

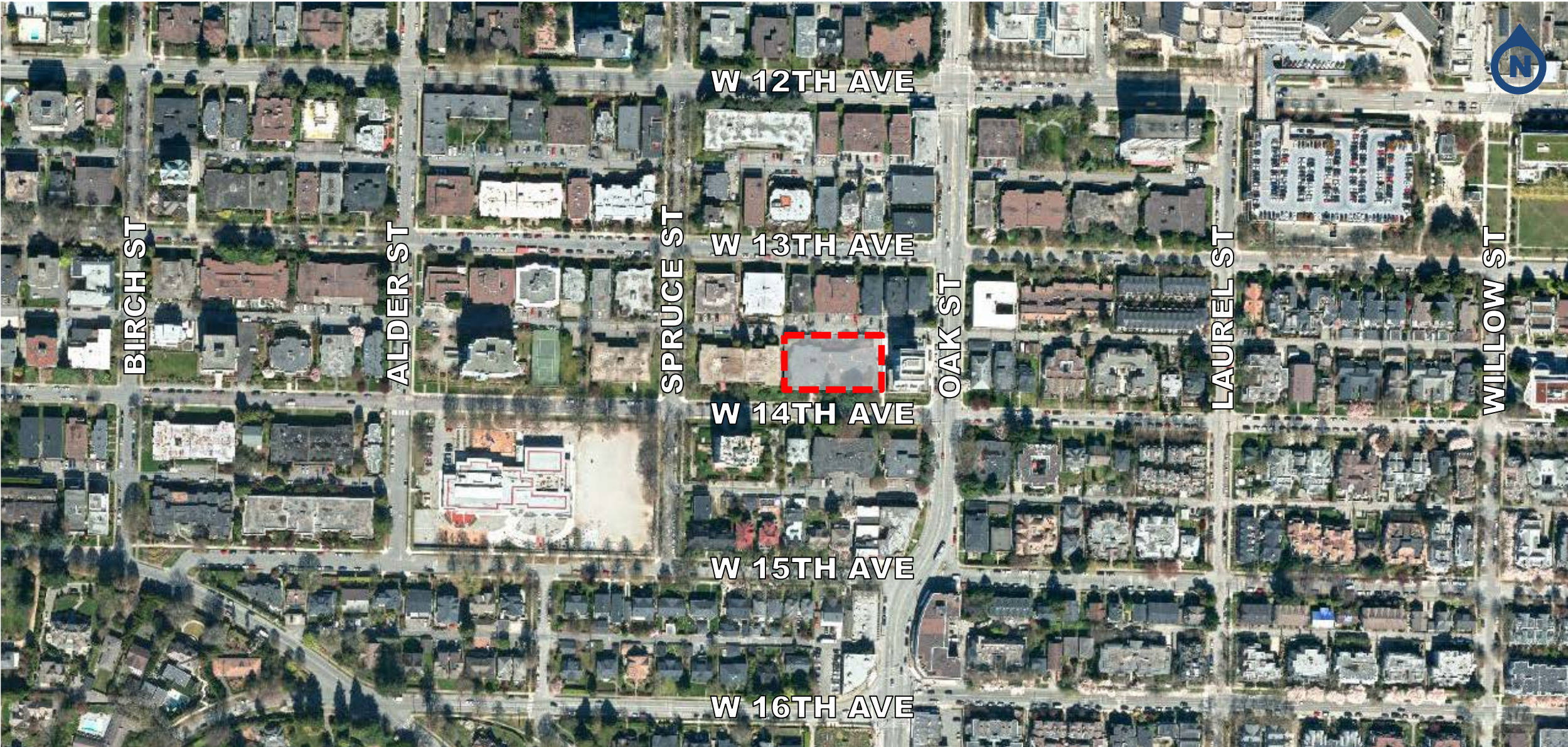


CD-1 Rezoning: 1045 West 14th Avenue
Public Hearing – March 13, 2025

Local Amenities and Services



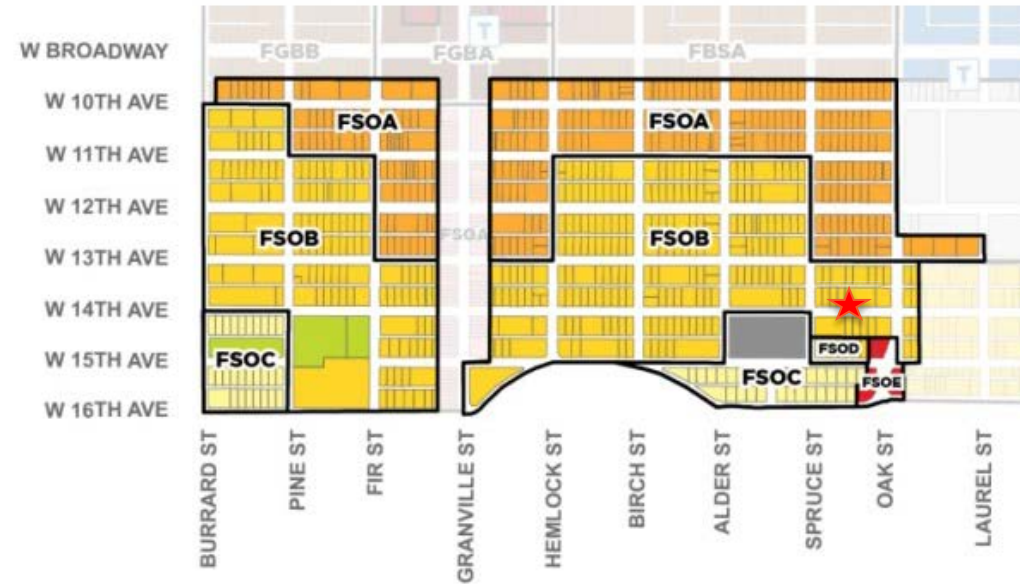
Existing Site and Context



Enabling Policies



BROADWAY PLAN



Fairview South – Area B (FSOB) sub-area of the Plan

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

Proposal

- Application submitted January 5th, 2024
- 202 secured rental units
- 20% of the floor area secured for below-market rental units
- 20 storeys
- Height of 60.4m (198 ft.)
- Density of 5.95 FSR
- Underground parking



Below Market vs. Average Market Rents (Westside)

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	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

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
March 27, 2024**

**City-hosted
Q&A Period
April 3 to April 16, 2024**

Postcards distributed	3,801
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Questions	22
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Comment forms	77
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Other input	8
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Total	107
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Aware: 378

Informed: 145

Engaged: 40

Public Consultation

Support

- Height and density is appropriate for the location
- Provision of housing along transit routes
- Building design

Concerns

- Height of the building is too tall and will cast unfavourable shadows
- Tenant displacement into an unaffordable rental market
- Increased traffic and congestion to access parking

Response to Feedback

Building Height and Shadowing

- Meets the height permitted in the Plan for securing rental housing with below-market housing
- Meets the Plan's solar policy and does not create new shadow impact on parks and public school yards between 10:00am-4:00pm

Tenant Displacement

- Enhanced tenant protection for eligible tenants

Traffic

- Proposal to meet Parking By-law
- Proximity to transit network and located on the West 14th Avenue Bikeway

Public Benefits

- 202 secured rental units with 20% of the residential floor area as below-market rental units
- \$294,418 in public art contributions

Conclusion

- Meets intent of the Broadway Plan
- Delivery of 202 rental units with 20% of the residential floor area as below-market rental units
- Staff recommend approval, subject to conditions in Appendix B

