



**CD-1 Rezoning: 2096 W Broadway and 2560-2576 Arbutus Street**  
Public Hearing – July 25, 2024

# Existing Site and Context



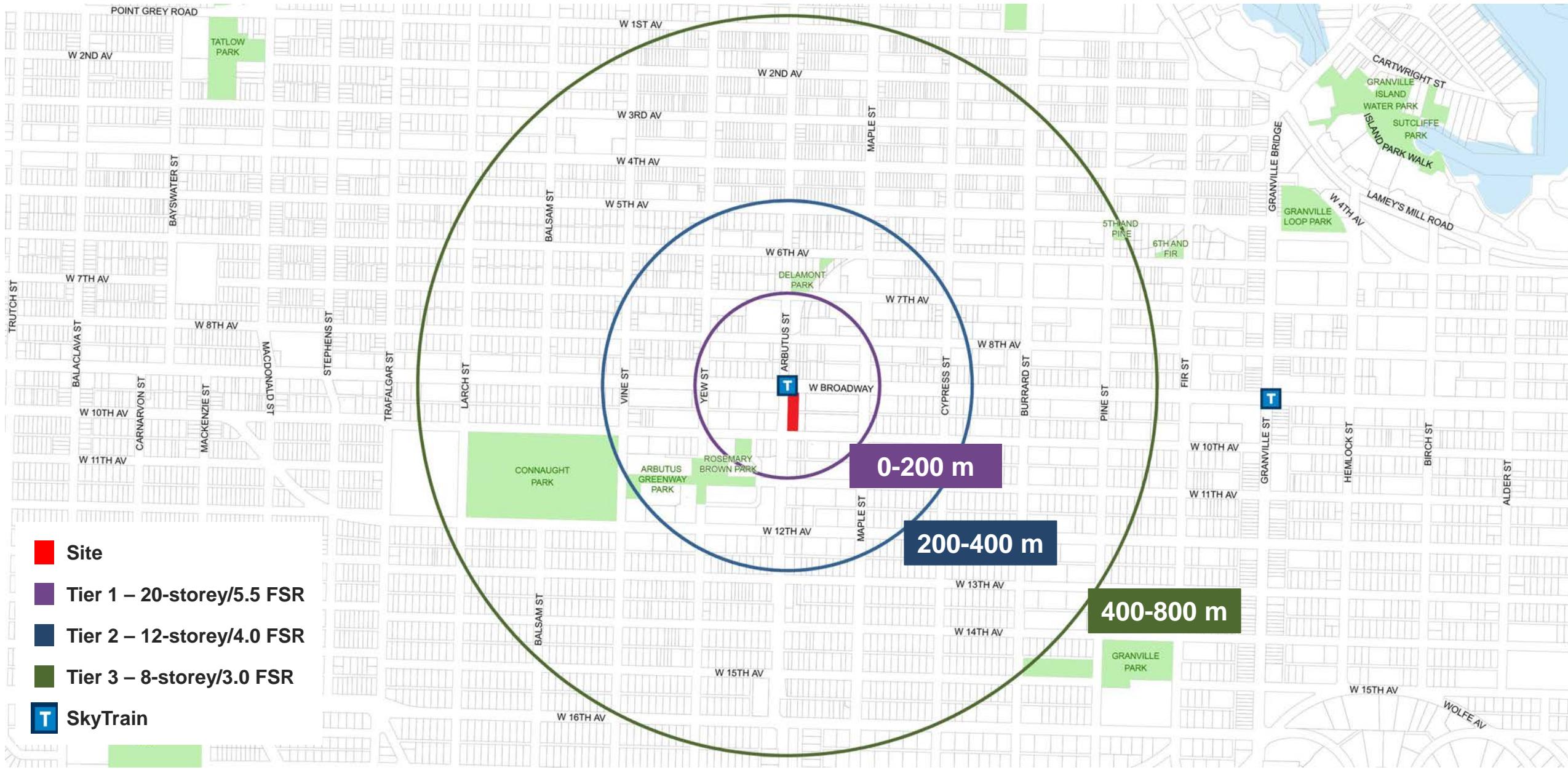
# Local Amenities and Services



- Site
- School
- Childcare
- Park
- Community Centre/ Library
- - - Bike Path

CARNARVON COMMUNITY ELEMENTARY  
CARNARVON PARK

# Transit-Oriented Area (TOA) Analysis



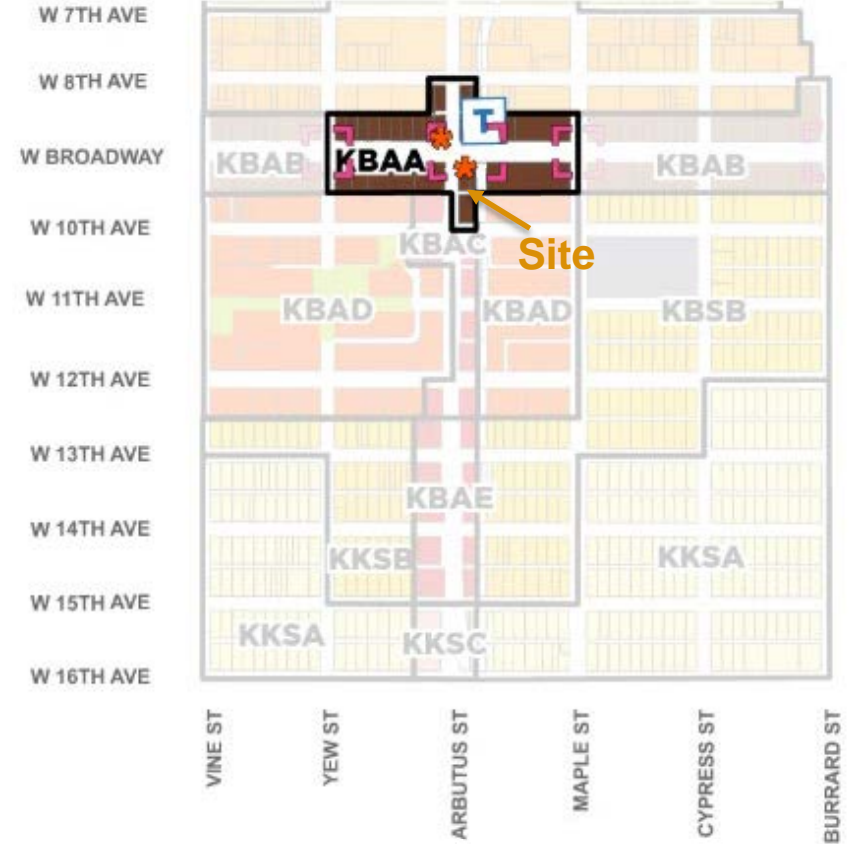
# Policy Context



## BROADWAY PLAN



## Broadway/Arbutus South - Area A



### Legend

- Opportunity Area for Enhanced Corner Setbacks for POPs
- Potential Key Site for Larger POPs



# Proposal

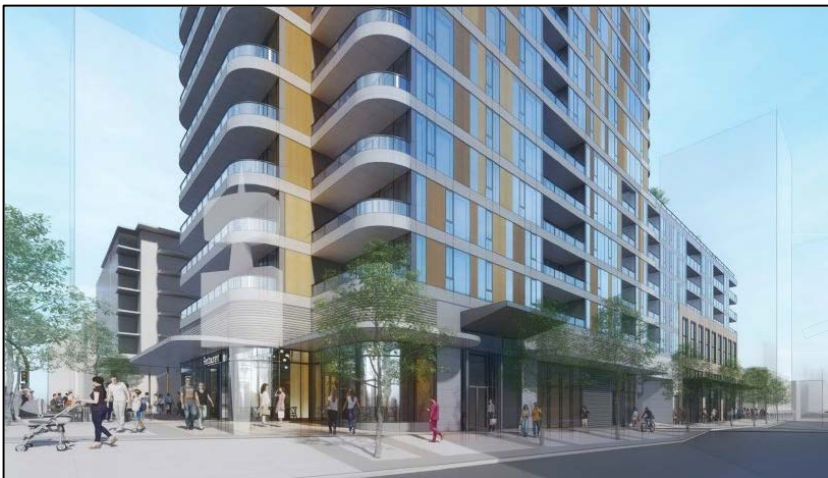
- 30-storey mixed-use building
- 260 rental housing units
  - 20% at below-market rates
- Commercial uses
- Space for a future secondary entrance to the Broadway Subway Arbutus Station
- 11.3 FSR
- Height of 90.8 m (298 ft.)
- Closure of a portion of the lane between West Broadway and West 10th Avenue
- Underground parking



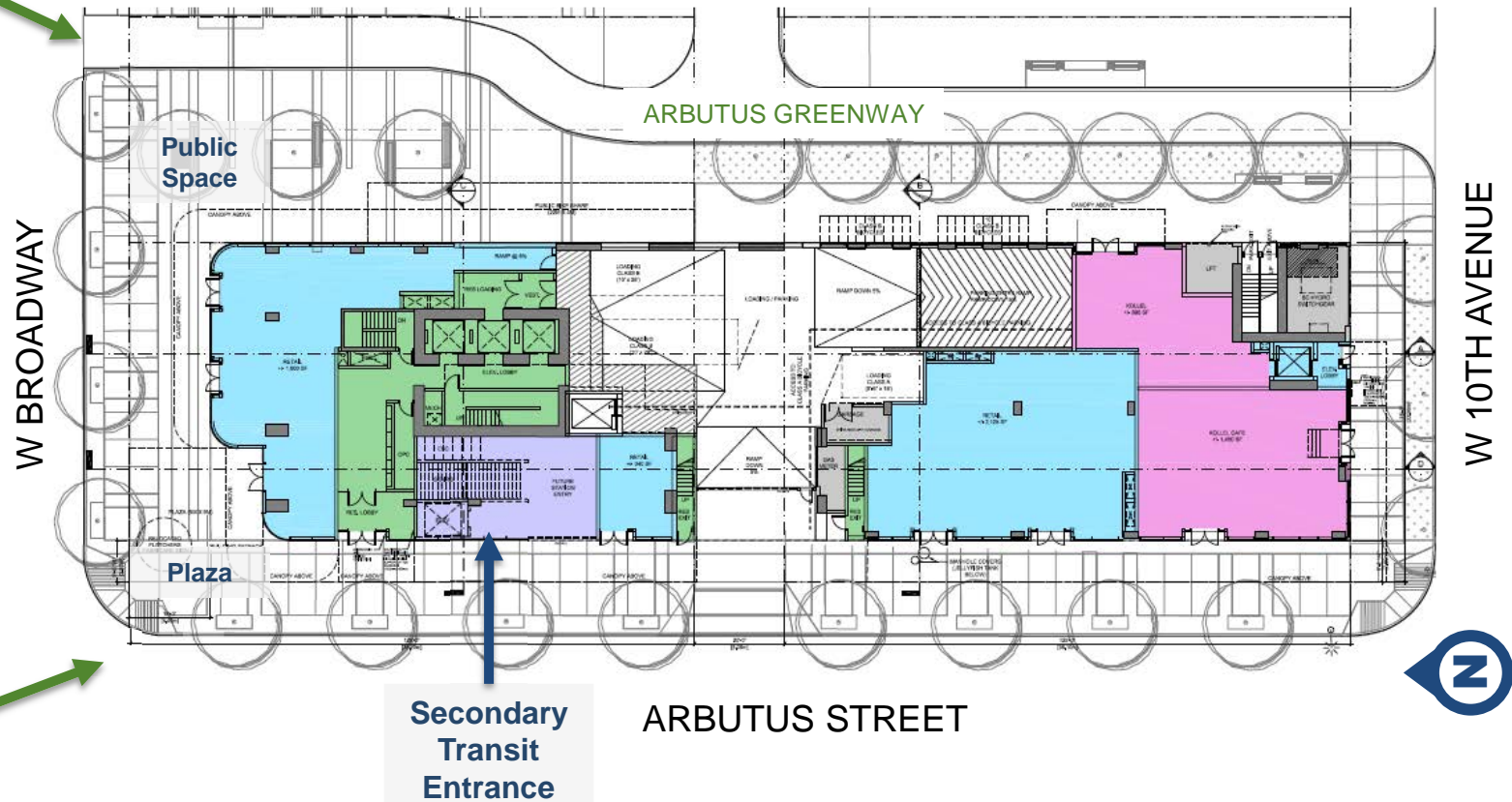
# Proposal



View looking southwest



View looking southeast



# Below-Market vs. Average Market Rents

	Below-Market Units (2023)		Newer Rental Buildings – Westside (2023)	
	Average Starting Rents <sup>1</sup>	Average Household Income Served	Average Rent <sup>2</sup>	Average Household Income Served
Studio	\$1,376	\$76,080	\$1,902	\$89,408
1-bed	\$1,607	\$92,240	\$2,306	\$103,048
2-bed	\$2,215	\$134,880	\$3,372	\$142,692
3-bed	\$2,695	\$177,360	\$4,434	\$163,812

- 260 rental housing units
- 20% of residential floor area at below-market rents
- Secured through a Housing Agreement

<sup>1</sup>Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.

<sup>2</sup>Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver



# Public Consultation

Postcards Mailed  
September 18, 2023

Postcards distributed	3,689
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Questions	19
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Comment forms	269
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Other input	1
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<b>Total</b>	<b>289</b>
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City-hosted  
Q&A Period  
September 20 to October 3, 2023



## Comments of support

- Provision of below market rental housing
- Proposed height and density
- Parking and Transit entrance

## Comments of concern

- Need for more rental housing
- Proposed height and density
- Traffic/safety and Parking concerns

# Public Benefits

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## Housing

- 260 rental units, 20% at below market rates

## Development Cost Levies (DCLs)

- \$3,299,968
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

## Public Art

- \$451,900

# Conclusion



- Meets intent of *Broadway Plan*
- Delivery of 260 rental units, 20% at below market rates
- Integration of space for a future secondary entrance to the Broadway Subway Arbutus Station
- Staff support application subject to conditions in Appendix B



## **END OF PRESENTATION**

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