

# CD-1 Rezoning: 1770 West 12th Avenue

Public Hearing

May 20, 2025



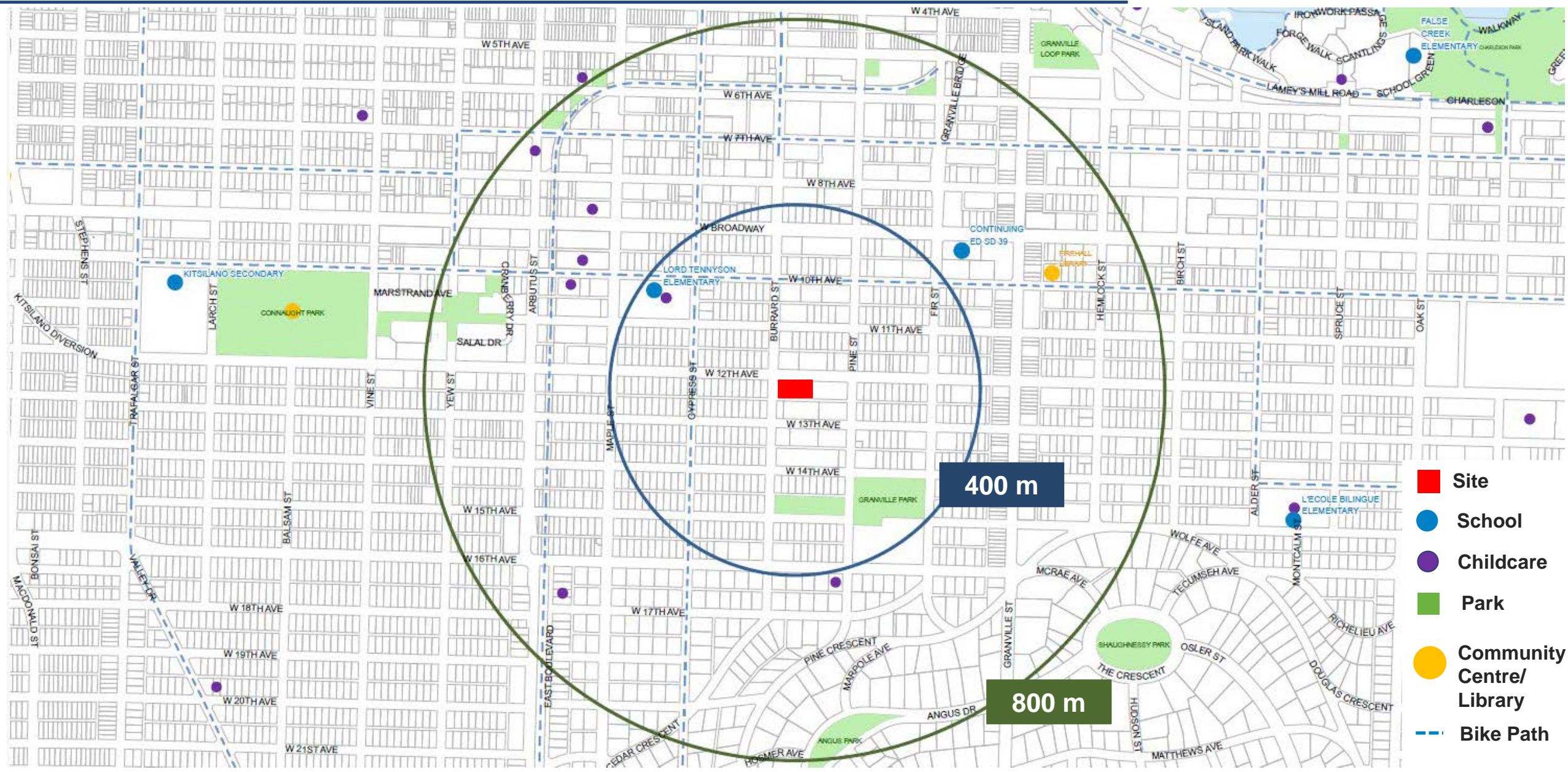


# Existing Site and Context





# Local Amenities and Services



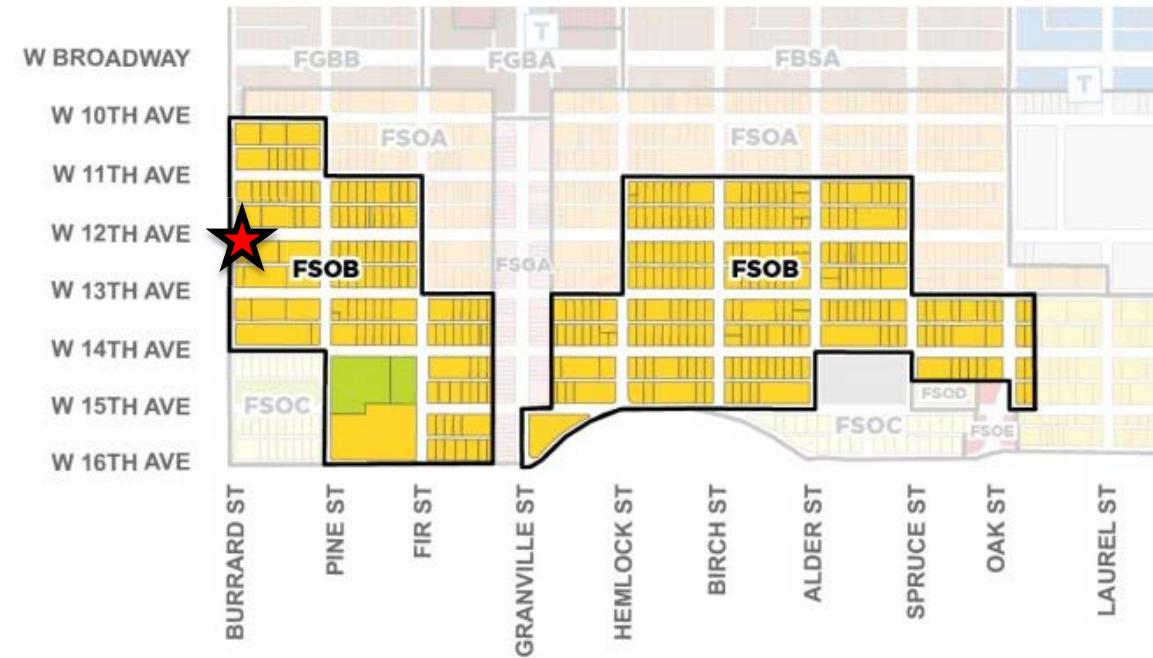
# Policy Context

## Fairview South - Area B (FSOB)

- 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 May 8, 2024
- 24-storey mixed-use tower with a six-storey podium and rooftop amenity
- Local-serving retail on ground floor
- 264 rental units, with 20% of the residential floor area as below-market rental units
- A density of 6.8 FSR
- A height of 76.6 m (251 ft.)



View of the front elevation from Burrard St and  
West 12<sup>th</sup> Avenue

# 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	\$1,902	\$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

<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

<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 24, 2024

Postcards distributed	2,891
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Questions	33
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Comment forms	55
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Other input	4
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Total	92
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City-hosted  
Q&A Period  
June 26 to July 9, 2024



## Comments of support

- Additional housing
- Height, density, and massing
- Location

## Comments of concern

- Height, density, massing
- Traffic and parking
- Tree removal
- 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

## **Tree Removal**

- New trees are proposed in the new landscape plan

## **Neighbourhood Character**

- 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

- 264 rental units, 20% below-market rental units

City-wide Development Cost Levies (DCLs)	\$90,117
Utilities Development Cost Levies (DCLs)	\$3,034,277
Public Art	\$409,754
Total	\$3,534,148

# Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 264 rental units of which 20% are below-market rental units
- Staff recommend approval, subject to conditions in Appendix B





## **END OF PRESENTATION**

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