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 of the Report, 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 of the Report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the Report 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 of the Report, 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 of the Report, 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 of the Report;

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 By-law.

G. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D of the Report;

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) FURTHER THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning 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) AND FURTHER 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.

**[VANCOUVER ODP AMENDMENT AND CD-1 REZONING: 2396-2400 Kingsway and
2441-2493 East 33rd Avenue]**