

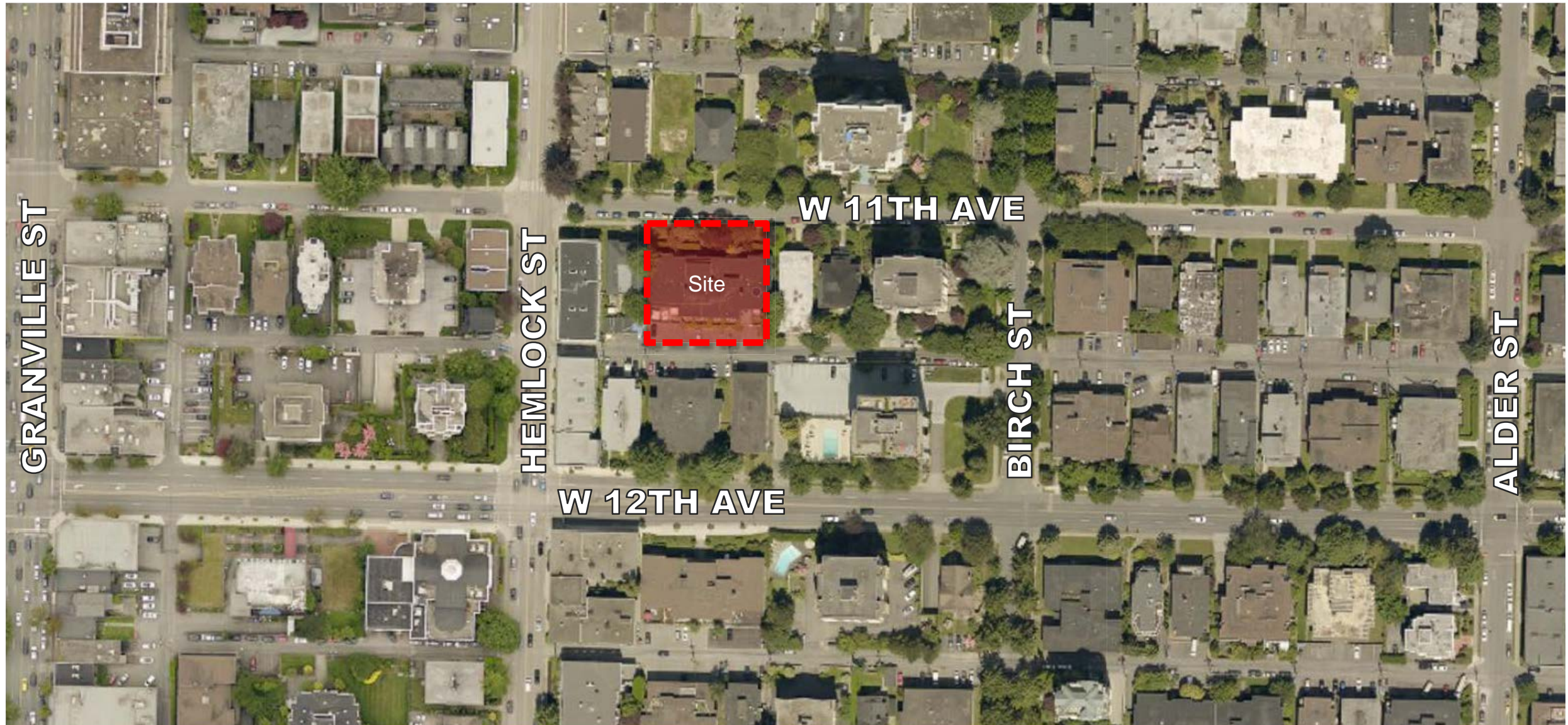


CD-1 Rezoning:

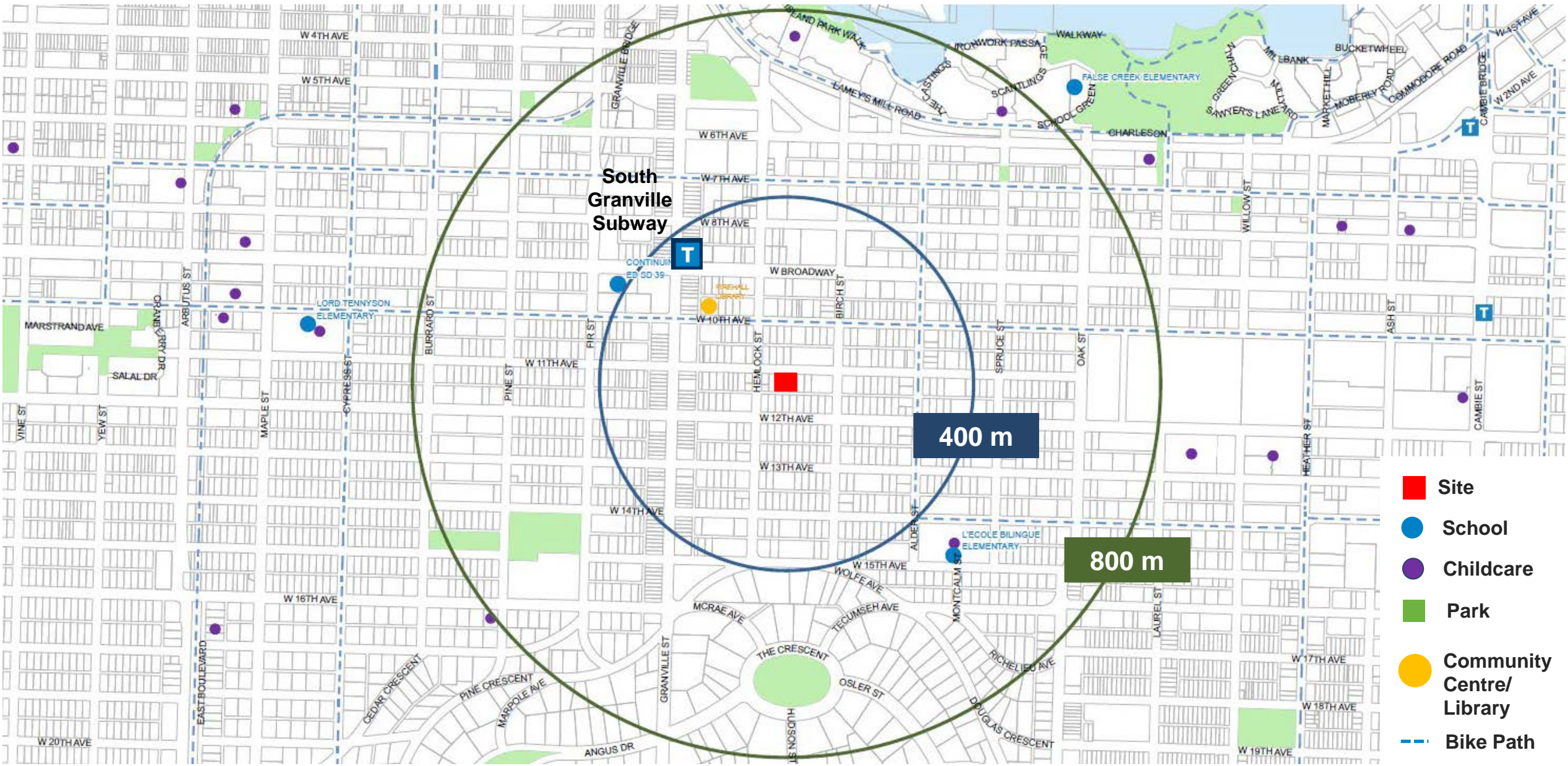
1364 West 11th Avenue

Public Hearing | May 20, 2025

Existing Site and Context



Public Amenities and Services

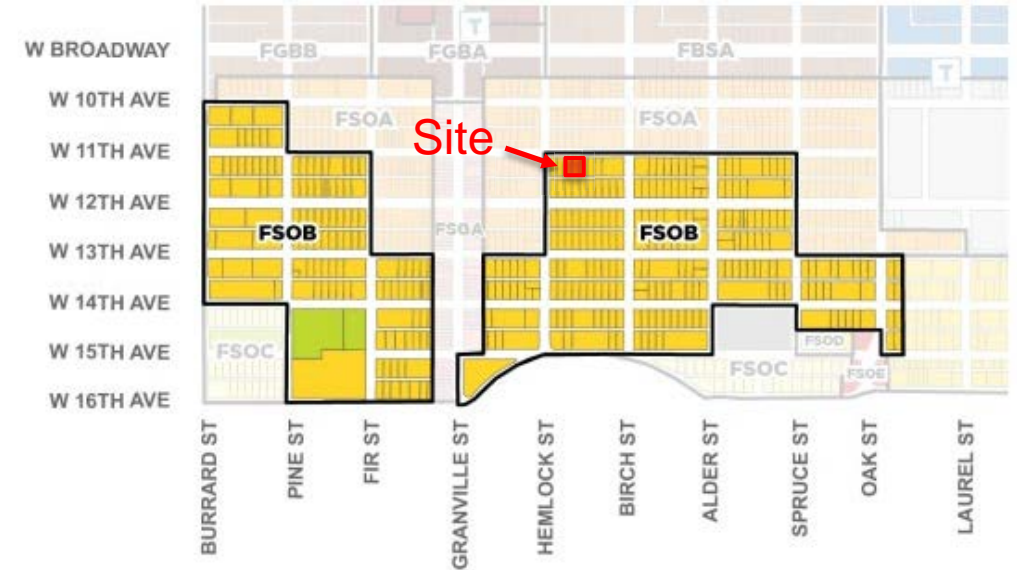


Policy Context

Sub Area 9.10 – Fairview South - Area B – FSOB



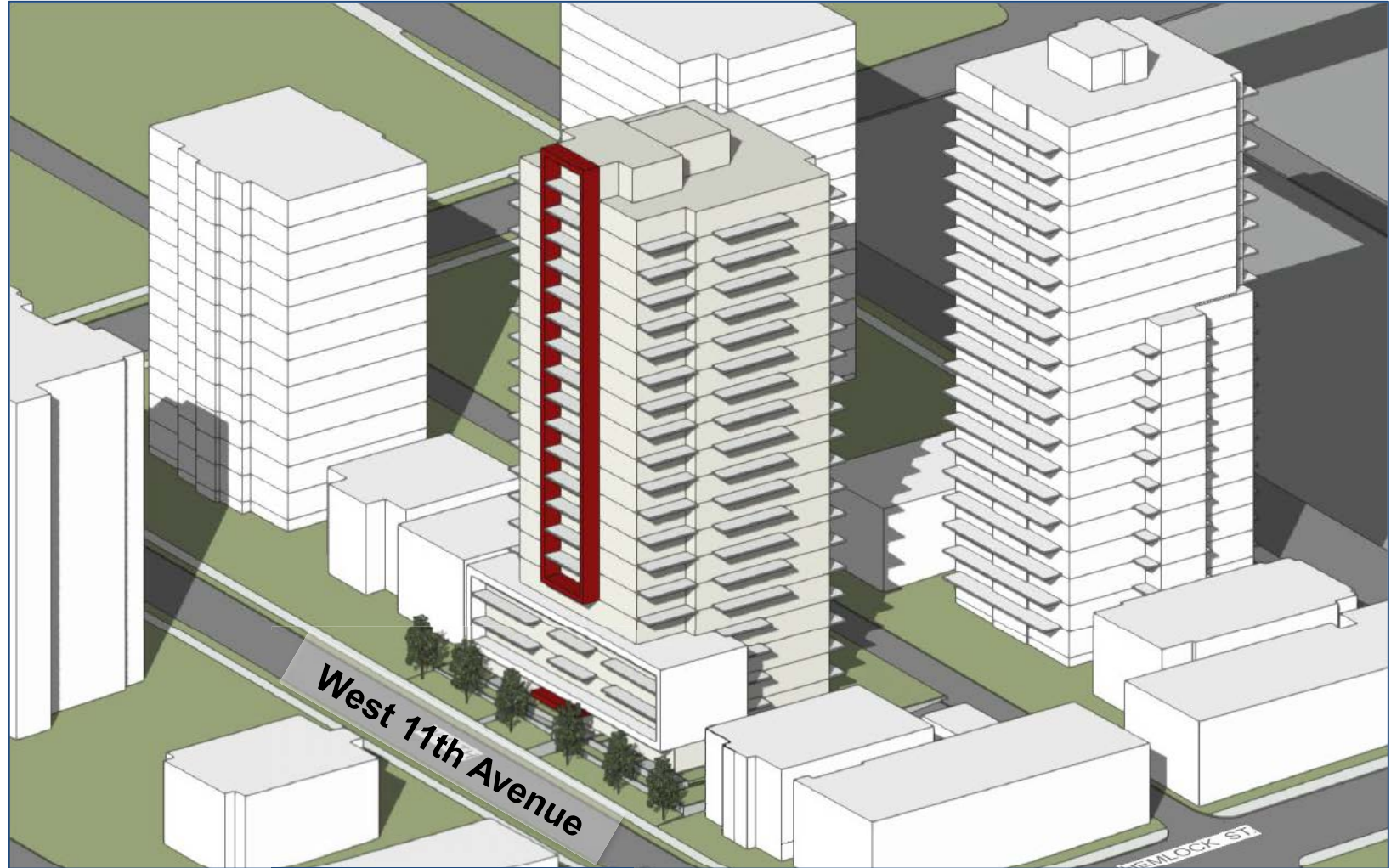
BROADWAY PLAN



- Height – 20 Storeys
- Density – 6.5 FSR
- Frontage – 150 ft. frontage

Proposal

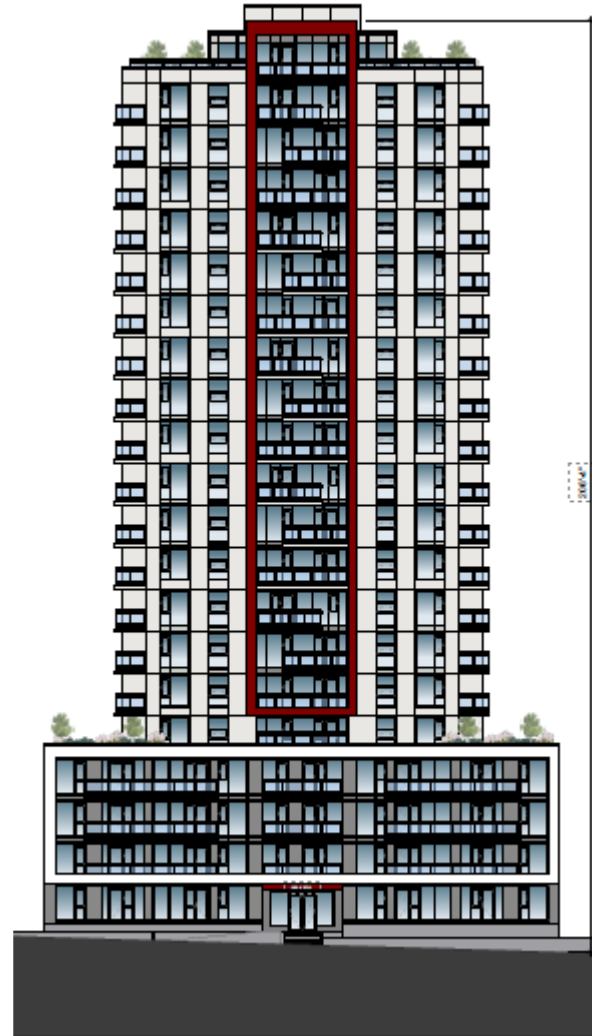
- Application Submission: December 2023
- Height: 20 storeys (195 ft.)
- FSR: 6.5
- 178 secured rental units with 20% of the residential floor area at below-market rates
- Parking and loading from lane
- Frontage: 150 ft.



Proposal: Form of Development

- Tower on podium building form
- Rooftop amenity
- Outdoor amenity space and services in the rear yard
- Building entrance and ground-oriented units along the West 11th Avenue

North elevation



West 11th Avenue

South elevation



Lane

Renting

	Below-Market Rental*		Market Rent in Newer Buildings on Westside	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
studio	\$1,294	\$51,776	\$1,902	\$78,400
1-bed	\$1,470	\$58,784	\$2,306	\$102,400
2-bed	\$2,052	\$82,080	\$3,372	\$145,400
3-bed	\$2,819	\$112,768	\$4,434	\$176,480

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 October 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
August 20, 2024

Postcards distributed	5,127
-----------------------	-------

Questions	9
Comment forms	47
Other input	5
Total	61

City-hosted
Q&A Period
September 25, 2024 to
October 8, 2024



Comments of support

- Increased density close to Sky Train
- Addition of below-market rental units
- Alignment with City’s goals and priorities

Comments of concern

- Affordability of new units
- Displacement of existing tenants
- Negative impact to the neighbourhood and community character
- Misalignment with towers per block policy
- Increased congestion and parking demand

Response to Public Comments

- **Height, density and tenure** – Height, scale, uses and below-market units are consistent with Plan
- **Affordability** – Delivers rental and below-market rental, with BMR units at 20% less the city-wide average market rents
- **Tenant displacement** – Tenants protected under City's *Tenant Relocation and Protection Policy*
- **Towers per block** – Amendments to the Plan removed tower limits on this block
- **Traffic** – Improvements at Hemlock Street and 11th Avenue with new pedestrian/cyclist actuated signal. A Transportation Demand Management plan will be required at the Development Permit stage

Public Benefits

- 178 secured rental units with 20% as below-market rental
- Applicant has requested a Class A (100%) City-wide DCL Waiver

	Amount
Development Cost Levies (DCLs)	\$1,797,889
Public Art	\$240,500
Total Value	\$2,038,389

Conclusion

- Proposal meets the intent of the *Broadway Plan*
- Staff support application subject to Appendix B

