WELCOME

Thank you for your interest in our proposal for 2396-2400 Kingsway and 2441-2493 E 33rd Ave.

The purpose of this Info Session is to share the proposed concept for the future development of 2396-2400 Kingsway and 2441-2493 E 33rd Ave and invite the community to ask questions and offer feedback.

CITY OF VANCOUVER | Vancouver Housing Development Office

COMMITMENT TO HOUSING

The City of Vancouver has set a target to approve 83,000 housing units over the next decade as part of the Housing Vancouver Strategy. This initiative is crucial to maintaining a vibrant and diverse city.

The Vancouver Housing Development Office's efforts are aimed at creating the right supply of housing for all residents. By partnering with provincial and federal governments and local partners, we aim to utilize City land for housing solutions, ensuring a sustainable and inclusive future for Vancouver.



BELOW MARKET HOUSING

RENTAL HOUSING

Supportive Housing
1,500 units (2%)

Non-Profit Social / Co-op
8,500 units (10%)

Purpose-Built Below-Market Rental
5,500 units (7%)

Purpose-Built Market Rental
30,000 units (36%)

Laneway Housing
4,000 units (5%)

MARKET HOUSING

OWNERSHIP HOUSING

Strata Condos
26,500 units (32%)

Townhouses, Multiplexes, Coach Houses, and Duplexes
7,000 units (8%)

83,000 HOUSING UNITS OVER 10 YEARS

CITY OF VANCOUVER | Vancouver Housing Development Office

VHDO'S MANDATE

The Vancouver Housing Development Office (VHDO) was established in 2023 at the direction of Council to centralize housing delivery and address housing needs through innovative and strategic development of both non-market and market rental housing.

Market Rental Housing

- Aims to maximize the delivery of market rental housing and generate financial returns and non-tax revenues.
- Aims to optimize an underleveraged portfolio and boost annual dividends to the City through the **Rental Housing on City Land – Public Benefits Pilot Rezoning Policy (2024).**

Non-Market Housing

- The Vancouver Affordable Housing Endowment Fund (VAHEF) is the City's non-market housing arm and was set up in early 2021 with a mandate to preserve and grow affordable housing in a sustainable way.
- The City's Housing Vancouver Strategy aims to provide 10,000 social, supportive, and non-profit co-operative housing units for low- and moderate-income residents over the next 10 years.

Key Initiatives

Deliver mixed-use market-rental developments.

Deliver non-market housing through the Vancouver Affordable Housing Endowment Fund (VAHEF).

Optimize the City's real estate portfolio.

Fund shared infrastructure in the City of Vancouver (and offset the City's infrastructure deficit through non-tax revenues).

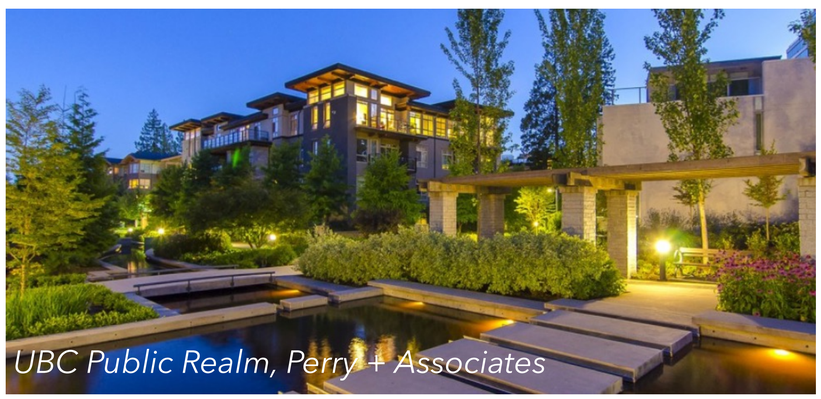
THE TEAM



The Independent, Acton Ostry Architects



UBC Sauder School of Business, Acton Ostry Architects



UBC Public Realm, Perry + Associates

CITY OF VANCOUVER | Vancouver Housing Development Office

Vancouver Housing Development Office oversees the optimization of City-owned land assets for housing and public benefit. The VHDO is the applicant for this rezoning application.

ACTON OSTRY ARCHITECTS INC

Acton Ostry Architects is a leading Canadian architectural firm known for designing eloquent and engaging community, institutional, and mixed-use residential buildings. Their work spans feasibility studies, master planning, rezoning, and architectural and interior design, with a strong track record delivering complex mixed-use projects in Vancouver.

P+A
Perry + Associates
Landscape Architecture
Site Planning

Perry + Associates is a local landscape architecture and site-planning firm with over 35 years of experience. Their collaborative practice spans all aspects of landscape architecture, from site and urban design to community planning.

bunt & associates

Bunt Engineering is Western Canada's leading transportation planning and engineering firm, with offices in Calgary, Edmonton, Kelowna, Vancouver, and Victoria. For over 30 years, their 60-person team has delivered exceptional service to public and private clients, earning a reputation as a trusted and preferred consultant across the region.

NEIGHBOURHOOD CONTEXT

The 2400 Kingsway site is located prominently along Kingsway, one of the city's oldest and most significant transportation corridors. As a major east-west thoroughfare, Kingsway serves as a vital commercial and transit spine that supports both local neighbourhoods and regional connectivity between Vancouver and Burnaby.



2400 Kingsway site is in the heart of Norquay Village where existing mixed-use buildings range in height from 6 to 22 storeys. The Norquay Village sub-area is well-suited to a mixed-use neighbourhood and has been the focus of planning and redevelopment as part of Vancouver's broader strategy to increase housing density, enhance public amenities, and improve neighbourhood connectivity.

CITY OF VANCOUVER | Vancouver Housing Development Office

SITE CONTEXT



Context Map

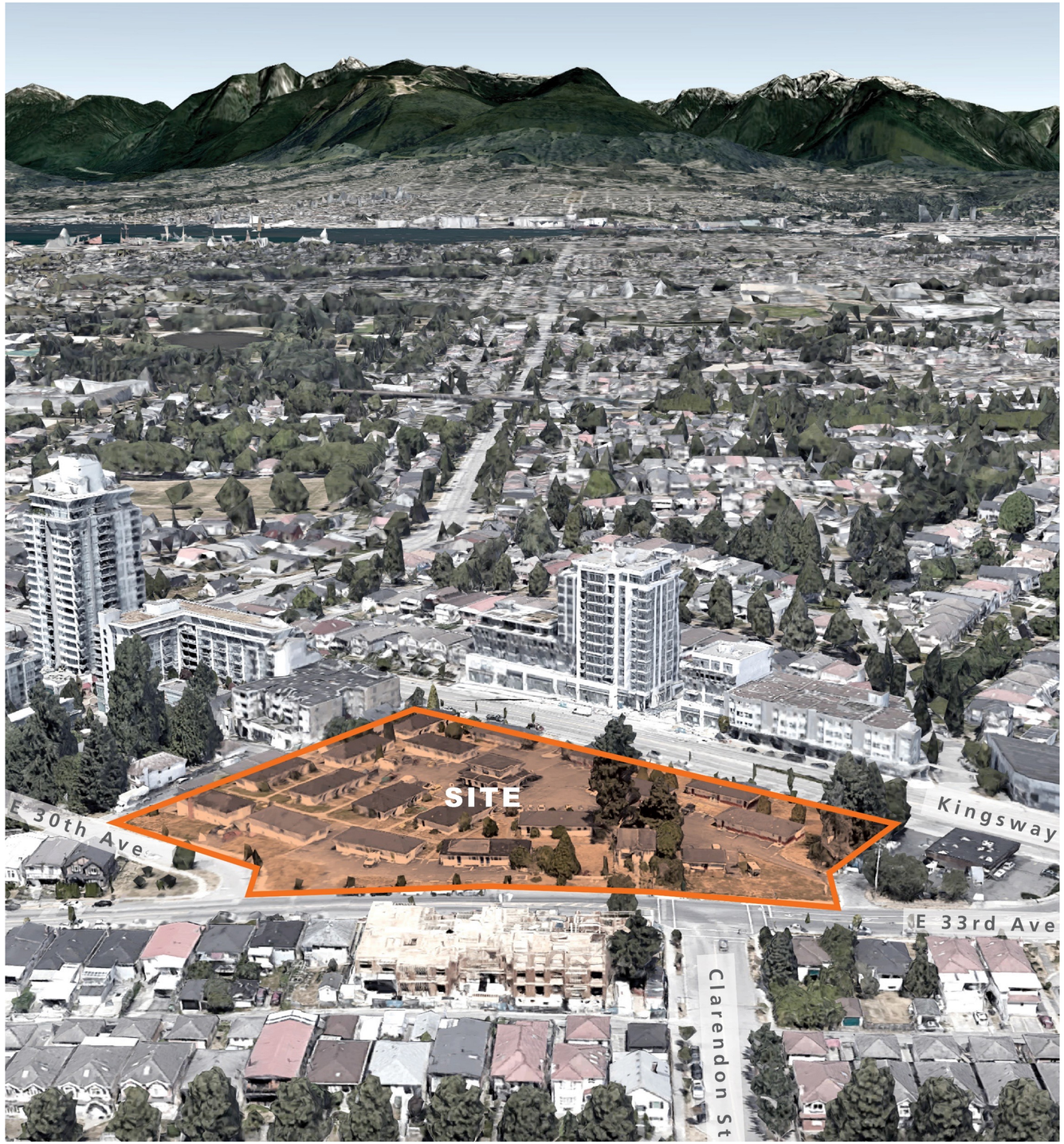
1. New Neighbourhood Centre
2. New Childcare
3. 29th Avenue Station
4. Nanaimo Station
5. pharmacy
6. large grocer (T&T Supermarket)
7. General Brock Park
8. Slocan Park & Community Hall
9. John Norquay Elementary School
10. Norquay Park
11. Cunningham Elementary School
12. Marzenas Montessori Preschool
13. Jones Park
14. Brewers Park Public Tennis & Pickleball Courts
15. Renfrew Ravine Park
16. Earles Park
17. Vancouver Public Library Collingwood Branch

SITE CONTEXT

The 2400 Kingsway site is in Norquay Village within the Renfrew-Collingwood neighbourhood, bounded by Kingsway to the north, East 33rd Avenue to the south, Nanaimo Street to the west, and Slocan Street to the east.

Built in 1946, the existing motel includes 18 bungalow-style buildings with surface parking and open areas, accessed from Kingsway and East 33rd Avenue.

As a prominent City-owned property, 2400 Kingsway has been identified for revitalization. The site offers an opportunity to add new secured rental housing, improve the public realm, and strengthen local connections, supporting Norquay Village's evolution into a complete, walkable, and transit-oriented community.



CITY OF VANCOUVER | Vancouver Housing Development Office

POLICY CONTEXT



The Norquay Village area, outlined in black.



Norquay Village Neighbourhood Centre Plan (NVNCP)

2400 Kingsway is in alignment with the NVNCP Community Directions that seek to:

- ✓ Strengthen Kingsway as a vibrant, walkable neighbourhood hub for Norquay Village.
- ✓ Create a safe, attractive, and pedestrian-friendly streetscape.
- ✓ Encourage human-scaled development that enhances Norquay's diversity and character.
- ✓ Support local shops and services that meet daily needs within walking distance.
- ✓ Focus higher-density housing near shops, services, and transit, such as at the 2400 Motel site.
- ✓ Create new public spaces for community gatherings and neighbourhood activities.

POLICY CONTEXT

The proposal aligns with the intent of several key City-Wide policies and guidelines, including:

- *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy (2024)*
- *Norquay Village Neighbourhood Centre Plan (2010, amended 2024)*
- *Green Buildings Policy for Rezonings (2009, amended up to 2023)*
- *Rezoning Policy for Sustainable Large Developments (2010, amended 2023)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Tenant Relocation And Protection Policy (2015. last amended 2019)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *High-Density Housing for Families with Children Guidelines (1992, amended 2022)*

2400 Motel is a key redevelopment site under the Rental Housing on **City-owned Land – Public Benefits Pilot Rezoning Policy (2024).**

The site will provide 100% secured market rental housing that will optimize the City's real estate portfolio and generate revenue to address infrastructure deficit, upgrading community amenities, creation of affordable housing, and more.



THE PROPOSAL





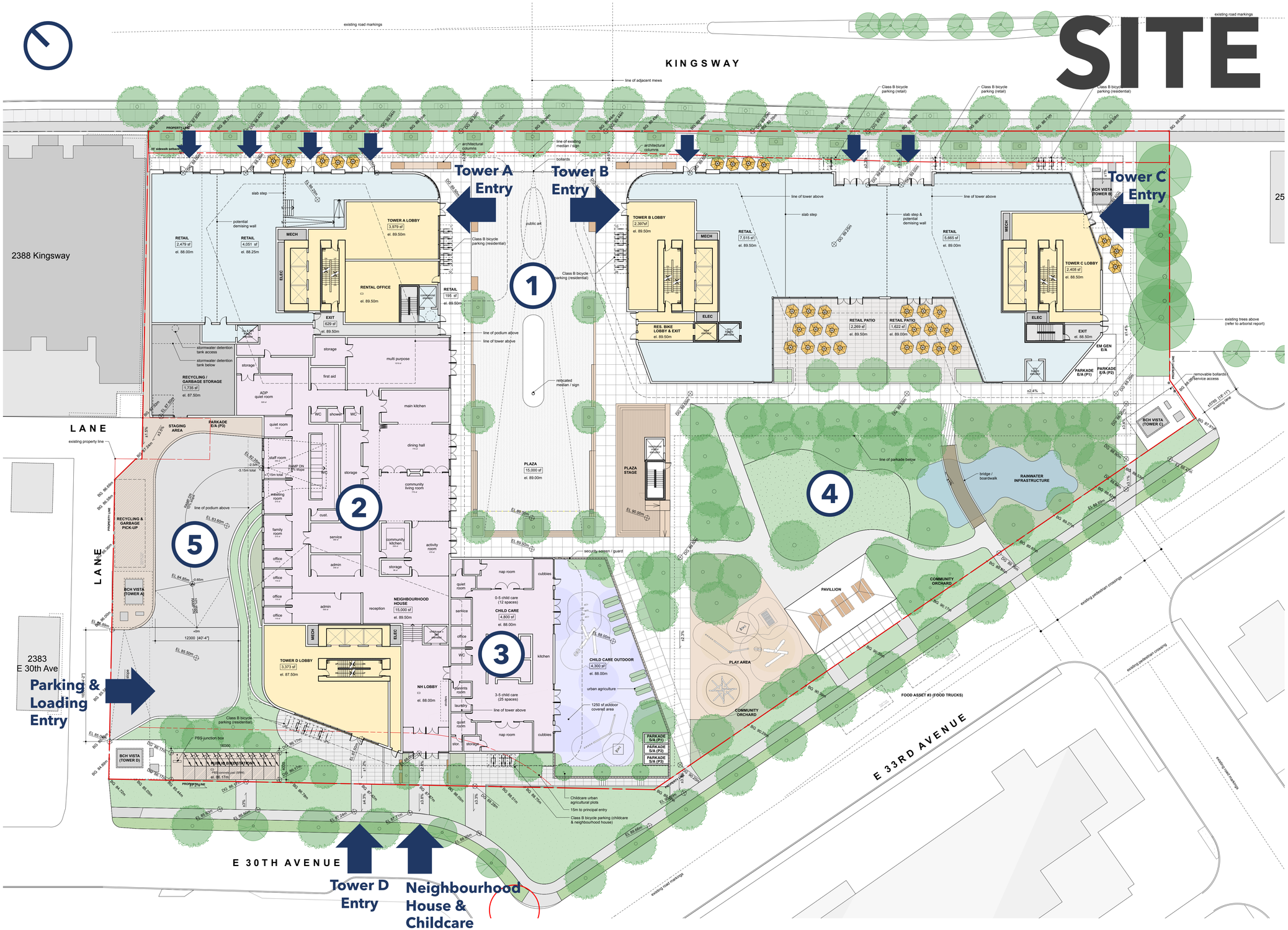
Site Area	**139,395 square feet**
Height	**18 storeys** **25 storeys** **26 storeys** **28 storeys**
Density	**5.04 FSR**
Total Rental Homes	**863 Rental Homes** 11% studios (92) 54% one-bed (467) 25% two-bed (214) 10% three-bed (90)

Ground Floor Retail Space:	**20,000 square feet**
Neighbourhood House :	**15,000 square feet**
Childcare Space	**37 spaces**
Publicly Accessible Outdoor Space:	**47,000 square feet** With a 20,000 square foot plaza
Vehicle Parking:	**581** spaces
Bicycle Parking:	**2163** spaces

*areas are approximate

CITY OF VANCOUVER | Vancouver Housing Development Office

SITE PLAN



1. Plaza
2. Neighbourhood House
3. Childcare
4. Community Open Space
5. Parking & Loading access

- Residential
- Childcare Outdoor Play
- Commercial/Retail
- Child Care & Neighbourhood House
- Landscaping
- Storage/Service /Circulation

CITY OF VANCOUVER | Vancouver Housing Development Office

COMMUNITY BENEFITS

NEIGHBOURHOOD HOUSE

A key directive in the Norquay Village Neighbourhood Centre Plan is a significant community gathering space in the form of a neighbourhood house. This vital public amenity contribution includes both indoor and outdoor public gathering spaces.

The proposed 15,000 sq. ft. of indoor space will feature programming for arts, seniors and youths to meet the unique needs of the community.

RENTAL HOUSING

The proposal adds over 800 secured market rental homes to Vancouver's housing supply. These homes include bulk storage, children's play areas and other amenities for resident use.

A minimum of 35% of the homes are designed for families with children. Market rental housing plays an important part of Vancouver's housing continuum.

CHILDCARE

In addition to the Neighbourhood House, a fully integrated 5,000 sq. ft. childcare centre with capacity for 37 spaces is proposed.

This facility will support a range of early childhood development needs and will be connected to the neighbourhood house, offering convenient access for families and caregivers within the development.

PEDESTRIAN FRIENDLY

Multiple mews provide connections from Kingsway to a south-facing public space featuring cafés, a rain garden, and play areas.

The central mews leads to a plaza marked by the iconic 2400 Court signage, animated by motel bungalow-inspired pavilions and a neighbourhood house within the mid-rise building.

GREEN BUILDING

Building energy use will be reduced through high-efficiency electric equipment, including air-source heat pumps and high-performance envelopes to minimize solar heat gain and overheating.

The proposal also includes a low carbon energy system, sustainable food systems, and ample outdoor space.

TRANSIT FRIENDLY

The site is well-serviced by transit. Frequent Transit Network bus stops on Kingsway and Nanaimo are within walking distance.

The Expo Line is also accessible via **29th Avenue Station** (10-minute walk or 7-minute bus) and **Nanaimo Station** (15-minute walk or 10-minute bus).

The neighbourhood is connected to nearby bike routes on Slocan Street, E 33rd Avenue, and Earles Street, making active transportation a convenient option for daily trips.

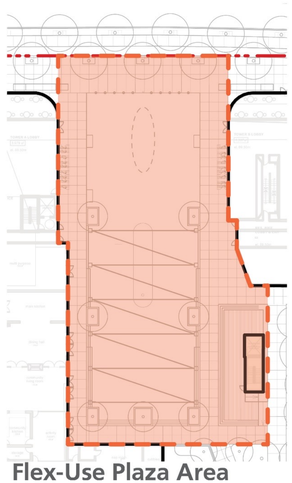
The site also features a public bike share at E 30th Avenue, below.



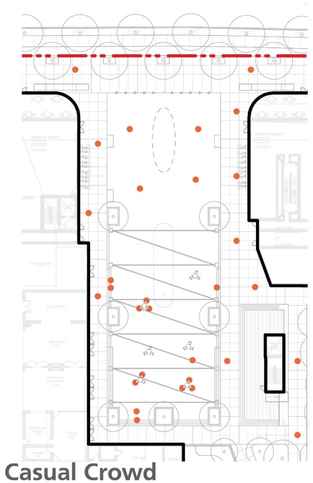


Above: The site is in an area well serviced by transit. Bus stops are identified by the bus symbol, crosswalks by two yellow lines, bike lanes by the solid green line, and Sky Train stations by the large blue T.

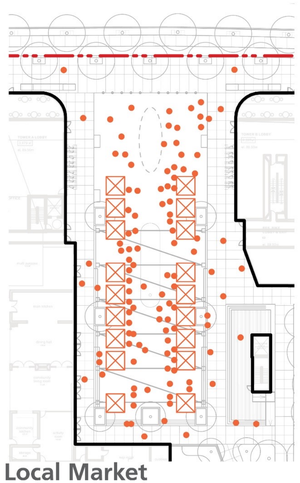
PUBLIC PLAZA



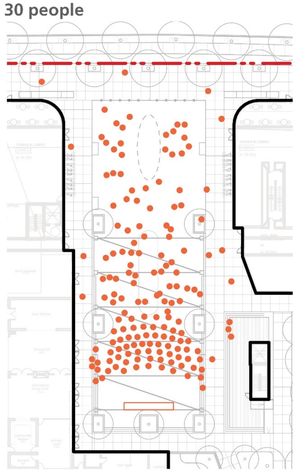
Flex-Use Plaza Area
1,874 sm (20,172 sf)



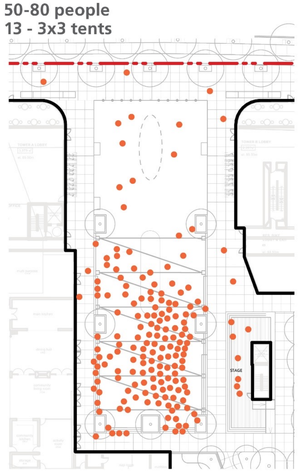
Casual Crowd
30 people



Local Market
50-80 people
13 - 3x3 tents



Public Viewing
60-120 people



Stage Performance
60-120 people

Public Space & Plaza

A major outdoor public open gathering space is located at the heart of the site, shielded from Kingsway traffic. The plaza is activated by the ground-floor uses of the Neighbourhood House and nearby cafes.

The plaza is approx. 20,000 square feet and proportioned to accommodate large gatherings. The total publicly accessible outdoor open space exceeds 47,000 square feet.



Above: Proposed community space within the public plaza, with the historic 2400 Motel sign retained. The site offers the opportunity for community gathering space, performances, and events.



Above: The proposed outdoor space includes a programmable performance area positioned close to the neighbourhood house and opening onto the public plaza.

LANDSCAPE



2400 Kingsway Sign


Roof Lounge Area


Outdoor Kitchen/ Dining Area


Urban Agriculture


Community Orchard


Shared Herb Planter


Kingsway Frontage


Bike Parking


Urban Plaza with Feature Paving

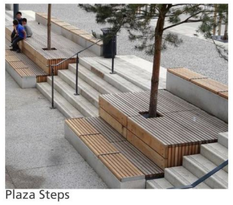

Wetland Feature


The Grove


The Meadow


Kids Play Area


Plaza Stage


Plaza Steps


Cafe/Restaurant Patio


Podium / Roof Seating and Planting


Outdoor Work Station

CITY OF VANCOUVER | Vancouver Housing Development Office

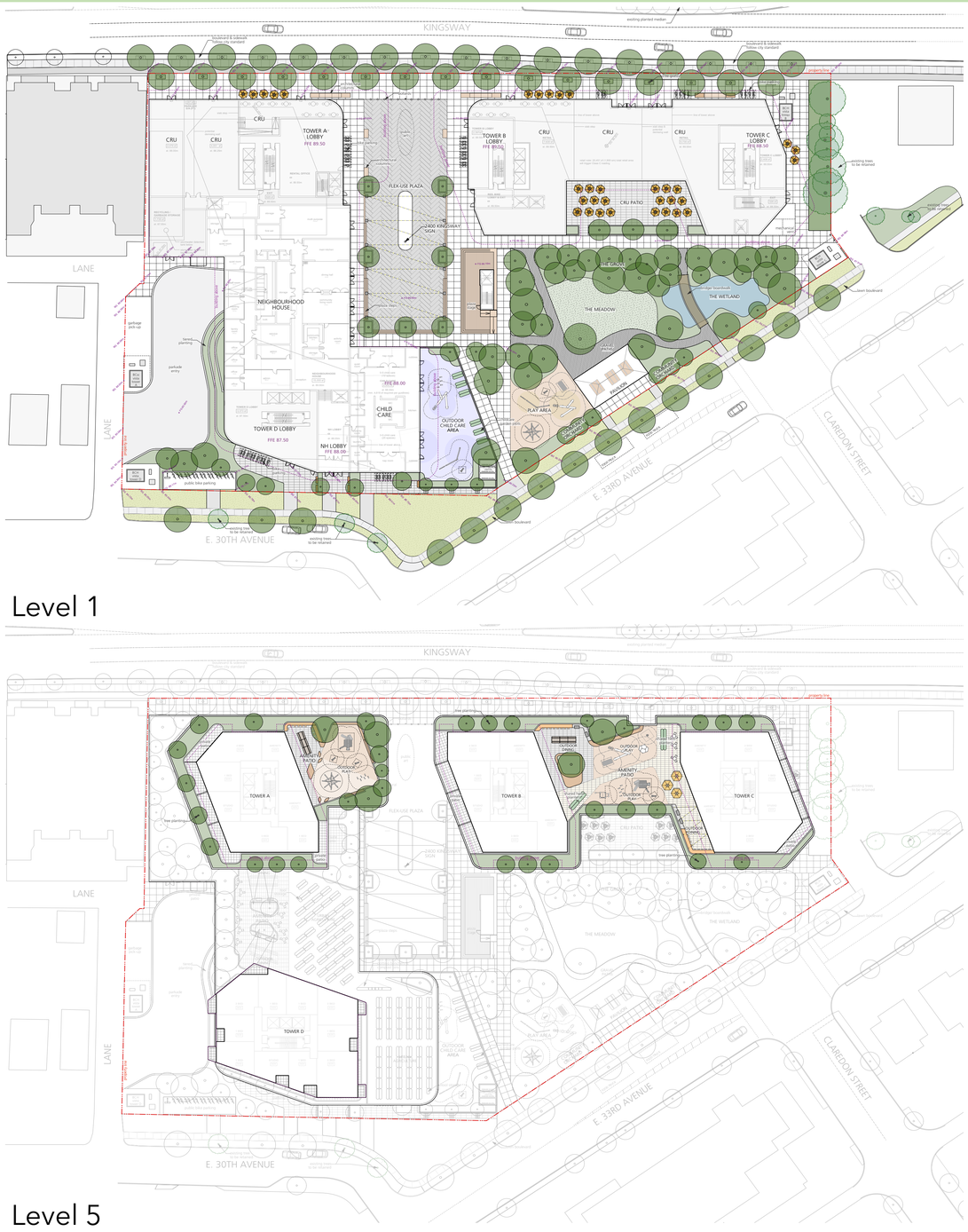
Below: The public outdoor open space will feature extensive landscaping, a rainwater feature, natural planting, public gathering space, and pathways.





Above: The outdoor space off E 33rd Avenue includes a rain garden that will capture and filter stormwater runoff from roofs, patios, and walkways to create a pond-like feature. This green infrastructure element will be surrounded by extensive landscaping.

LANDSCAPE





CITY OF VANCOUVER | Vancouver Housing Development Office

LANDSCAPE



URBAN AGRICULTURE KEY

CITY OF VANCOUVER URBAN AGRICULTURE GUIDELINES
REQUIRED 180 PLOTS, 3' x 8' (24 ft²)

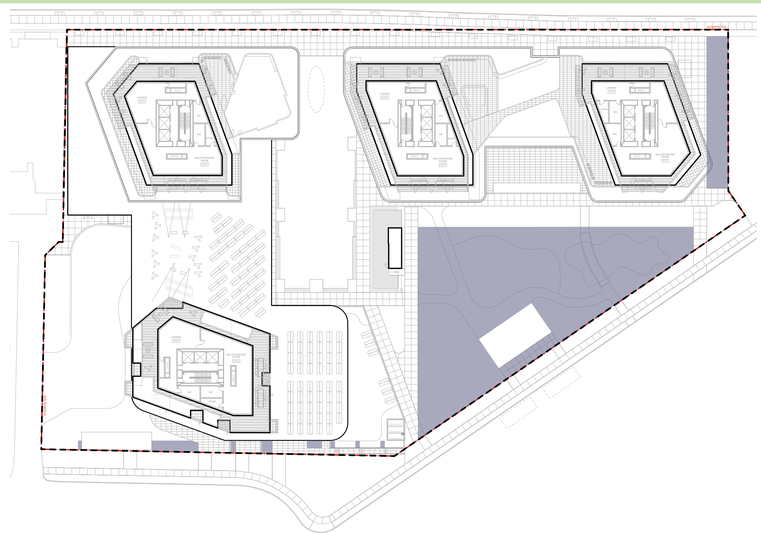
URBAN AGRICULTURE PLOTS PROVIDED:
192 (2' x 8')

ADDITIONALLY PROVIDED:

SHARED HERB PLANTERS: 8 PLOTS

CHILDCARE GARDENING PLOTS: 12 PLOTS

COMMUNITY ORCHARD AREA: 65 m² (900 ft²)



CONTINUOUS SOIL AREA KEY

SITE AREA: 12,950 sqm (139,393 ft²)

CONTINUOUS SOIL AREA: 1,804 m² (19418 ft²)

REQUIRED CONTINUOUS SOIL PERCENTAGE: 10%
PROVIDED CONTINUOUS SOIL PERCENTAGE: 13.9%

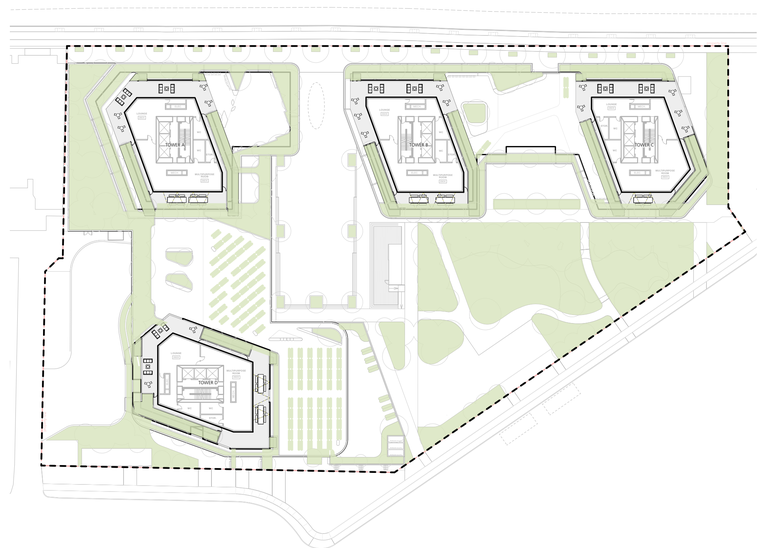


TREE CANOPY COVERAGE KEY

SITE AREA: 12,950 sqm (139,393 ft²)

PROJECTED TREE CANOPY COVERAGE AFTER 10 YEARS FROM PLANTING
AREA: 3,075 m² (33,099 ft²)

REQUIRED TREE CANOPY COVERAGE: 20%
PROVIDED TREE CANOPY COVERAGE: 23.7%



VEGETATION COVERAGE KEY

SITE AREA: 12,950 sqm (139,393 ft²)

VEGETATION COVERAGE IN ALL LEVEL
AREA: 4,155 m² (44,724 ft²)

REQUIRED VEGETATION COVERAGE: 30%
PROVIDED VEGETATION COVERAGE: 32.1%

CITY OF VANCOUVER | Vancouver Housing Development Office



Above: Integrated with the proposed Neighbourhood House is a 37-space childcare facility which will feature outdoor play areas in a new, purpose-built space.



Above: Adjacent to the childcare facility is a community play area, integrated within the extensive public open space and rain garden.



Above: Extensive outdoor amenities are provided throughout the site, with sustainability features such as urban agriculture spaces and edible food systems incorporated into the podium rooftops.



Above: Coming off Kingsway, the residential entries to two buildings are placed off the plaza and through the mews. The mews feature the retention of the iconic 2400 Motel sign.



Above: View looking north from E 33rd Avenue.



Above: Evening view looking south off Kingsway, with the plaza entry located between buildings.



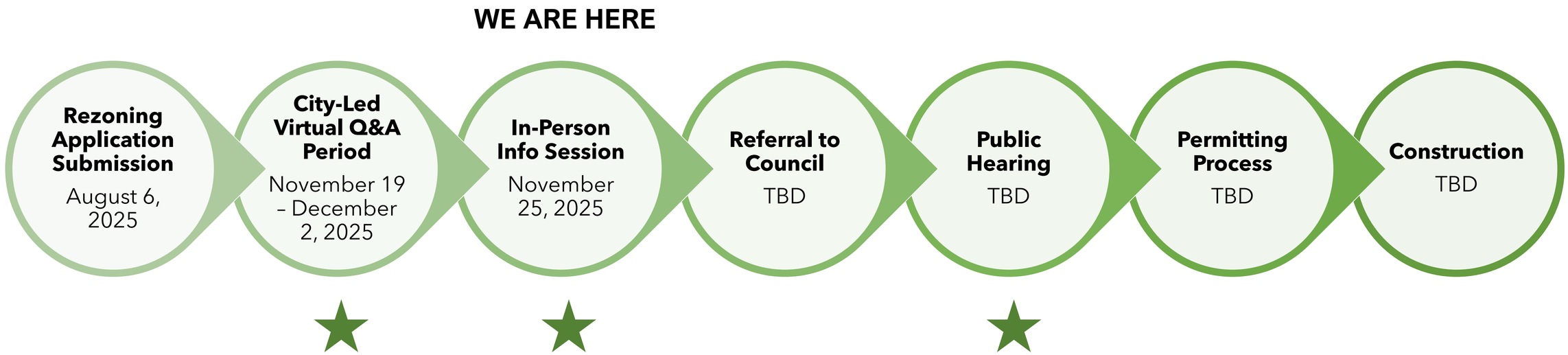
Above: Aerial view of the extensive outdoor space, featuring the rain garden, retail patios, childcare space, and Neighbourhood House.



Above: Plaza entry off Kingsway seen between the buildings, with retail space fronting Kingsway and the plaza.

NEXT STEPS

The application is currently moving through the City of Vancouver's rezoning process, with multiple opportunities for public input.



★ Public input opportunity

CITY OF VANCOUVER | Vancouver Housing Development Office