

Welcome

Rezoning Application



Rezoning Proposal



Location

2396-2400 Kingsway and 2441-2493 E 33rd Avenue

The City of Vancouver has received a proposal to rezone 2396-2400 Kingsway & 2441-2493 E 33rd Avenue from C-2 (Commercial) District, RT-2 (Residential) District and R1-1 (Residential Inclusive) District, to CD-1 (Comprehensive Development) District to allow the development of a mixed-use development with four residential towers (18-, 25-, 26- and 28-storeys). This proposal includes:

- A total floor space ratio (FSR) of 5.04;
- A floor area of 61,302 sq. m (659,849 sq. ft.), which includes:
 - Commercial uses on the ground level;
 - 15,000 sq. ft. of indoor community gathering space;
 - A 37-space childcare facility; and
 - 863 rental residential units;
- 20,000 sq. ft. public plaza

This application is being considered *Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy* and *Norquay Village Plan*. The application requests consideration of height and density in excess of the existing policy.

Applicant contact:

Brad Foster
brad.foster@vancouver.ca

Rezoning Planner:

Nicholas Danford
nicholas.danford@vancouver.ca



Land Acknowledgement



ten years city of reconciliation
Vancouver

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

Event Code of Conduct



Creating a welcoming environment

Success today means hearing from everyone in a safe manner.

- Show respect. Every participant brings information, points of view and ideas to contribute.
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability, which is responsible for its conduct.

Why We Are Here



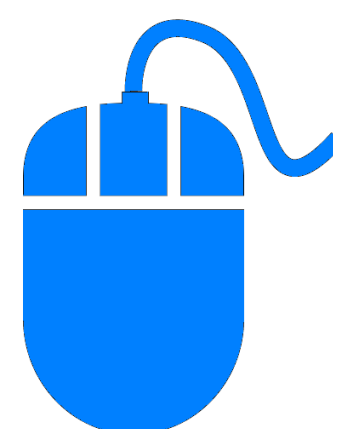
We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff's recommendations to Council as part of the review process for this rezoning.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.



Fill out a written
comment sheet



Submit online feedback
at [shapeyourcity.ca](https://www.shapeyourcity.ca)



Planning Policy

Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy

Background and Context

In fall 2023, Council approved a motion to deliver more middle-income housing in Vancouver. Staff were directed to expand the mandate of the Vancouver Housing Development Office (VHDO) to include middle-income housing on land that is owned by the City of Vancouver, apart from properties within the Vancouver Affordable Housing Endowment Fund (VAHEF).

Intent

Development projects are typically expected to deliver public benefits on site or through a Community Amenity Contribution secured at Rezoning. This policy aims to deliver rental housing on City-owned land while piloting an innovative approach to delivering long-term, broad-based public benefits through City-led development.

Under this policy, and subject to development economics, projects on up to five City-owned sites may be developed 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; this may include addressing the growing infrastructure deficit, supporting the renewal and upgrade of community amenities, or contributing towards affordable housing – including redevelopment of co-op and social housing within the Vancouver Affordable Housing Endowment Fund (VAHEF) – in partnership with senior levels of government.

Criteria

This Policy will apply only to parcels of land with developments which meet the following criteria:

- The development is delivered on City-owned land through the VHDO, and is not held in the VAHEF portfolio;
- The proposed development:
 - will be secured as 100% rental tenure for the residential portion of the building through a Housing Agreement for 60 years or the life of the building;
 - may or may not include social housing or below-market housing; and
 - may or may not include public amenities on site;
- The development should comply with the City's Family Room: Housing Mix Policy for Rezoning Projects requirement that 35% of all residential units must contain 2 or more bedrooms; and
- Enhanced tenant protections will be secured for any eligible tenants on site.

Norquay Village Neighbourhood Centre Plan

Plan Objectives

The *Norquay Village Neighbourhood Centre Plan* was approved by Council in November 2010. The plan aims to revitalize Kingsway as a vibrant local high street with new public amenities and community gathering spaces, while supporting the gradual and organic evolution of surrounding residential neighbourhoods. It emphasizes creating more affordable, family-oriented homeownership opportunities alongside rental options, and improving safe, enjoyable pedestrian and cycling connections that minimize local traffic impacts.



⚙️ "Mid-Block" Sites: Maximum Building Height: 12 Storey

★ Large Sites for Public Plazas: Maximum Building height: 14 Storey

Kingsway Rezoning Area - 2400 Motel Site

At the heart of the Norquay Village Neighbourhood Centre is Kingsway - the main shopping street for the neighbourhood. The Neighbourhood Centre Plan identifies the triangular site at Kingsway, Slocan Street, East 33rd Avenue, and Nanaimo Street as a key redevelopment opportunity and potential "heart" of the community. Its elevated location makes it a notable site for revitalizing Kingsway, creating community gathering spaces, and providing desired commercial shops and services.

Policies

- **Maximum Building Height:** Two tower elements a maximum height of 16 and 12 storeys.
- **Overall Building Density** of 3.8 FSR (net).
- **Community Gathering Space (indoor):** A ~15,000 sq. ft. indoor gathering space, operated by a third party for arts, seniors, youth, or neighbourhood use.
- **Community Gathering Space (outdoor):** South-facing, ~20,000 sq. ft. outdoor gathering space shielded from traffic, activated by indoor space and grocery store, suitable for large gatherings.
- **Public Plaza:** Smaller plaza along Kingsway for street life, patios, views, sun penetration, and visual relief.
- **Taller Building Placement:** Buildings over 6-storeys along Kingsway; smaller forms adjacent to 4-storey buildings across 30th/33rd Avenues.
- **Office Uses:** Encouraged for local services (e.g., medical, dental).
- **Housing:** The Norquay Villages Public Benefits Strategy targets approximately 100 units of non-market housing on the subject site.



Illustration of basic Kingsway Building design: mix of 10 storey and 4 storey
Density: 3.8 FSR



Illustration of special "mid-block" sites building design: 12 storey
Density: 3.8 FSR

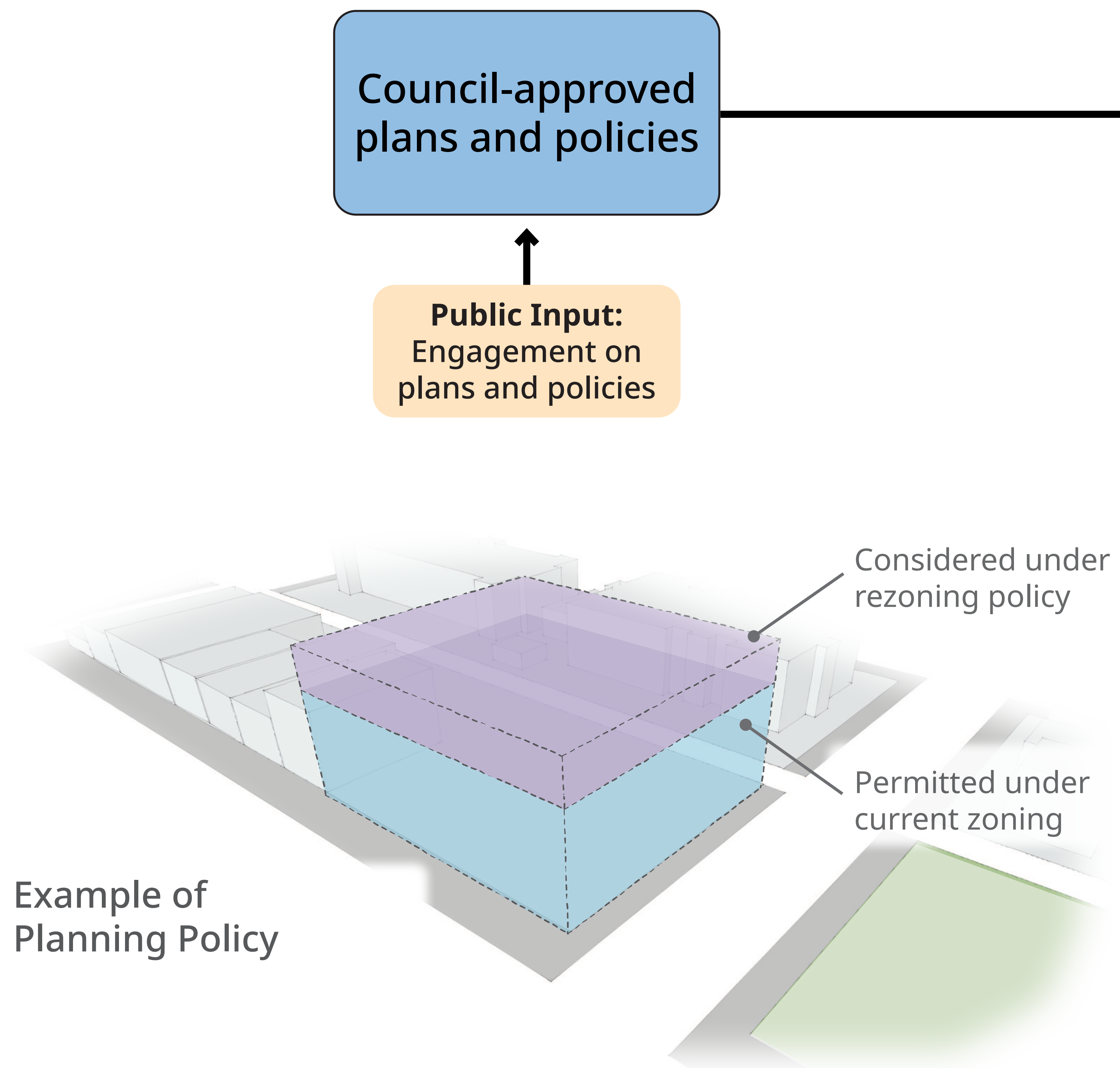


Illustration of special "gateway" sites building design: 14 storey
Density: 3.8 FSR

The Rezoning Process

Planning comes first

The City consults with the public to develop community plans and policies.



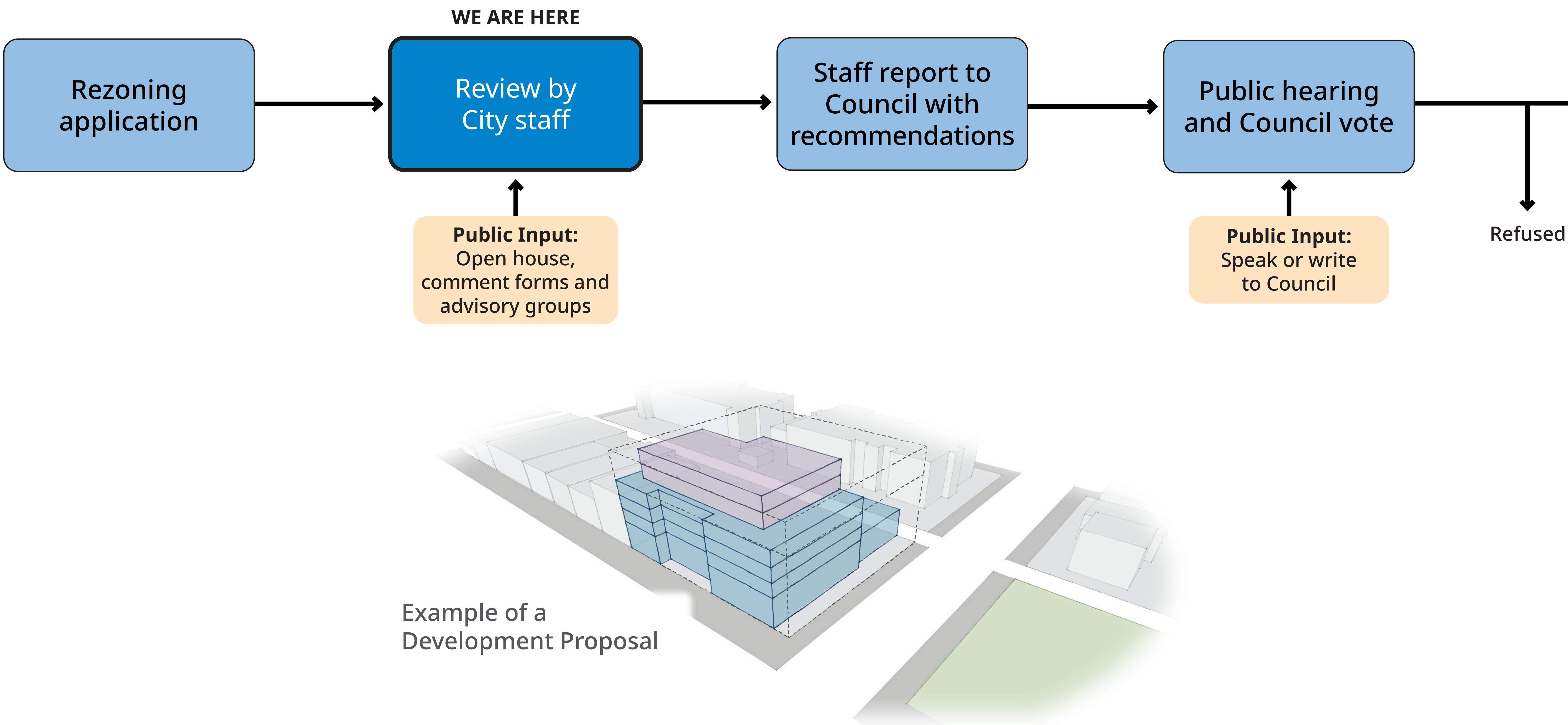
Example of Planning Policy

What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council. They lay out the long-term vision of the community and direct future growth and associated amenities.

Application Review Process

Staff from various departments review each rezoning application. Feedback from the public is an important part of this review.



Example of a Development Proposal

What is a rezoning application?

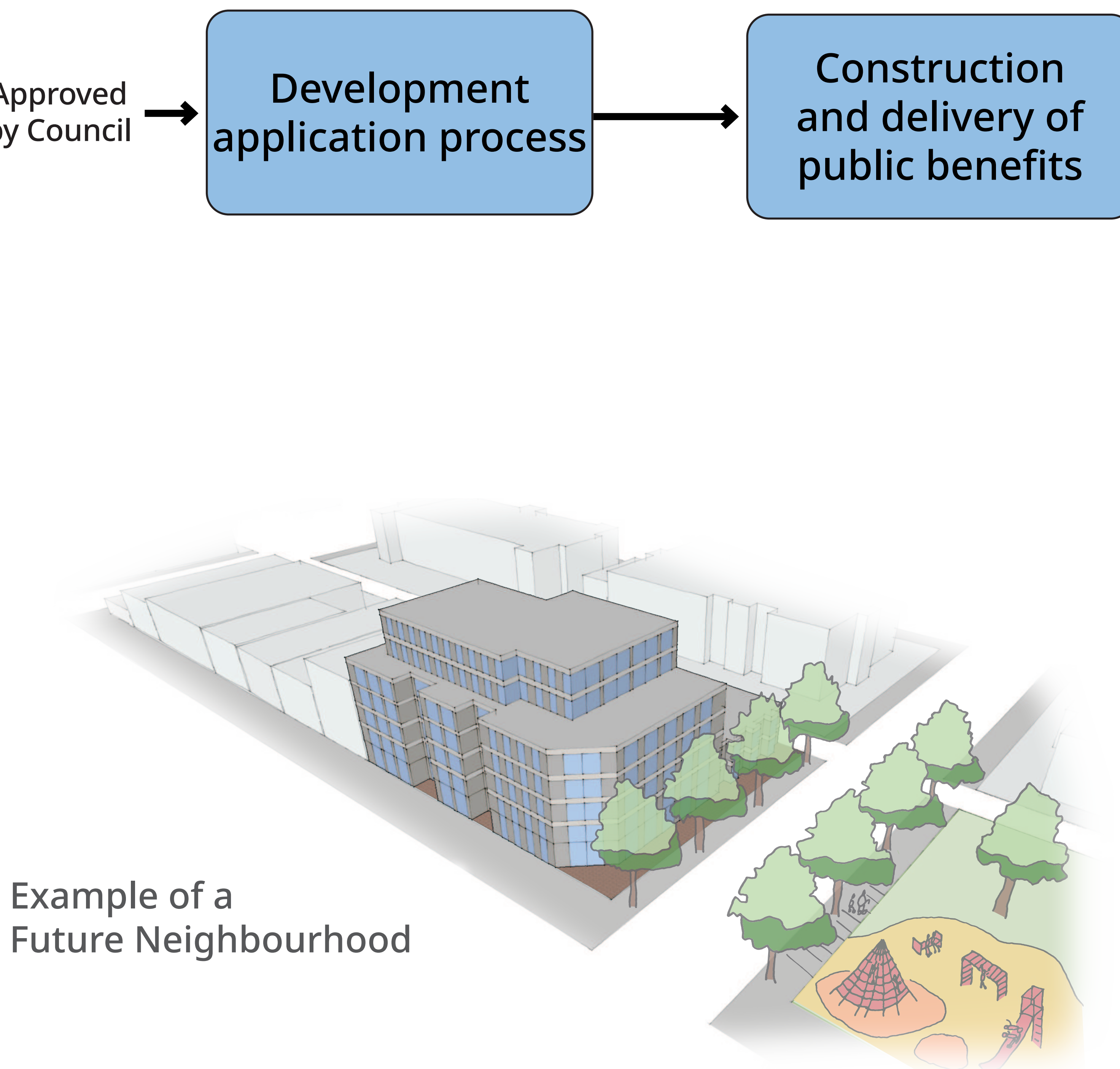
Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning. A rezoning will provide regulations including permitted uses, height and density for a property. If a rezoning is approved, more detailed design will take place in subsequent permit stages.

How is my feedback used?

Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. Applicants may be required to re-submit their proposal based on the feedback. Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

Implementation

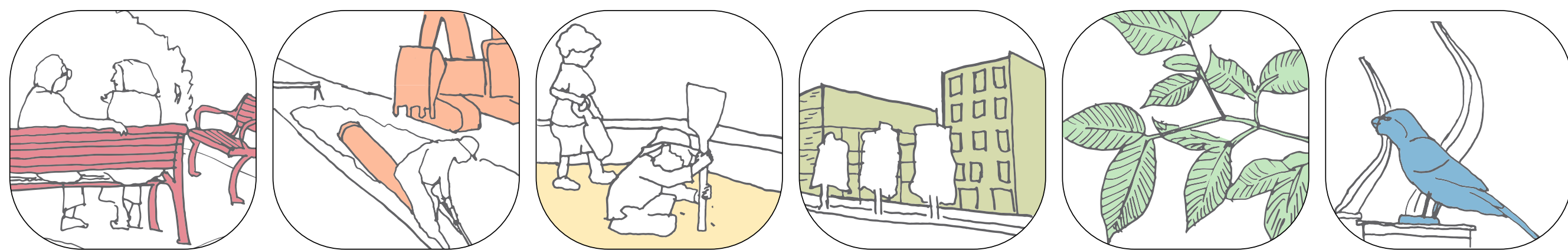
If Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.



Example of a Future Neighbourhood

What are the benefits to the community?

Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.



Share Your Thoughts



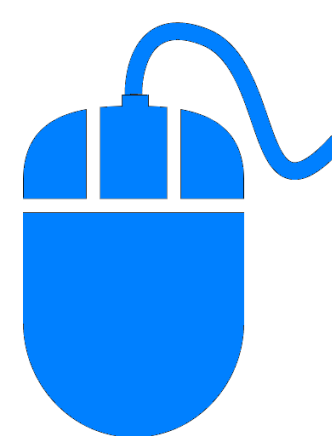
What do you think?

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.



Fill out a written
comment sheet



Submit online feedback at
[shapeyourcity.ca](https://www.shapeyourcity.ca)



Thank you for coming!