

Development concept facing
Northwest along West 12th Avenue



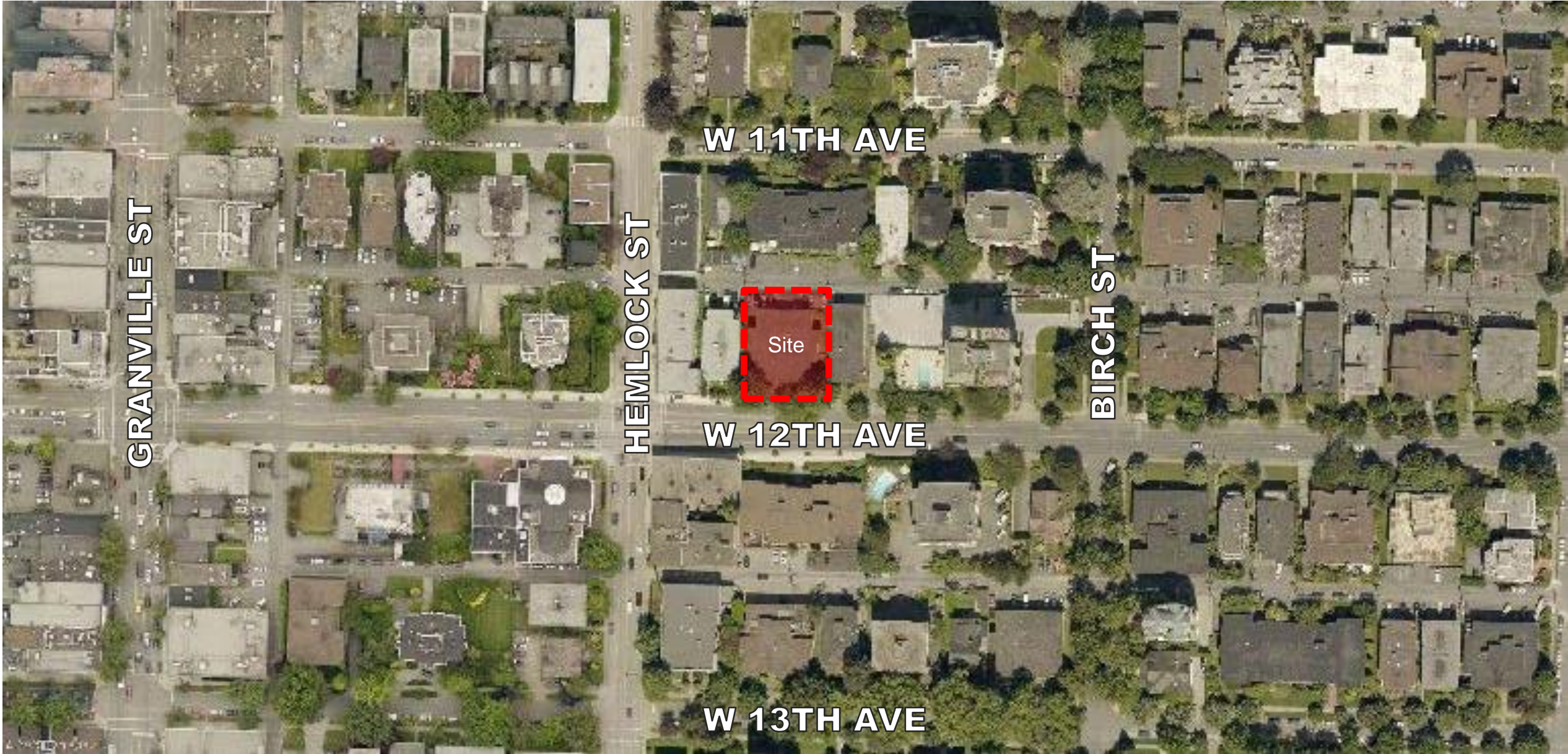
CD-1 Rezoning:

1365 West 12th Avenue

Public Hearing | December 10, 2024



Existing Site and Context



GRANVILLE ST

HEMLOCK ST

BIRCH ST

W 11TH AVE

W 12TH AVE

W 13TH AVE

Site

Public Amenities and Services



Policy Context

Sub Area 9.10 – Fairview South - Area B - FSOB



BROADWAY PLAN



- Height – 20 Storeys
- Density – 6.5 FSR
 - Minor height and density increases considered for ground-level retail
- Frontage – 150 ft. frontage
 - Lesser site frontage may be considered by the Director of Planning

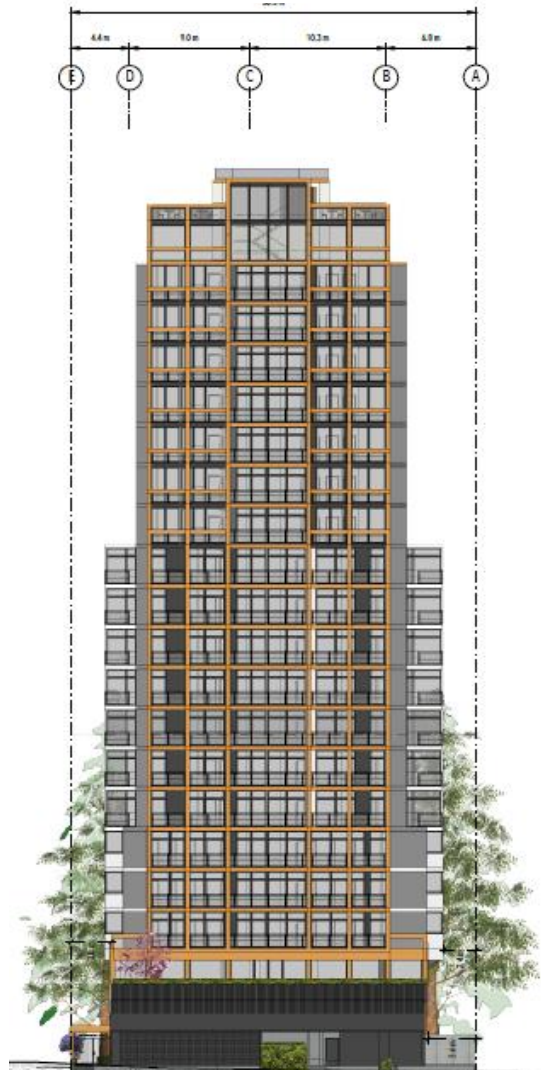
Proposal

South elevation



West 12th Avenue

North elevation



Lane

- Application Submission: December 2022
- Revised proposal: July 2024
- Height: 20 storeys (207 ft.)
- FSR: 6.8
- 97 secured rental units with 20% at below-market rates
- Ground-level local-serving retail
- Parking and loading from lane
- Frontage: 100 ft.

Proposal: Form of Development

- Tower form with no podium due to narrow site frontage
- Rooftop amenity
- Improvements to public realm through provision of ground-level local-serving retail, and outdoor seating along West 12th Avenue



Tower with amenity space on rooftop and tree retention along West 12th Avenue

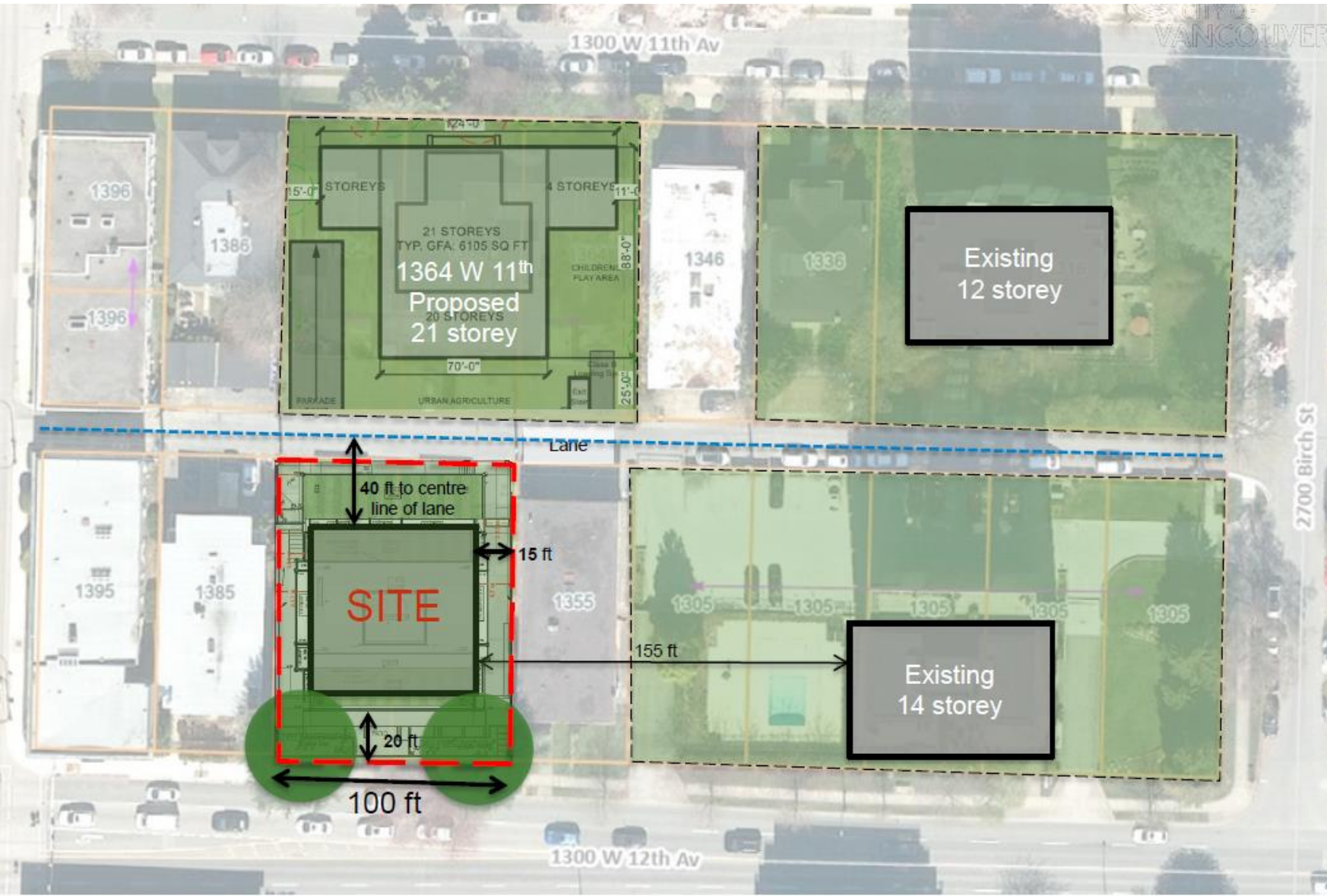


Retail with outdoor seating and retained trees



View of ground floor retail from West 12th Avenue

Proposal: Tree Retention and Tower Separation



Setbacks:

- 40 ft. to centre of lane
- 20 ft. to front property line



Two trees being retained along West 12th Avenue

Cost of Renting

	Below-Market Rental*		Market Rent in Newer Buildings on Westside	
	Average Starting Rents (2023)	Average Household Income Served	Average Rents	Average Household Income Served
studio	\$1,223	\$48,928	\$1,902	\$76,080
1-bed	\$1,429	\$57,152	\$2,306	\$92,240
2-bed	\$1,969	\$78,752	\$3,372	\$134,880
3-bed	\$2,395	\$95,808	\$4,434	\$177,360

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

Public Consultation

**Postcards Mailed
March 4, 2024**

Postcards distributed	5,135
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Questions	19
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Comment forms	65
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Other input	7
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Total	91
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**City-hosted
Q&A Period
March 6 to March 19, 2024**



Comments of support

- Increased neighbourhood density
- Increased supply/ range of housing types and tenures
- Proximity of rental housing to rapid transit

Comments of concern

- Displacement of existing tenants
- Out of scale with the surrounding neighbourhood
- Negative impacts to the neighbourhood and community

Response to Public Comments

- **Height, density and tenure** – The proposed height, scale, uses and proportion of below-market units are consistent with the FSOB sub-area of the Plan.
- **Affordability** – Delivers much-needed rental and below-market rental for the area
- **Tenant displacement** – Complies with the *Tenant Relocation and Protection Policy* (TRPP)

Public Benefits

- 97 secured rental units with 20% as below-market rental
- Applicant has requested a Class A (100%) City-wide DCL Waiver

Development Cost Levies (DCLS)	\$1,318,269
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Conclusion

- Proposal meets the intent of the *Broadway Plan*
- Staff support application subject to conditions in Appendix B

