

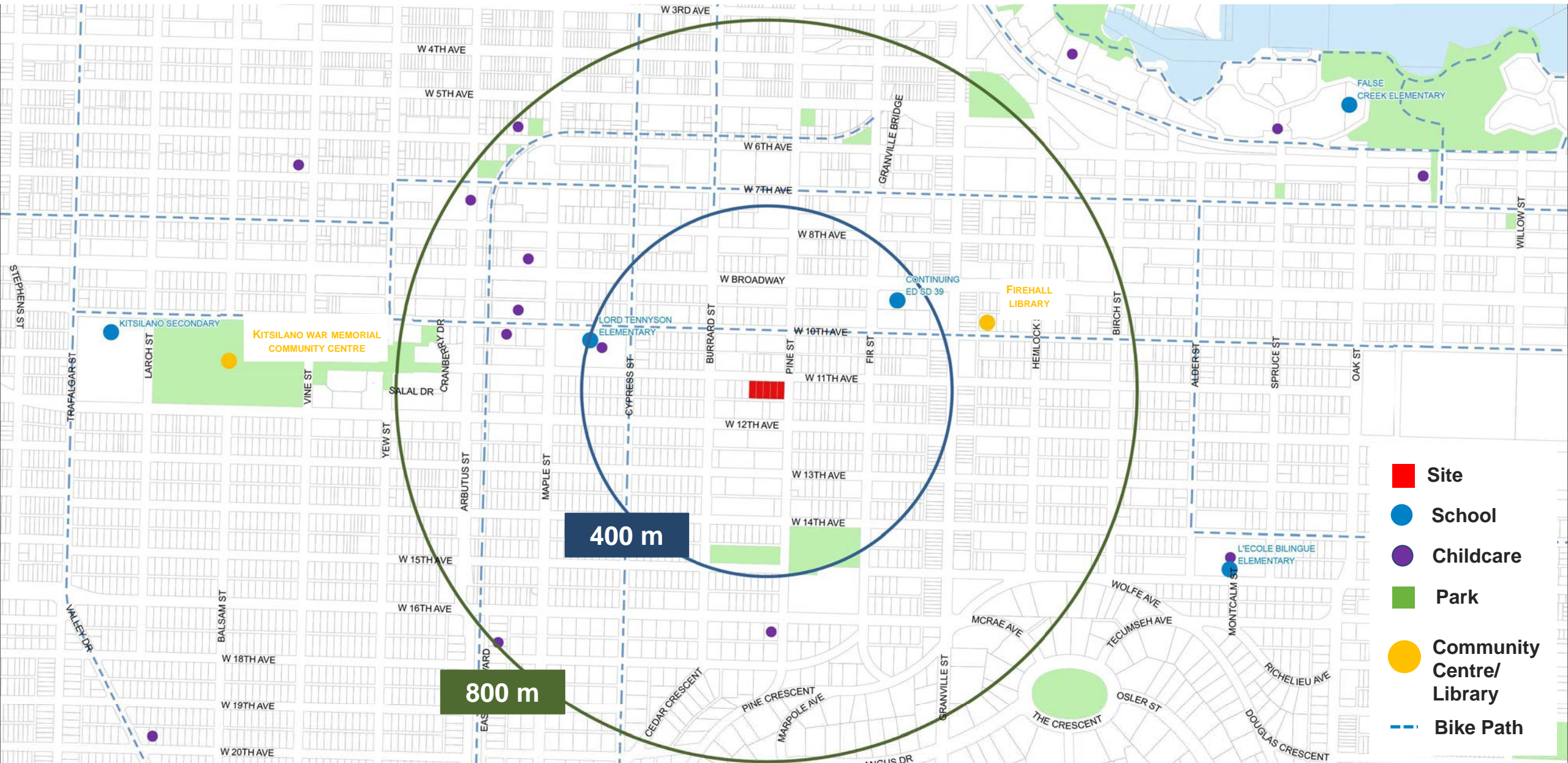
# CD-1 Rezoning: 1726 West 11 Avenue

Public Hearing

December 10, 2024



# Local Amenities and Services



# Enabling Policies



**BROADWAY PLAN**



## Fairview South- Area B



- Secured rental units with 20% of the residential floor area for below-market rental units
- Density of 6.5 FSR
- Height up to 20 storeys

# Proposal

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- Application submitted October 18, 2023
- 283 rental units
- 20% of the residential floor area for below-market rental units
- 19 storeys, 20 storeys
- Height of 207 ft.
- 6.8 FSR
- FSR for commercial
- Underground parking



1 SHOWING PUBLIC ART & CYCLE ENTRY

# 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 <sup>1</sup>	Average Household Income Served	Average Rents <sup>2</sup>	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

<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

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Postcards Mailed  
February 13, 2024

Postcards distributed	3,582
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Questions	19
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Comment forms	127
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Other input	6
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<b>Total</b>	<b>152</b>
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City-hosted  
Q&A Period  
February 14 to February 27, 2024

Aware: 764

Informed: 280

Engaged: 107

## Comments of support

- Density
- Commercial Use
- Design

## Comments of concern

- Height and density
- Affordability
- Commercial use
- Traffic and parking

# Response to Feedback

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- **Height, density**
  - Height, scale and uses are consistent with the Plan
- **Affordability**
  - Secured rental apartments
  - 20% of floorspace at below market rental rates
- **Commercial Use**
  - 818 sq. ft commercial unit
  - Locally serving
- **Traffic**
  - Parking per Parking By-law
  - Reduction in vehicle trips with the subway completion

# Public Benefits

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<b>Contribution</b>	<b>Amount</b>
Development Cost Levies (DCLs)	3,156,536
Public Art	\$420,518
<b>Total Value</b>	<b>\$3,577,054</b>



# Conclusion

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- Meets intent of the *Broadway Plan*
- Delivery of 283 rental units
- Staff support application subject to conditions in Appendix B



## **END OF PRESENTATION**

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