## **CD-1** Rezoning:

816-860 W 13th Avenue and 2915-2925 Willow Street

Public Hearing

April 17, 2025



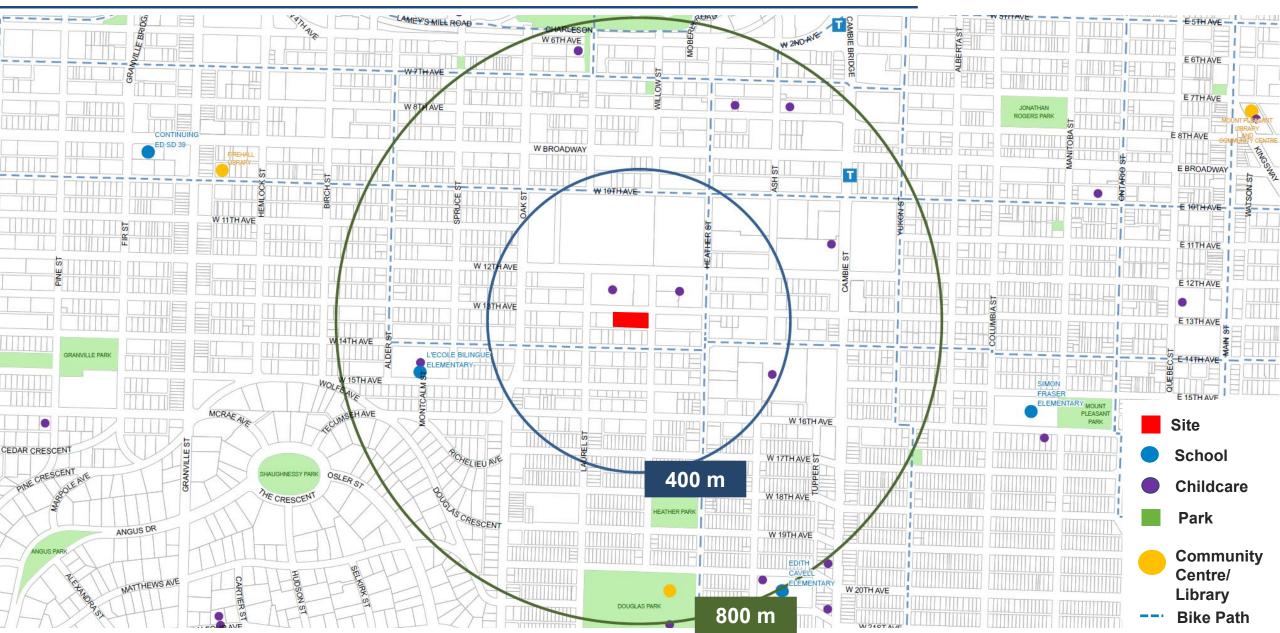


# **Existing Site and Context**



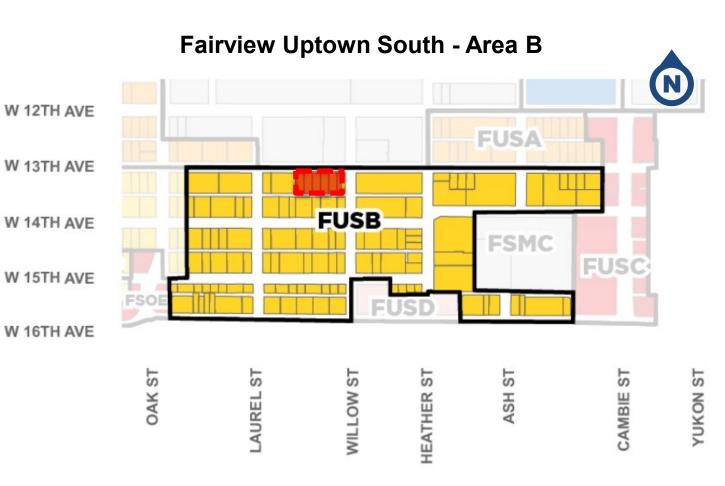
## **Local Amenities and Services**





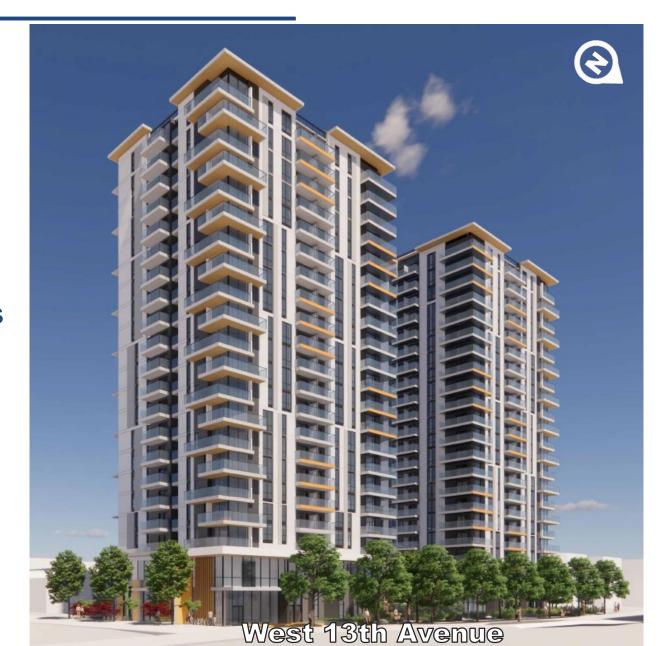
## **Policy Context**





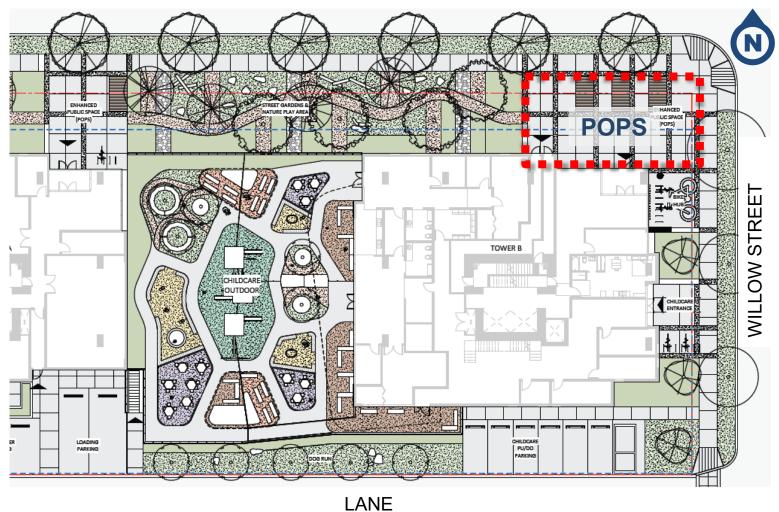
## **Proposal**

- Application submitted January 2024
- Two 21-storey mixed-use buildings
- FSR: 7.4
- Building height of 219 ft.
- 354 rental units, 20% at below-market rents
- Private childcare facility on L1 and L2
- Privately Owned Public Space (POPS)
- Parking and loading from lane



# **Privately Owned Public Space (POPS)**

#### **WEST 13TH AVENUE**





View of POPS from Willow Street



View of POPS from 13th Avenue

## **Below Market vs. Average Market Rents**

	Below-Market Rental		Market Rent in Newer Buildings on Westside	
	Average Starting Rents (2023) <sup>1</sup>	Average Household Income Served	Average Rents²	Average Household Income Served
studio	\$1,223	\$48,920	\$1,902	\$76,080
1-bed	\$1,429	\$57,160	\$2,306	\$92,240
2-bed	\$1,969	\$78,760	\$3,372	\$134,880
3-bed	\$2,395	\$95,800	\$4,434	\$177,360

<sup>&</sup>lt;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**

Postcards Mailed April 18, 2024

3,563	Postcards distributed
15	Questions
206	Comment forms
5	Other input

Total

226

City-hosted Q&A Period April 17 to April 30, 2024



### **Comments of support**

- Childcare proposal
- Increased rental stock near transit
- Building design

#### **Comments of concern**

- Height, character, shadowing, and views
- Traffic and safety
- Noise
- Removal of trees
- Interference with VGH flight path

## Response to Feedback

### Height, density, neighbourhood character, and shadows

- Proposal meets Plan's form of development requirements
- Tower in park typology provides open space and minimizes shadowing
- Staff have added conditions to increase side yard setback

### **Traffic and parking**

- Transportation conditions addressing safety for all road users
- Intersection upgrades, lighting, sidewalks, curb upgrades, and parking signage

#### **Trees**

• 31 new trees with removal of trees subject to landscape plan arborist report

### Flight path

CD-1 By-law and rezoning conditions for no encroachment

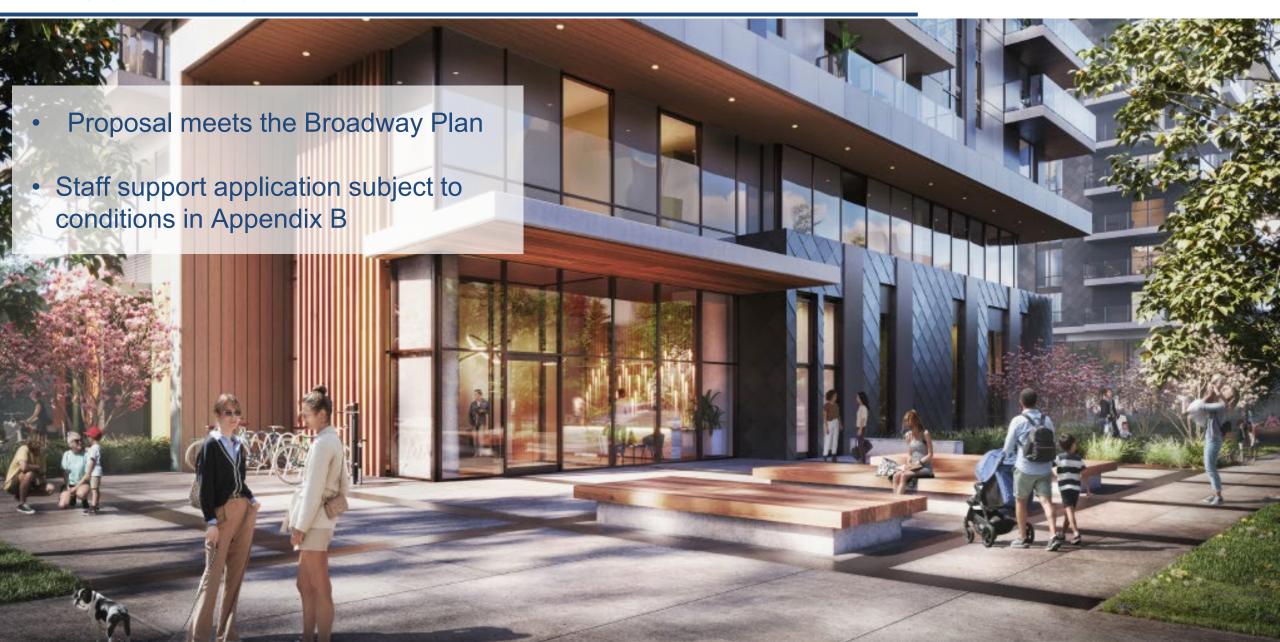
### **Public Benefits**

### **354 Total Rental Units**

- 284 Market Rental Units
- 70 Below-Market Units

Contribution	Amount	
Development Cost Levies (DCLs)	\$4,279,893	
Public Art	\$549,880	
Total Value	\$4,829,773	

### **Conclusion**



## **END OF PRESENTATION**