

# CD-1 Rezoning: 2225 West 8th Avenue

Public Hearing

April 17, 2025



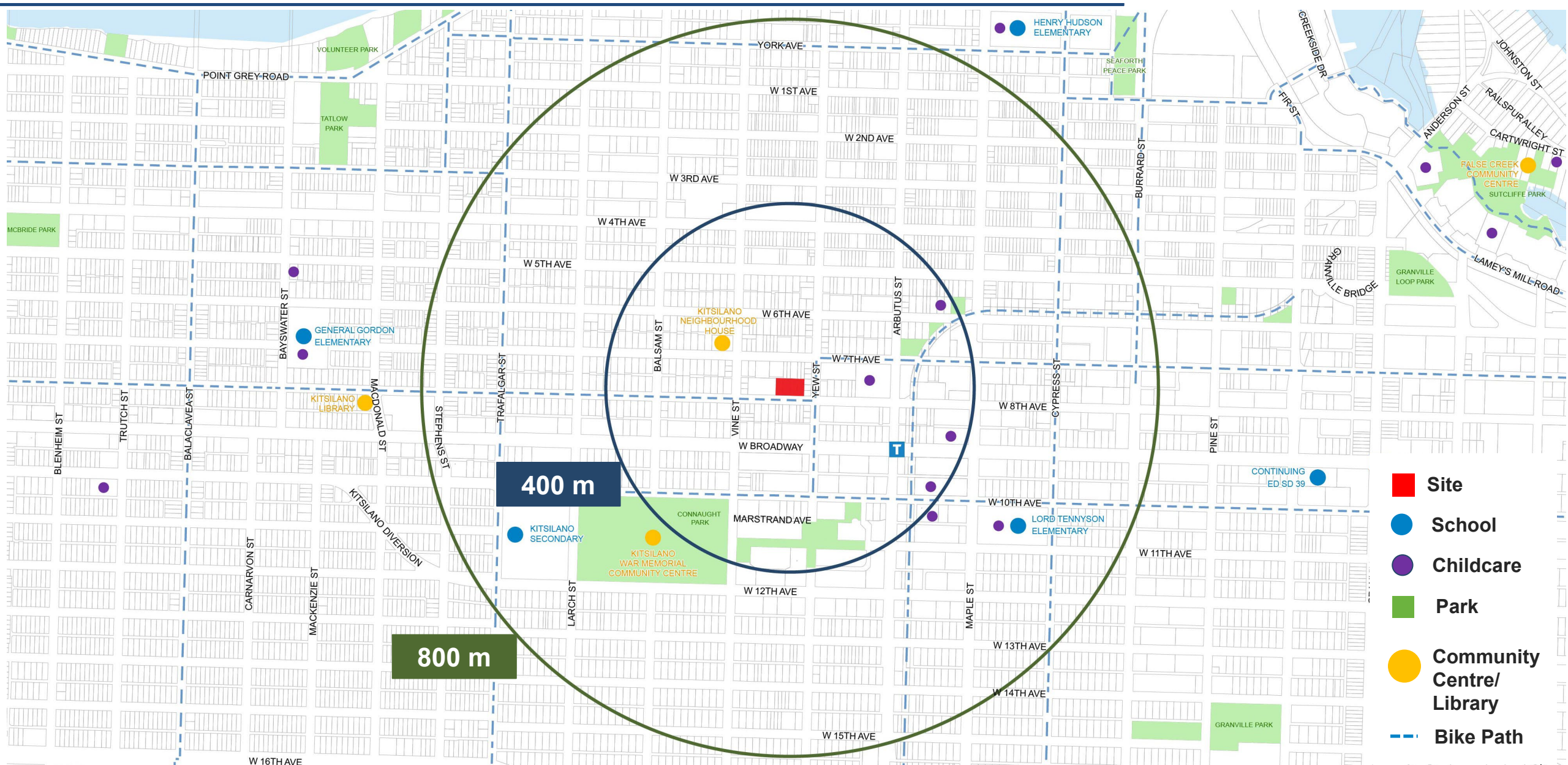


# Existing Site and Context





# Local Amenities and Services



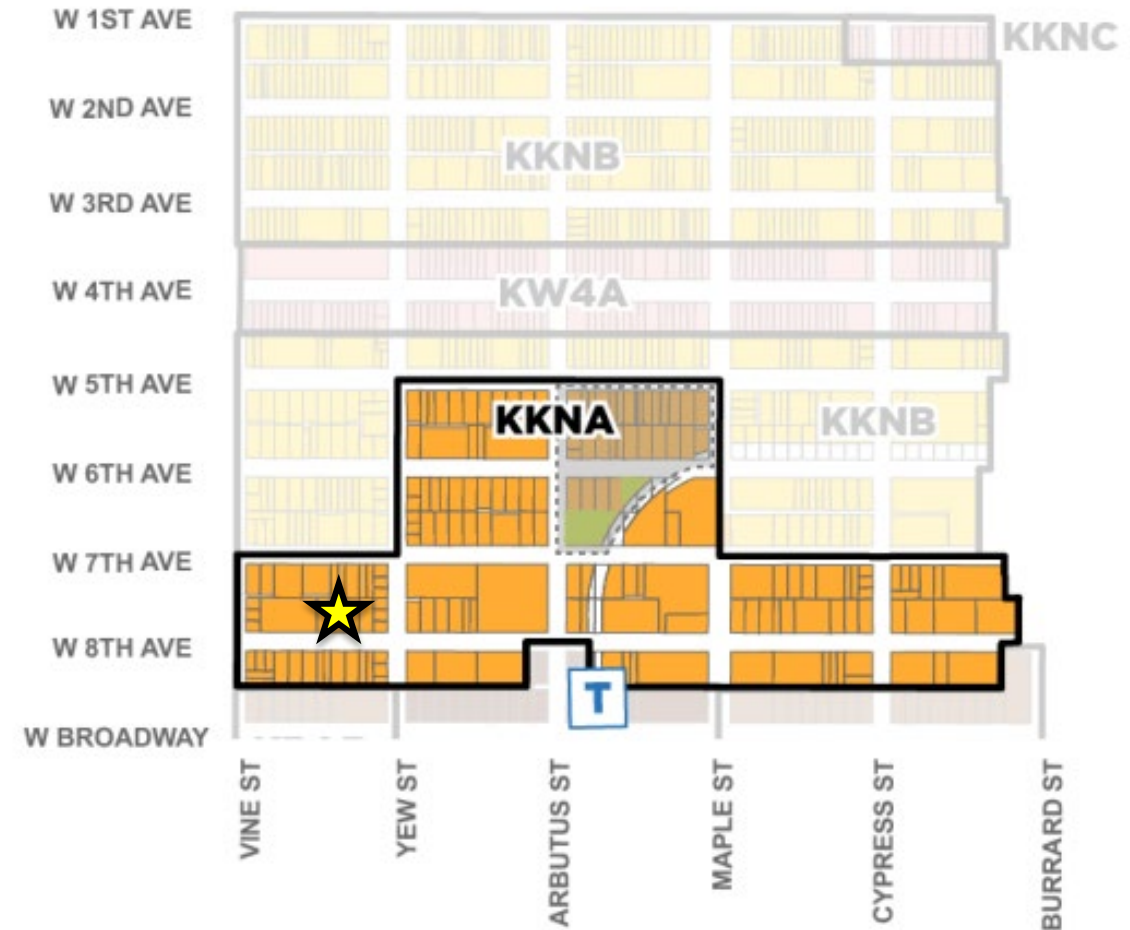
# Policy Context

## Kitsilano North - Area A (KKNA)

- Allows consideration of rezonings for rental buildings with 20% of the residential floor area as below-market rental units
- Up to 20 storeys and 6.5 FSR with an increase of up to 0.3 FSR for ground-level local-serving retail
- Increased building height can be considered to achieve better urban design outcomes.



**BROADWAY PLAN**





# Proposal

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- Application submitted April 5, 2024
- 21-storey mixed-use tower with a six-storey podium and rooftop amenity
- Local-serving retail on ground floor
- 231 rental units, with 20% of the residential floor area as below-market rental units
- A density of 6.8 FSR
- A height of 75 m (246 ft.)



# Below-Market vs. Average Market Rents

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents <sup>1</sup>	Average Household Income Served	Average Rents <sup>2</sup>	Average Household Income Served
Studio	\$1,294	\$51,776	\$1,776	\$71,040
1-bed	\$1,470	\$58,784	\$2,116	\$84,640
2-bed	\$2,052	\$82,080	\$2,839	\$113,560
3-bed	\$2,819	\$112,768	\$3,245	\$129,800

<sup>1</sup> Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025

<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  
June 28, 2024

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

Postcards distributed	3,460
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Questions	7
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Comment forms	61
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Other input	14
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Total	82
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Aware: 286

Informed: 114

Engaged: 42

## Comments of support

- Location close to transit
- Appropriate height and density
- Additional housing

## Comments of concern

- Height, density, massing
- Traffic and parking
- Neighbourhood character

# Response to Public Feedback Concerns

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## **Height, Density, Massing**

- The proposal is consistent with the intent of the Plan
- Close to transit routes, schools, services and shopping amenities

## **Traffic and parking**

- Parking per Parking By-law
- TDM Plan at Development Permit stage
- Overall reduction in vehicle trips with completion of new subway

## **Neighbourhood fit**

- The application is consistent with the form of development anticipated by the Plan
- Incentivize new housing options away from arterials but close to rapid transit



# Public Benefits

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## Rental Housing

- **231** market rental units, 20% below-market rental units

City-wide Development Cost Levies (DCLs)	\$107,785
Utilities Development Cost Levies (DCLs)	\$2,374,857
Public Art	\$322,266
<b>Total</b>	<b>\$2,804,908</b>

# Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 231 rental units with 20% of the residential floor area as below-market rental units
- Staff recommend approval, subject to conditions in Appendix B





**END OF PRESENTATION**