

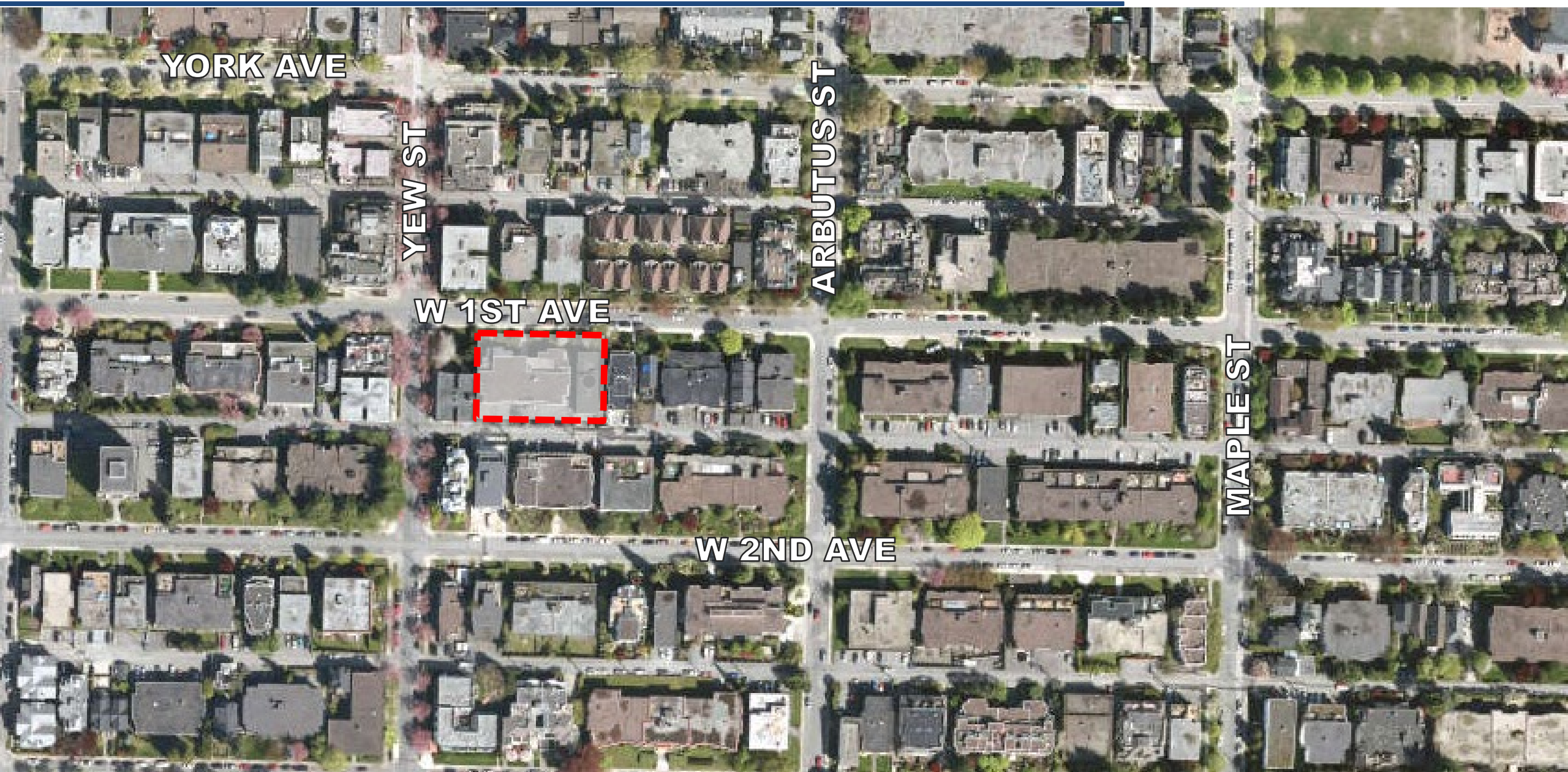
CD-1 Rezoning:

2158-2170 West 1st Avenue

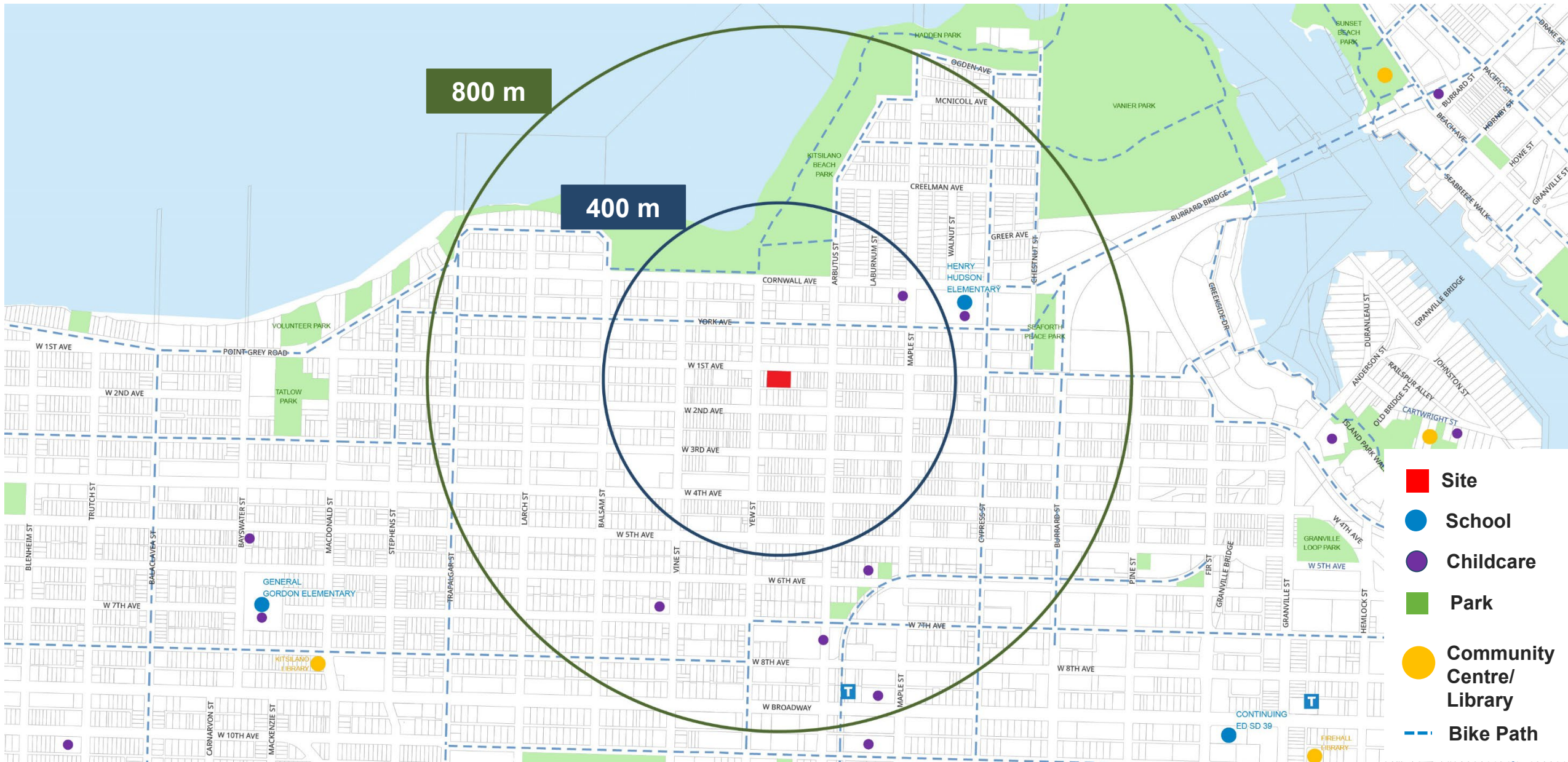
Public Hearing | June 19, 2025



Existing Site and Context



Local Amenities and Services

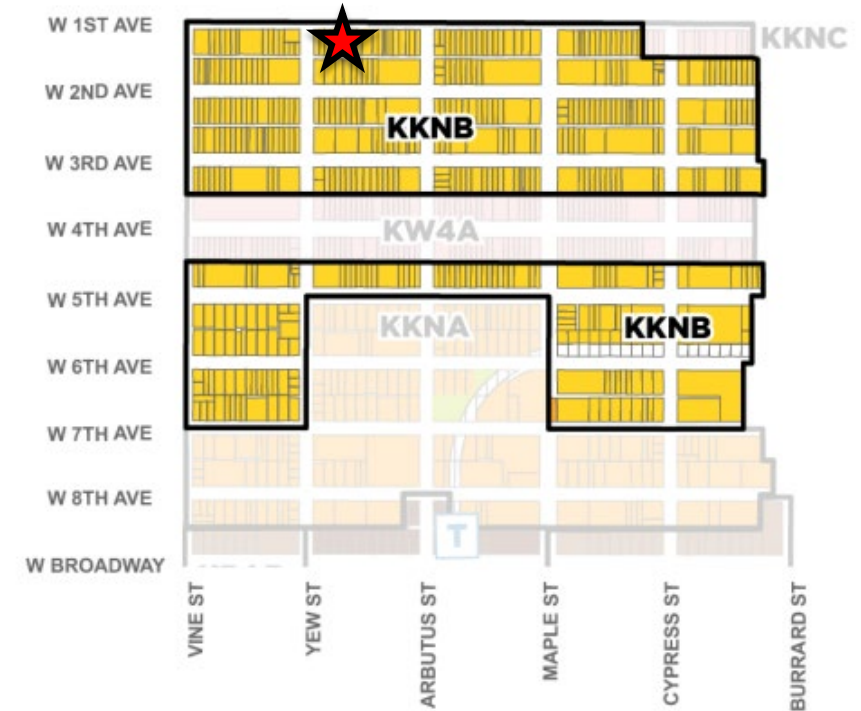


Policy Context

Sub Area 8.2 – Kitsilano North – Area B – KKNB



BROADWAY PLAN



- Height – 20 Storeys
- 20% floor area as below-market rental
- Density – 6.5 FSR
 - Minor height and density increases considered for ground-level retail

Proposal

- Application Submission: May 1, 2024
- 20-storey mixed-use tower with a four-storey podium
- Commercial units on ground floor
- 185 rental units with 20% of the residential floor area for below-market units
- A density of 6.8 FSR
- A height of 64.7 m (212 ft.)



Below-Market vs. Market Rents

	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	\$1,960	\$78,400
1-bed	\$1,470	\$58,784	\$2,560	\$102,400
2-bed	\$2,052	\$82,080	\$3,635	\$145,400
3-bed	\$2,819	\$112,768	\$4,412	\$176,480

* Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver

Public Consultation

Postcards Mailed
September 3, 2024

Postcards distributed	4,592
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Questions	67
Comment forms	815
Other input	63
Total	946

City-hosted
Q&A Period
September 4 - September 24, 2024



Comments of support

- Contributes to housing stock
- Density is supported
- Commercial spaces are welcome
- Adds growth and vibrancy

Comments of concern

- Building height
- Neighbourhood impact
- Location not suitable
- Traffic and safety

Response to Public Comments

- **Building height** – Scale of development aligns with Plan.
- **Neighbourhood impact** – Aligns with Plan. Development must adhere to form of development guidelines. Services will be expanded in accordance with the Public Benefit Strategy.
- **Location suitability** – Aligns with Plan. The site is well connected to the public transit network and is located 750 m from the future Arbutus Station.
- **Traffic and safety** – The development is required to provide parking and loading as per the Parking By-law. The City will continue to monitor on-street parking. Conditions to improve traffic safety are included.

Public Benefits

- 185 market rental units with 20% of the residential floor area as below-market rental
- Applicant has requested a Class A (100%) City-wide DCL Waiver

	Amount
Development Cost Levies (DCLs)	\$2,213,516
Public Art	\$282,472
Total Value	\$2,495,988

Conclusion

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

