From: "Amrolia, Armin" <Armin.Amrolia@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 6/8/2026 12:22:32 PM
Subject: DCM - AA - VHDO - Memo to Mayor and Council - 2400 Kingsway (2026-06-08)
Attachments: DCM - AA - VHDO - Memo to Mayor Council - 2400 Kingsway (2026-0 6-08).pdf

Dear Mayor & Council,

This memo provides and update on the Vancouver Housing Development Office (VHDO) rezoning proposal for the property at 2400 Kingsway. Please note that this is being distributed to Council in their capacity as Landowner, not as Regulator.

This is scheduled for the Public Hearing on July 16th.

If you have any questions, please reach out to me directly or to Brad Foster at brad.foster@vancouver.ca

Best,

Armin

Armin Amrolia - Deputy City Manager (she/her)
armin.amrolia@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm/Musqueam, Sḵwx̱wú7mesh/Squamish and səlilwətaɬ/Tsleil-Waututh nations

CITY OF VANCOUVER

OFFICE OF THE CITY MANAGER
Armin Amrolia, Deputy City Manager

MEMORANDUM

June 8, 2026

TO: Mayor and Council

CC: City Leadership Team
Donny van Dyk, City Manager
Jason Twa, City Clerk
Mellisa Morphy, Acting Chief of Staff, Mayor's Office

FROM: Armin Amrolia
Deputy City Manager

SUBJECT: Vancouver Housing Development Office – Rezoning Proposal – 2400 Kingsway

RTS #: N/A

The purpose of this memo is to update you on the VHDO's rezoning proposal for the PEF owned property at 2400 Kingsway under the *Rental Housing on City Land – Public Benefits Pilot Rezoning Policy*. This policy enables the delivery of rental housing on a spectrum of affordability and recognizes that the creation of a long-term non-tax revenue stream through the development of rental housing on City owned land is a public benefit to the City.

Planning and Development Services has now submitted a referral report for the proposed rezoning of the City-owned site located at 2400 Kingsway and on June 2, 2026 Council approved the referral. Staff is targeting July 16th, 2026 for Public Hearing and Council approval.

Project Update

2400 Kingsway

This 3.5-acre site is located in the heart of Norquay Village and is a prominent City-owned property that has been identified for revitalization. The 2400 Kingsway site presents a unique opportunity to deliver new secured rental housing, enhance the public realm, and strengthen local connections through alignment with the Norquay Village Neighborhood Centre Plan.

The site is bounded by the main Kingsway arterial to the north and a secondary arterial of E 33rd Ave to the south, and between Nanaimo Street to the west and Slocan Street to the east. The site currently

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houses the 2400 motel built in 1946 that consists of 18 bungalow-style buildings with at-grade parking and large expanses of open area. Vehicular access is off Kingsway and East 33rd Ave. A Statement of Significance was completed for the site in 2007.

At the direction of Council, the VHDO submitted a formal application to rezone the site in June 2025 proposing a CD-1 zoning with an approximate 5.4 FSR to allow a major transit-oriented mixed-use residential development. The proposed residential use includes 100% secured rental housing that will provide approximately 863 homes on a spectrum of affordability as well open space, a neighborhood house and affordable childcare space.

The rezoning proposes enhanced sustainability measures, with large portions of the site dedicated to on-site stormwater retention, as well as a wide variety of community benefits that include: a neighborhood house; privately owned public space (POPS) featuring plazas, gathering areas, play spaces, an open rainwater feature, extensive landscaping, re-use of the historic 2400 Court signage, a pavilion for multi-purpose outdoor uses, and significant retail space along Kingsway.

The project received unanimous support from the Urban Design Panel and Heritage Commission in March 2026. The application has now received all conditions for development and has now been referred to Council (June 2, 2026) with a Public Hearing targeted for mid-July 2026.

Relevant Statistics

Proposed Floor Space Area (FSR)	5.4
Gross Floor Area (GFA)	733,560 sq. ft.
Gross Buildable Area (GBA)	767,613 sq. ft.
Number of units	863
Parking Stalls	584
Bike Parking	2,087
Neighborhood House	15,000 sq. ft.
Daycare spaces	37

Next Steps

Public hearing scheduled for July 16th, 2026.

Sincerely,

Armin Amrolia
Deputy City Manager
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