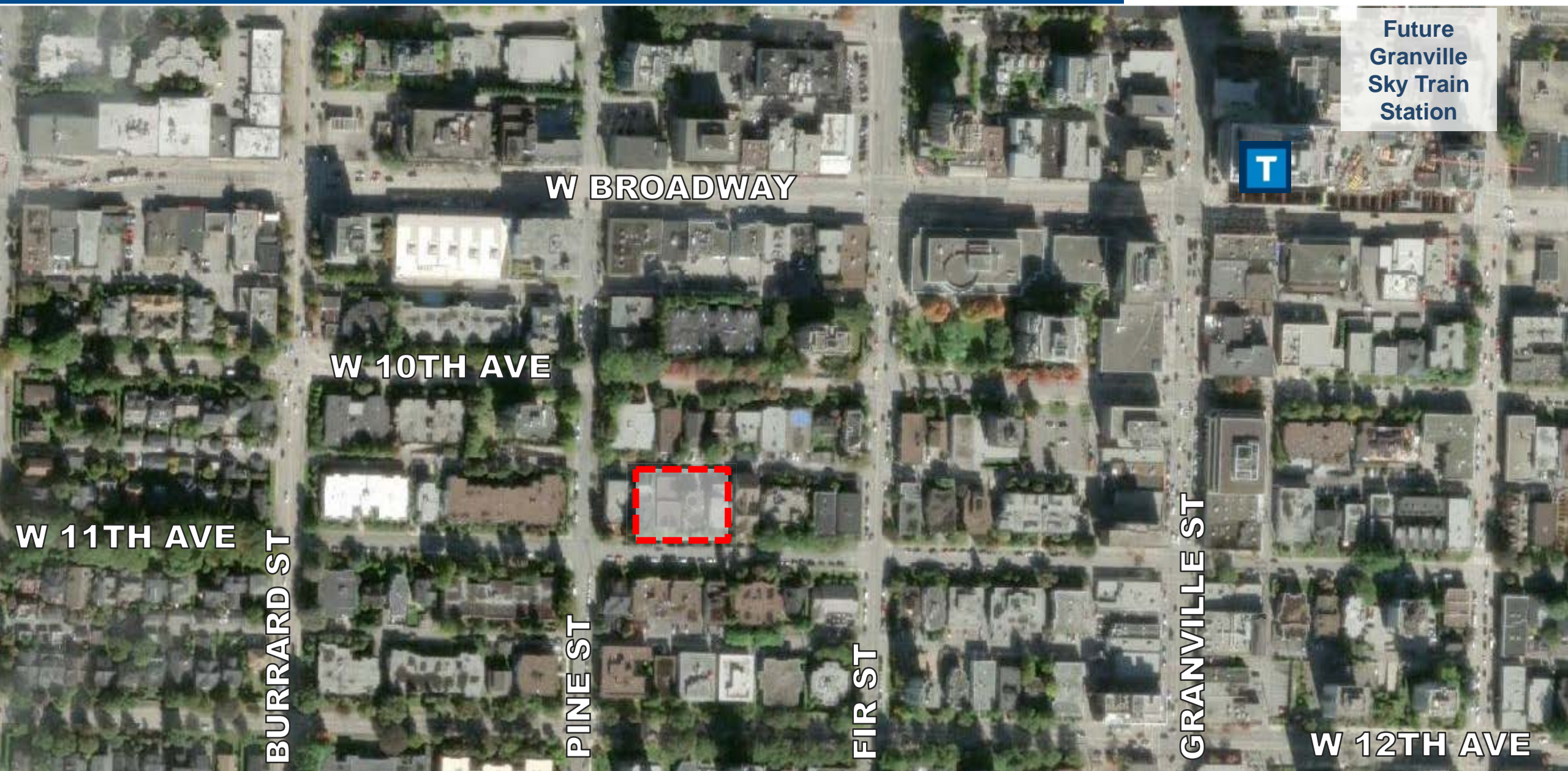






# Existing Site and Context



Future  
Granville  
Sky Train  
Station



W BROADWAY

W 10TH AVE

W 11TH AVE

BURRARD ST

PINE ST

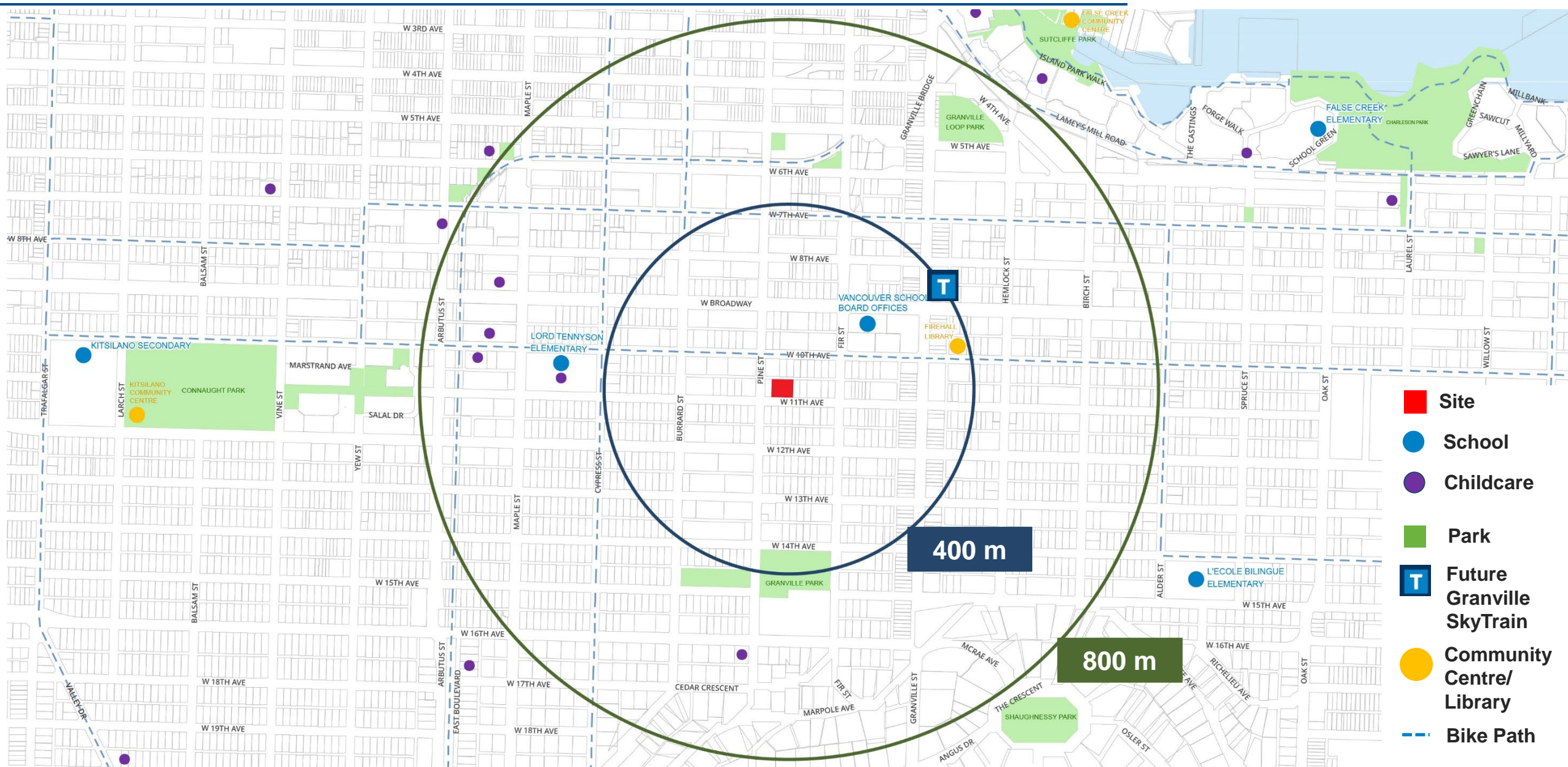
FIR ST

GRANVILLE ST

W 12TH AVE



# Local Amenities and Services



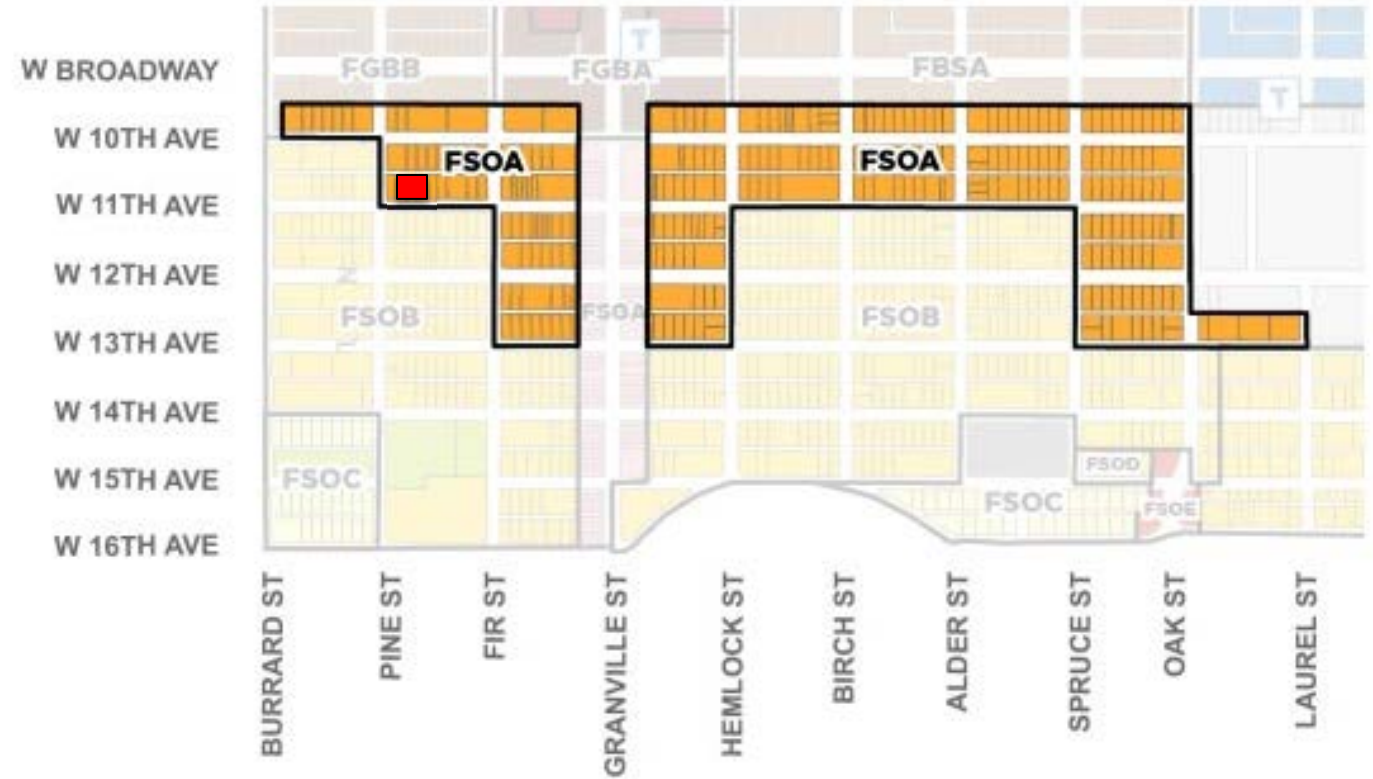
# Policy Context

## Fairview South (Area A)

- Height up to 20 storeys
- Density up to 6.5 FSR
- Secured market rental housing or social housing



**BROADWAY PLAN**





# Proposal

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- Original application submitted December 19, 2023; revised application submitted on October 1, 2024
- 20 storeys
- 190 secured rental units
- 20% of floor area secured for below-market rental units
- Height of 65.2 m (214 ft.)
- 11,323 sq. m (121,880 sq. ft.) floor area (6.5 FSR)
- Underground parking



# 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	\$1,223	\$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	\$177,350

- <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 and set in the Rental Incentive Programs Bulletin for the year 2025
- <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**

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

## Comments of support

- Increased housing stock
- Proximity to transit hub and sustainable travel options

**Postcards distributed      3,426**



## Comments of concern

- Height and density
- Increased traffic and parking issues
- Tenant displacement

Questions	6
Comment forms	107
Other input	3
Total	116

# Response to Feedback

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## Height and density

- Proposal meets the Broadway Plan, which helps provide new secured rental housing with below-market housing near transit

## Traffic and parking

- Meets the Parking By-law
- Transportation Demand Management Plan
- Site is well served with transportation options

## Tenant displacement

- Plan provides enhanced tenant protections under the Tenant Relocation and Protection Policy and Broadway Plan



# Public Benefits

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## Rental Housing

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

City-wide Development Cost Levies (DCLs)	\$0
Utilities Development Cost Levies (DCLs)	\$1,803,641
Public Art	\$241,321
Total	\$2,044,962

# Conclusion

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- Meets intent of the *Broadway Plan*
- Delivery of 190 rental units with 20% of the residential floor area as below-market rental units
- Staff support application subject to conditions in Appendix B





## **END OF PRESENTATION**

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