

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-06-11	22:19	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	I support this application but I also urge council to strongly consider stable funding mechanisms to ensure the neighbourhood house portion of the project is actually delivered on time	Shreyas Patankar	Renfrew-Collingwood	
2026-07-09	11:15	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	I am the house owner on Sherbrooke Street. I strongly support this rezoning application because Vancouver urgently needs more rental housing. Projects like this provide long-term homes for residents while making efficient use of land located along a major transit corridor. In addition to new housing, the proposal includes public open space, commercial services, and community amenities that will improve the neighbourhood for everyone. Approving well-planned, transit-oriented developments is an important step toward addressing Vancouver’s housing affordability challenges and creating a more sustainable city. I encourage Council to approve this application. Thank you.	Hyson Hong	Kensington-Cedar Cottage	
2026-07-09	17:32	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	Hello, I am writing to express my support for the proposed redevelopment project at 2396–2400 Kingsway and 2441–2493 East 33rd Avenue. We are very supportive of improving and revitalizing this area. In my opinion, this neighbourhood would benefit from redevelopment, renewal, and more modern urban planning. It is important for this area to become cleaner, safer, more attractive, and better organized for the community. I also believe there should be more attention and oversight regarding older buildings and underused lots in this area. Projects like this can help improve the appearance of the neighbourhood and create a more modern and livable city environment. Overall, I support the idea of redeveloping this site, especially if the project is planned carefully with consideration for traffic, community services, safety, and the needs of nearby residents. Thank you for the opportunity to provide my comments.	Mary Zade	Renfrew-Collingwood	
2026-07-09	19:34	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	That’s a good idea for the community!	Jinwen Wu	Kensington-Cedar Cottage	
2026-07-09	19:54	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	As a resident living in the Eldorado Mews building. Could you please clarify the designated traffic and construction access plan? The Eldorado Mews building, daycare, and commercial spaces rely heavily on just two access points—Nanaimo Street and the alley via 30th Avenue. Blocking or restricting either of these will create severe logistical issues for residents, daycare families, shoppers, deliveries, and waste management services. Although there is access available from Kingsway into the mews, it is designated for emergency services only.	Nancy Lam		
2026-07-10	18:15	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	I strongly support this application. Adding hundreds of new homes here will support housing affordability and enable more people to live closer to jobs and community amenities in Vancouver. The existing motel does not make sense in our city anymore and should be replaced by housing and commercial space that encourages transit use and active living.	Haakon Koyote	Kitsilano	

2026-07-11	11:09	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	I fully support tried rezoning. This is a project that would improve the neighborhood a lot. Please consider a new community center. The only one serving the neighborhood (Renfrew) is getting really busy.	Bryan Breguet		
2026-07-13	13:19	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	This area badly needs to be revitalized, and it's one of the best transit areas of the City outside the Skytrain TOAs. Fully support this.	David Gillard	Kensington-Cedar Cottage	
2026-07-15	14:10	Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue	Support	Ahead of the Public Hearing on Tuesday, July 21, 2026, I am formally submitting the localized primary market data and Executive Summary from the Golden Age Village Foundation of BC's (GAVFBC) 2026 Community Support & Housing Needs Assessment. As the Vancouver Housing Development Office (VHDO) moves this 863-unit market rental project forward under the Rental Housing on City-Owned Land - Public Benefits Pilot Rezoning Policy, we are formally logging our empirical catchment metrics (N=55 local households) into the permanent municipal record. Why 2400 Kingsway is the Catchment Anchor: Cultural and Linguistic Epicenter: The Kingsway corridor (Kensington-Cedar Cottage and Renfrew-Collingwood) represents the historical heart of BC's Vietnamese senior diaspora ("Little Saigon"). GAVFBC's primary research confirms that 81.8% of surveyed households have roots here exceeding 10 years, and 78.4% speak Vietnamese as their primary language. Forcing this rapidly aging cohort into non-culturally attuned facilities outside East Vancouver creates immediate linguistic isolation and accelerated cognitive decline. Proximity to Community Infrastructure: The 2400 Kingsway site sits at the exact transit and service cross-node preferred by local elders. 82.4% of survey respondents explicitly indicated they are more likely to utilize seniors' services if they are located along the Kingsway corridor, which provides direct connectivity via the #20 Victoria bus route to vital local assets like the Britannia 55+ Centre and South Vancouver Neighbourhood House. Official Record : GAVFBC recognizes the VHDO's corporate mandate to maximize long-term market rental revenue under the Public Benefits Pilot Rezoning Policy to address the municipal infrastructure deficit. Following our proactive stakeholder consultations on Feb 13 and Feb 27, 2026, with VHDO Director Brad Foster, Armin Amrolia, and Mayoral Advisor David Grewal, we recognize the strict financial parameters governing this specific city-owned revenue pilot. Therefore, this primary market data is formally entered into the municipal record to establish the unassailable empirical baseline of core housing need within the Kensington-Cedar Cottage and Renfrew-Collingwood corridors. In the event that the strict financial mandates of the 2400 Kingsway public revenue pilot preclude a non-profit residential allocation on-site, this report shall serve as the definitive statutory evidence required to satisfy the procurement and assembly criteria for future expedited processing, density bonuses, and full Development Cost Levy (DCL) exemptions on a private site under Section 4.1 of the City of Vancouver's Seniors Housing Rezoning Policy. Empirical Catchment Baseline Metrics: Extreme Rent Crisis: 46.7% of surveyed seniors spend more than half (50%) of their fixed monthly income on housing costs, placing them in Extreme Core Housing Need as highlighted by the Seniors Housing Strategy (RTS 16307). Imminent Displacement Risk: 73.3% of those experiencing extreme shelter burdens identify an acute need for alternative independent housing within the next 24 months. Systemic Care Barrier: 63.9% of local Vietnamese seniors regularly delay medical care or face	Tuan Pham		Attachment 1 Attachment 2

			barriers accessing healthcare updates due to acute language barriers, proving the urgent need to preserve space for our Therapeutic Activation Program for Seniors (TAPS) within local social infrastructure. Please find attached our Executive Summary Document and Geospatial Catchment Hot-Spot Map / Aggregated Postal Code Demand Matrix verifying the exact physical density of these seniors within your immediate development grid. I will be registering individually to present this data to Mayor and Council at the upcoming session.			
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