

CD-1 Rezoning:

2180 West 6th Avenue

Public Hearing

May 20, 2025



Existing Site and Context



Local Amenities and Services



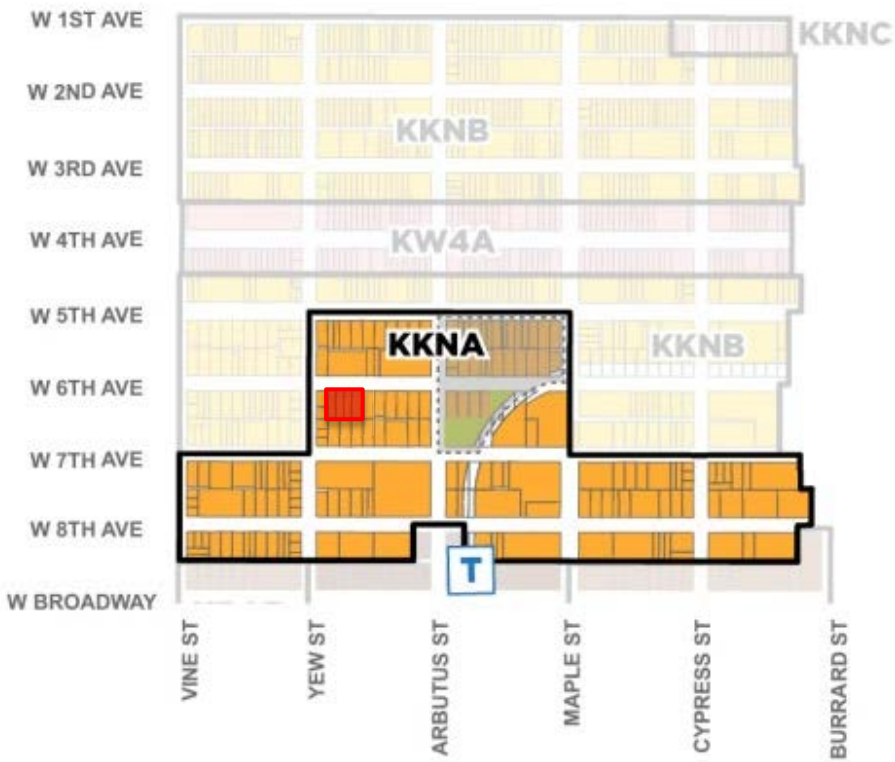
- Site
- School
- Childcare
- Park
- SkyTrain
- Community Centre/ Library
- Bike Path



Policy Context



Kitsilano North - Area A



Proposal

- Application submitted April 2024
- 24-storey mixed-use building
- 166 rental units, 20% of residential area at below-market rents
- Ground level commercial retail unit
- Building height of 261 ft.
- FSR: 7.76
- In-kind childcare facility on Level 5
- Parking and loading from lane



View of the front elevation from West 6th Avenue

Proposal: Form of Development

- Additional height and density
- On-site tree retention and public realm improvement



Rear aerial view



View at the street level from West 6th Avenue



View from West 6th Avenue and Yew Street

Below Market vs. Average Market Rents

	Below-Market Rental		Market Rent in Newer Buildings on Westside	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
studio	\$1,294	\$51,776	\$1,902	\$76,080
1-bed	\$1,470	\$58,784	\$2,306	\$92,240
2-bed	\$2,052	\$82,080	\$3,372	\$134,880
3-bed	\$2,819	\$112,768	\$4,434	\$177,360

1 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 2024 Rental Market Report.
2 Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver.

Public Consultation

Postcards Mailed
July 16, 2024

Postcards distributed	3,562
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Questions	7
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Comment forms	76
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Other input	2
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Total	85
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City-hosted
Q&A Period
July 17, 2024 - July 30, 2024



Comments of support

- Childcare proposal
- Increased rental stock
- High density near transit

Comments of concern

- Height and existing character
- Solar access and views
- Infrastructure and amenities

Response to Feedback

Height and neighbourhood character

- Increase in height and density supportable to deliver an in-kind childcare facility
- Higher density building forms are supported close to rapid transit
- Conditions to ensure a sensitive interface to the neighbours and reduce potential overlook

Solar access and views

- The proposal complies with the Plan's solar access requirements, and the site is not located within a protected view corridor

Infrastructure and amenities

- Broadway Plan Public Benefits Strategy
- Storm and sewer upgrade required

Public Benefits

166 Total Rental Units

- 132 Market Rental Units
- 34 Below-Market Units

Contribution	Amount
In-Kind Childcare Facility	\$7,150,000
Public Art	\$276,566
Development Cost Levies (DCLs)	\$2,001,991
Total Value	\$9,428,557

Conclusion

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



END OF PRESENTATION

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