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## Two high-rise towers proposed for MSJ hospital parking lot

A proposal is being considered to develop two high-rise towers of secured purpose-built rental housing that would take up the majority of the parking lot at Mt. St. Joseph Hospital, Kingsway and Prince Edward St.

The project calls for a 334-ft-tall, 32-storey east tower and a 269-ft-tall, 25-storey west tower, including a four-storey base podium.

The new rezoning application submitted by Quadreal Property Group, would redevelop a triangular-shaped parcel of the hospital site at 2950 Prince Edward Ave., located at the southeast corner of the intersection of Kingsway and Prince Edward Ave. It would include a total of 542 secured purpose-built rental homes, including 428 market rental units and 114 below-market rental units. The unit size mix is 233 one-bedroom units, 149 two-bedroom units, and 58 three-bedroom units.

Ground level of the west tower would feature a 4,600 sq. ft. childcare facility for up to 37 children that opens up to a 5,600 sq. ft. outdoor play area within an internal courtyard.

The street level's nearly 16,000 sq. ft. of street frontage with Kingsway would be available for retail/restaurant use.

Four underground levels would contain 297 vehicle parking stalls and 1,059 secure bike parking spaces.

The remaining hospital site and its emergency department will continue to remain open.

Just across from the hospital site at 445 Kingsway, the Honda Kingsway used car dealership site has been approved for a mixed-use development that incorporates 215 rental homes under the Moderate Income Rental Housing Pilot Program (MIRHPP).

This program stipulates all residential space must be used as secured rental housing and at least 20% of the floor area set aside for moderate income households earning between \$30,000 and \$80,000 annually. For this project, that translates into 44 moderate income homes, with the average below-market studio rent starting at \$950 monthly based on an average household income of \$38,000. On the high end, for a below-market three-bedroom unit, the average rent starts at \$2,000 monthly for an average household income of \$80,000.

A significant commercial floor area of 129,000 sq. ft. is incorporated, but 96,000 sq. ft. is uniquely located below ground within the underground levels for a commercial car wash and commercial parking for the vehicle storage needs of the nearby Kingsway Honda dealership and service centre, located at 2770 Sophia Street.

There will be five underground levels



Artistic rendering of two high-rise towers of secured purpose-built rental housing proposed for the parking lot at Mt. St. Joseph Hospital, Kingsway and Prince Edward.

for 224 vehicle parking stalls and 443 bike parking spaces.

On the ground level with Kingsway frontage, the building will create 20,400 sq. ft. of retail and restaurant space,

including a 13,300 sq. ft. commercial unit that could potentially be suitable for a small grocery store.

For more stories on local development see page 4.



WTC's Diana Kamau with HPPC Report Card.

## Reframing South Van supports WTC's report on City Council's first year

Reframing South Vancouver, a program of the South Vancouver Neighbourhood House, recently supported the Hot Pink Paper Campaign (HPPC) One-Year Progress Report Summary critical of Vancouver City Council.

According to Women Transforming Cities (WTC), the campaign

organizers, the HPPC consists of "a list of eight evidence-based solutions" that candidates running for Mayor and Council in the 2022 civic election committed to implementing if elected. The policy commitments were the following:

- An Equity Lens on Councillor Motions
- IWG2S+ People's Healing Lodge
- Reducing Barriers for Affordable Housing
- Protecting Tenants from Heatwaves
- Alternative Models to Community Safety
- Washrooms for All
- Fully Fund Climate Emergency Responses

### II• Affordable and Accessible Transit

Because of the nature and scope of their requests, specific results are hard to determine – especially so early into the new Council's mandate. However, according to Clara Prager, Campaign Lead for WTC, "Tracking follow-through on these promises matters because the communities we work with are often excluded from city hall. These communities are accustomed to politicians making promises that they don't keep. They deserve accountability."

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