



Aerial Perspective, looking north from above 11th Avenue

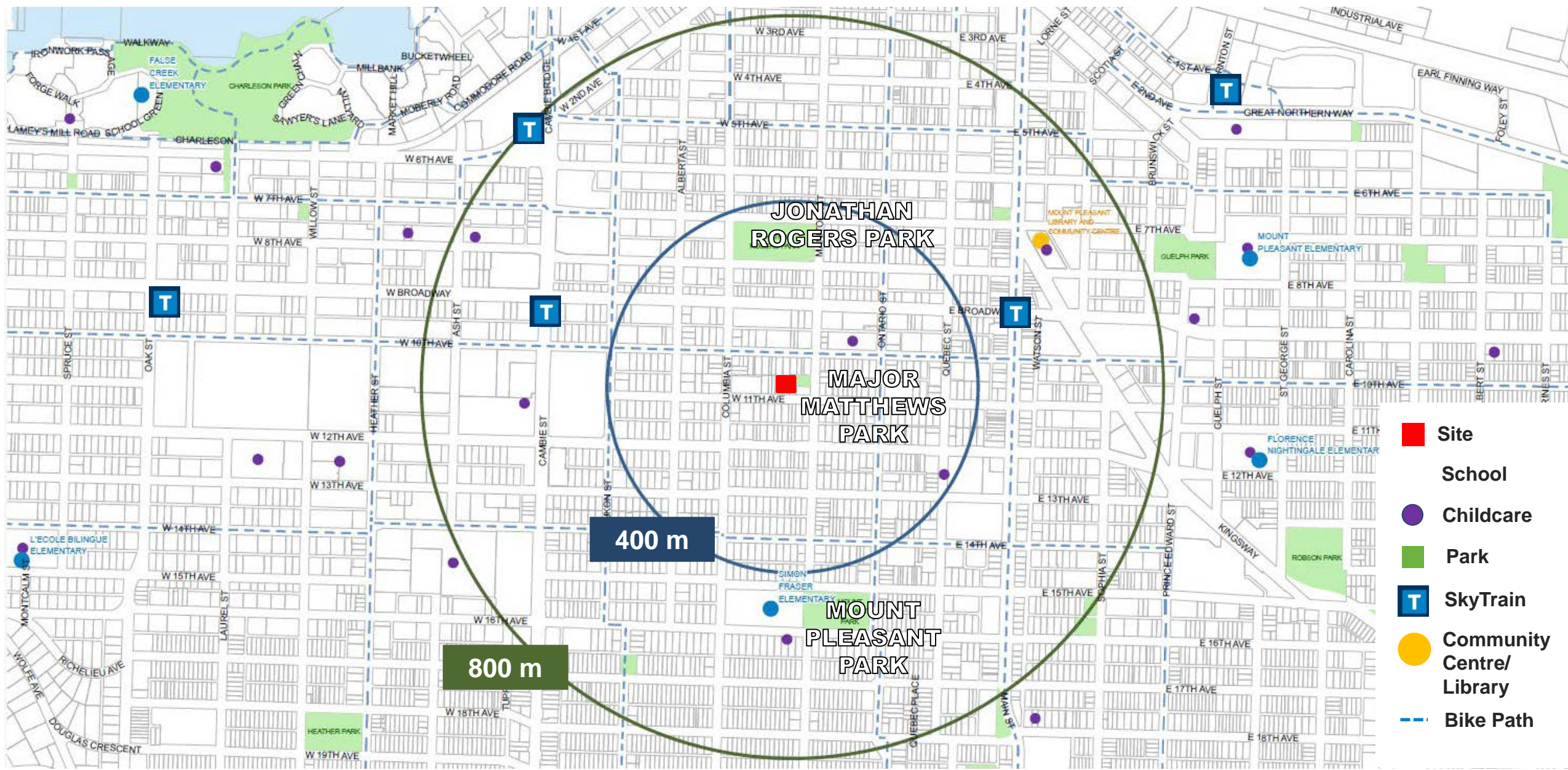


## **CD-1 Rezoning: 121-129 West 11th Avenue**

Public Hearing – April 23, 2025



# Local Amenities and Services





# Existing Site and Context



W BROADWAY

W 10TH AVE

W 11TH AVE

W 12TH AVE

YUKON ST

ALBERTA ST

COLUMBIA ST

MANITOBA ST

ONTARIO ST

MAJOR  
MATTHEWS  
PARK

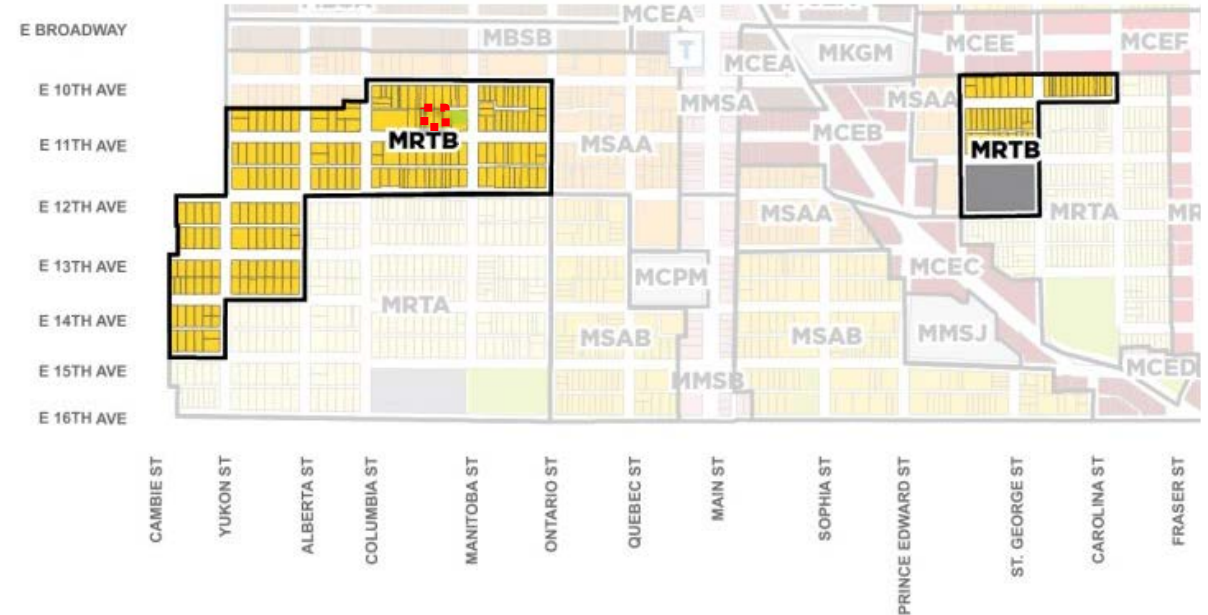




# Enabling Policies



## BROADWAY PLAN



## Mount Pleasant RT Areas - Area B (MRTB)

- Secured rental units with 20% of the residential floor area for below-market rental units
- Density of 5.5 FSR
- Height up to 18 storeys

# Proposal

- Application submitted December 15, 2023
- 165 secured rental units
- 20% of the floor area secured for below-market rental units
- Small, ground floor commercial unit
- 18 storeys
- Height of 59.0 m (194 ft.)
- Density of 5.80 FSR
- Underground parking accessed from the street



# Below Market vs. Average Market Rents (Westside)

	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	\$1,223	\$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

<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.

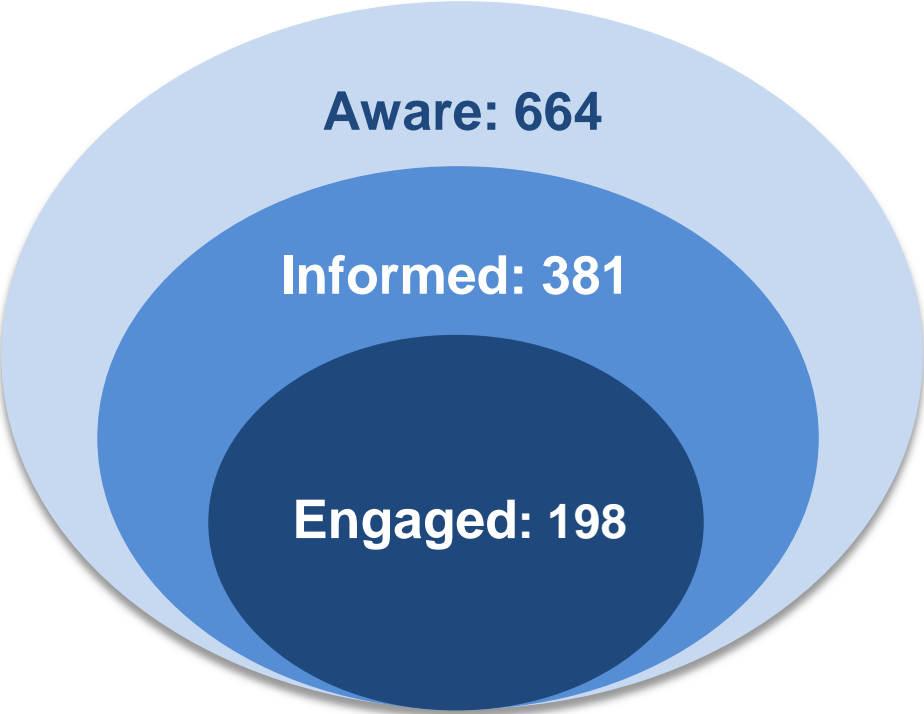
# Public Consultation

Postcards Mailed  
April 15, 2024

Postcards distributed	2,343
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Questions	33
Comment forms	291
Other input	28
Total	385

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



# Public Consultation

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## Support

- Rental housing
- Location in proximity to transit

## Concerns

- Does not align with neighbourhood's heritage character
- Building height and scale is out of place
- Impacts neighbourhood's peacefulness



# Response to Feedback

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## Heritage Character

- No existing houses on the Vancouver Heritage Register
- Podium design and setbacks align with existing buildings on the street

## Building Height and Scale

- Proposal meets the Plan's expectations in terms of height and scale for rental housing building

## Neighbourhood Impact

- Proposal located in close proximity to shops, services, transit and bike routes
- A Transportation Demand Management Plan is required

# Public Benefits

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165 rental units with 20% of the residential floor area for below-market rental units

Contribution	Amount
Development Cost Levies (DCLs) estimate	\$1,603,689
Public Art	\$213,391
Total Value	\$1,817,080



# Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 165 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**

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