

CD-1 Rezoning: 2156-2174 West 14th Avenue

Public Hearing

November 12, 2024



Existing Site and Context



W 13TH AVE

W 14TH AVE

W 15TH AVE

VINE ST

YEW ST

ARBUTUS ST

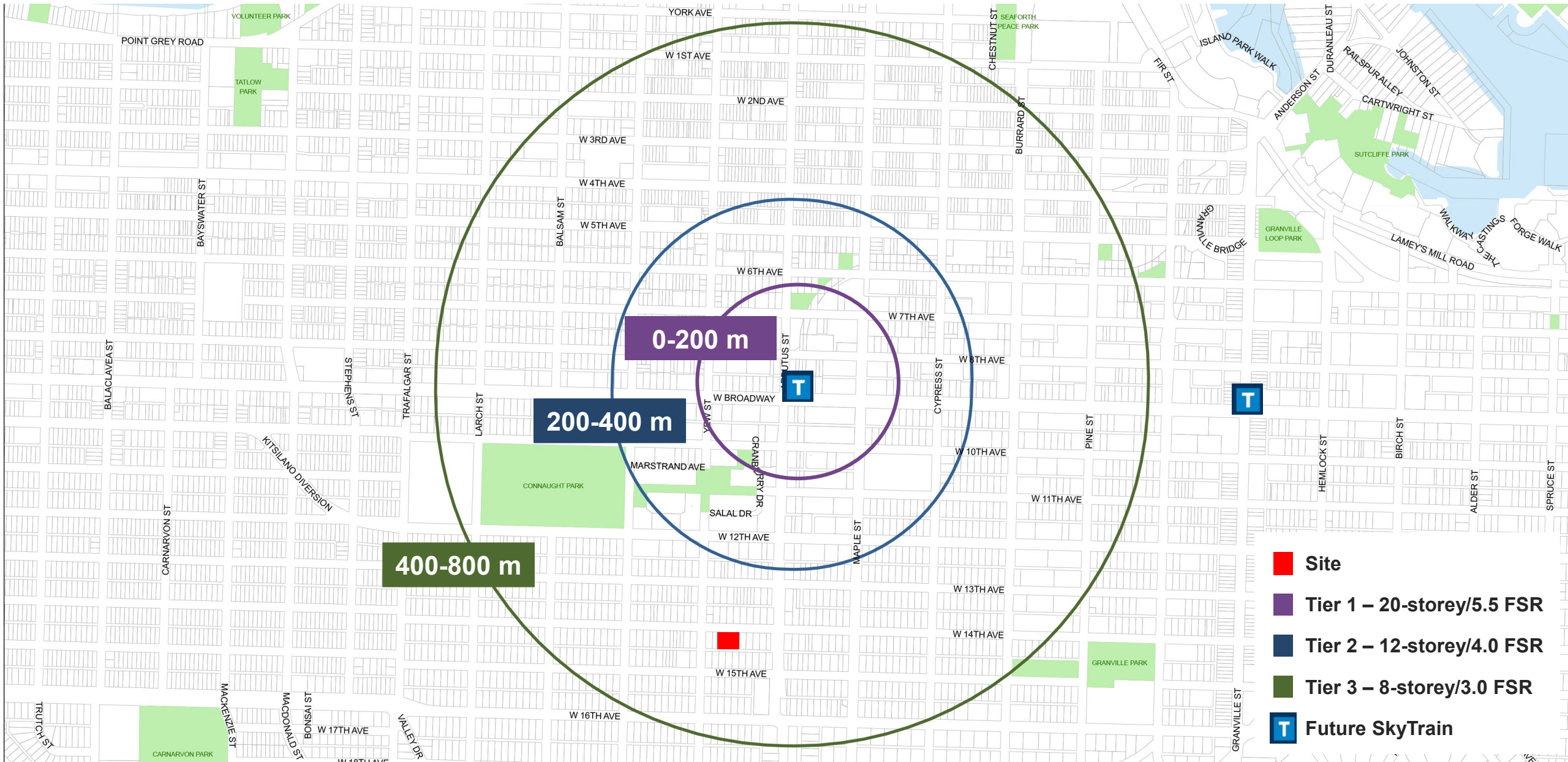


Local Amenities and Services



- Site
- School
- Childcare
- Park
- T Future SkyTrain
- Community Centre/ Library
- Bike Path

Transit-Oriented Area (TOA) Analysis



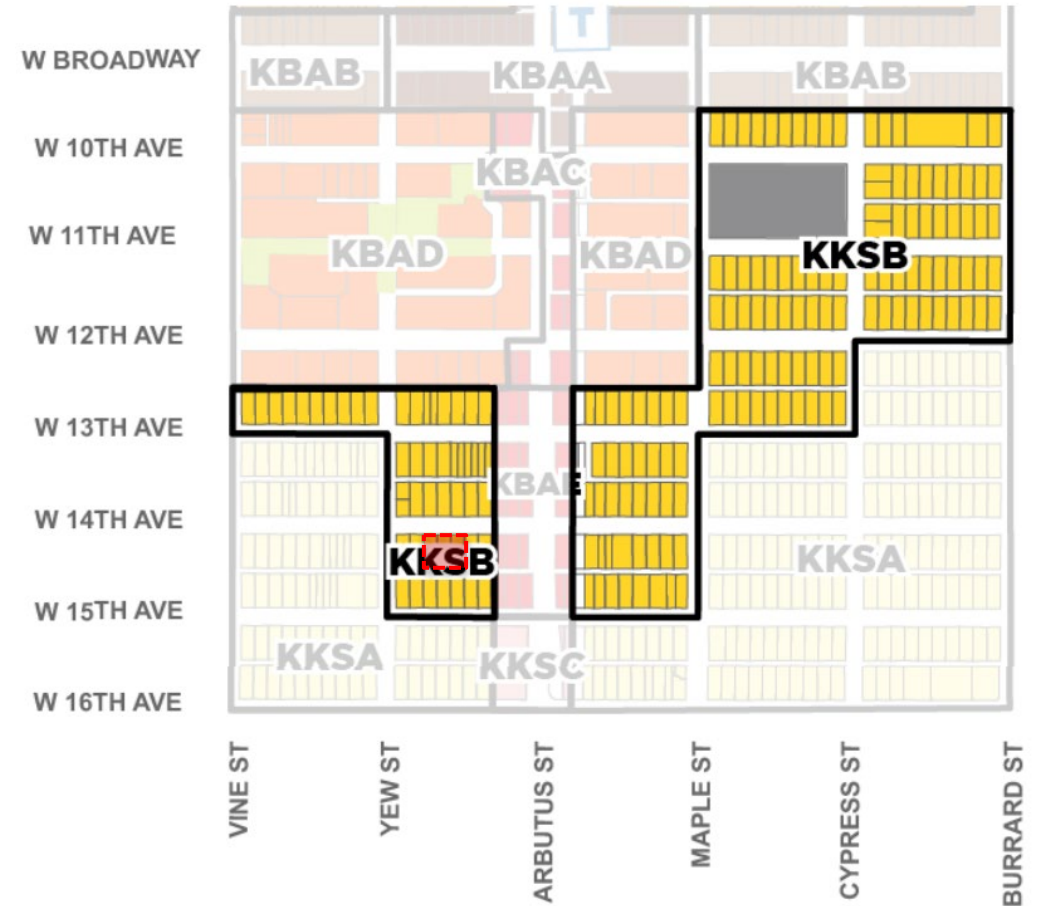
Policy Context



BROADWAY PLAN



Kitsilano South - Area B



Proposal



View of the front elevation from West 14th Avenue

- Application received October 10, 2023
- 17-storey tower with a 3-storey podium
- 170 rental units with 20% below-market rental units
- Height: 184 ft.
- Floor Space Ratio (FSR): 5.8
- Ground-level commercial retail unit

Proposal: Form of Development

- Design conditions applied to address neighbourhood fit
- 3-storey podium
- Street tree retention and public realm improvements
- Proposal is compliant with the Plan



Renting vs. Ownership on the Westside

	Below-market Rent in New Buildings		Market Rent in Newer Buildings		Ownership Median-Priced Unit on Westside (with 20% down payment)		
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served	Monthly Costs of Ownership	Average Household Income Served	Down-payment at 20%
Studio	\$1,223	\$48,928	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	\$1,429	\$57,152	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	\$1,969	\$78,752	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	\$2,395	\$95,808	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

¹Starting 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.

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

Public Consultation

Postcards Mailed
February 16, 2024

City-hosted
Q&A Period
February 21 to March 5, 2024

Comments of support

- Density
- Location
- Housing

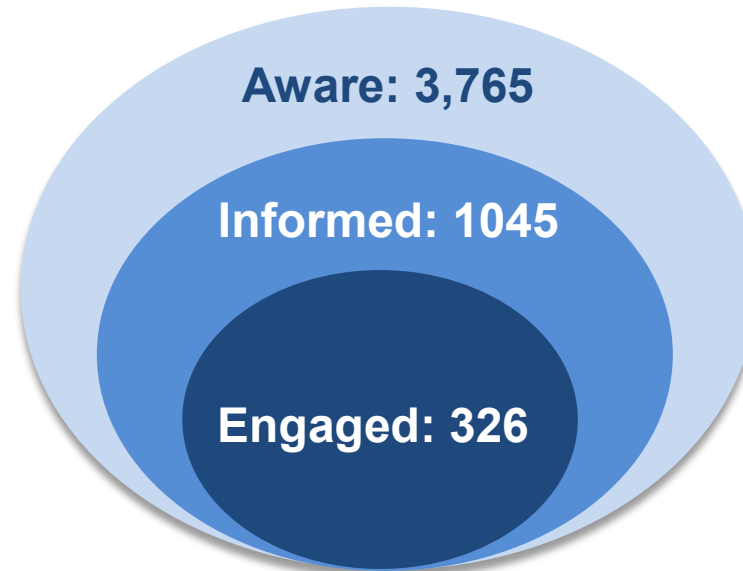
Postcards distributed	1,442
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Questions	32
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Comment forms	315
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Other input	23
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Total	370
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Comments of concern

- Height and density
- Neighbourhood fit
- Traffic and parking
- Infrastructure and amenities
- Green space

Response to Public Feedback

- **Height, density and neighbourhood fit**
 - Height, scale and uses are consistent with the Plan
 - Conditions to improve neighbourhood fit
- **Traffic**
 - Parking per Parking By-law
 - Reduction in vehicle trips on Arbutus Street with the subway completion
- **Infrastructure and amenities**
 - Infrastructure capacity available
 - Public Benefits Strategy to deliver future amenities and address renewal needs
- **Green space**
 - Street tree retention
 - Below-grade setback along the frontage

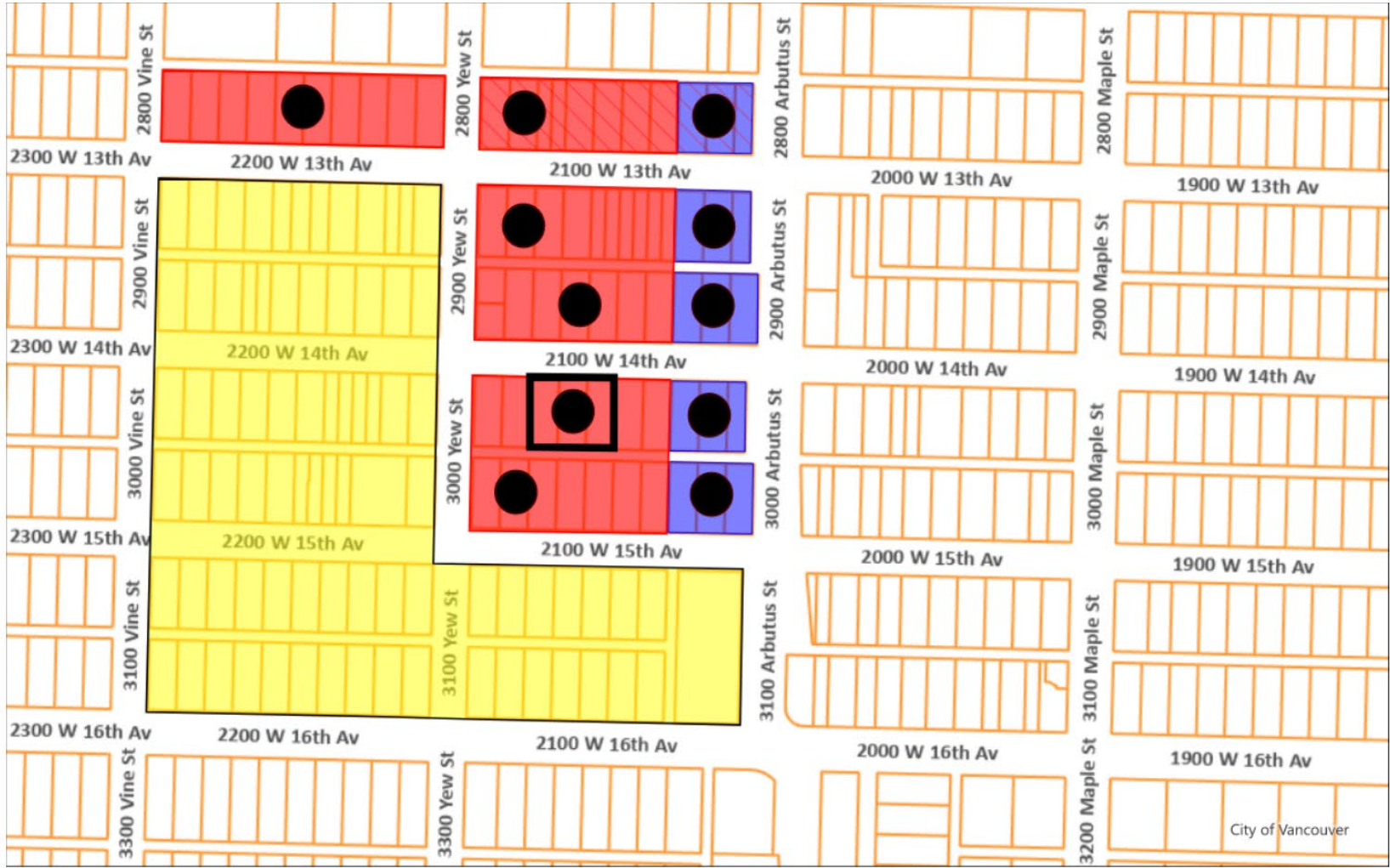
Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	\$0
City-wide Development Cost Levies (DCLs)	\$12,711
Utilities Development Cost Levies (DCLs)	\$1,618,992
Public Art	\$215,448
Total Value	\$1,834,440

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 170 market rental units of which 20% are below-market rental units
- Staff support application subject to conditions in Appendix B





- Potential Tower Location 
- KKSB - 18-storeys 
- KBAE - 18-storeys 
- KKSA - 6-storeys
- Tier 3 TOA - 8-storeys & 3.0 FSR 