

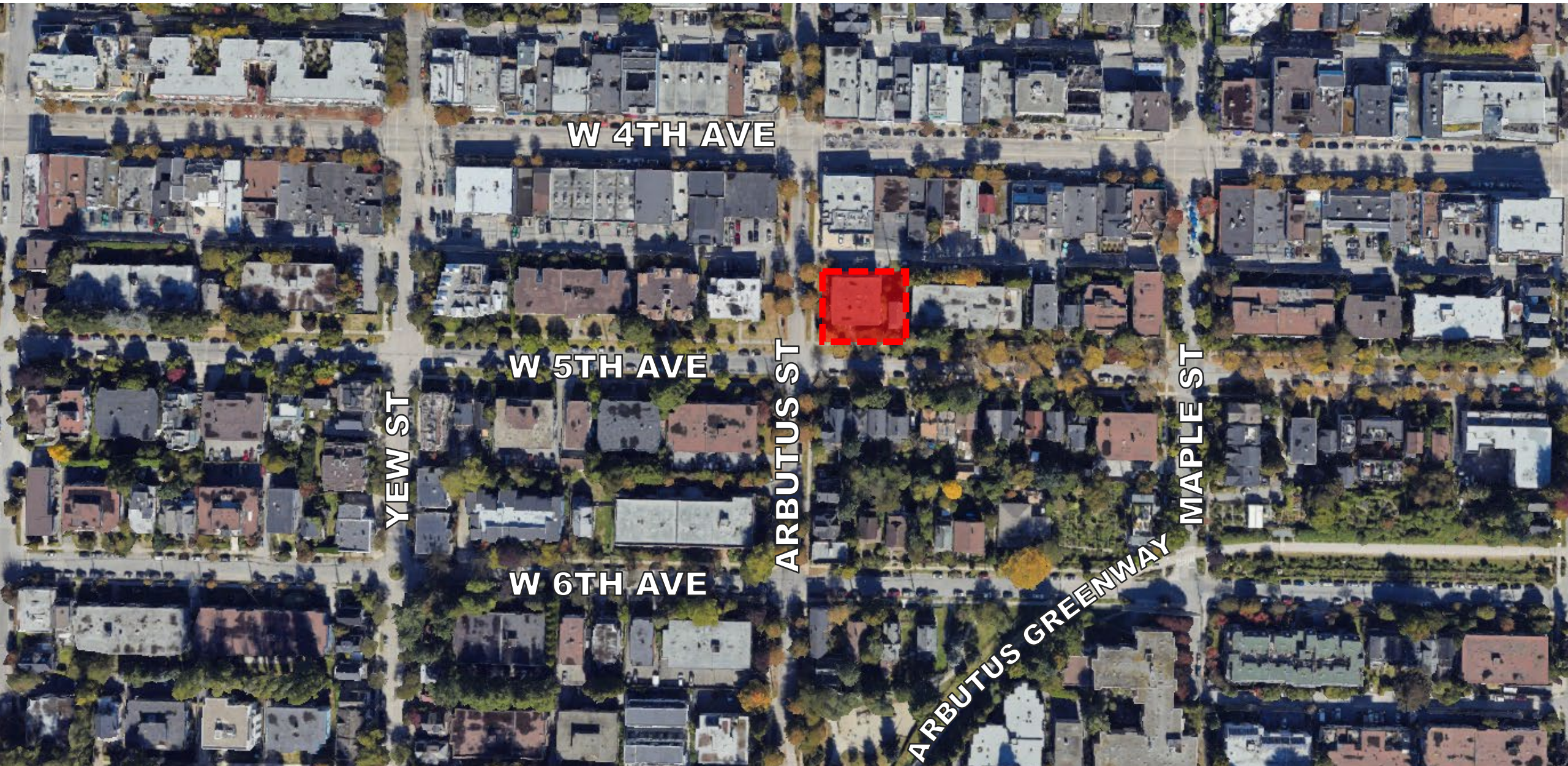
CD-1 Rezoning: 2079-2085 West 5th Avenue

Public Hearing

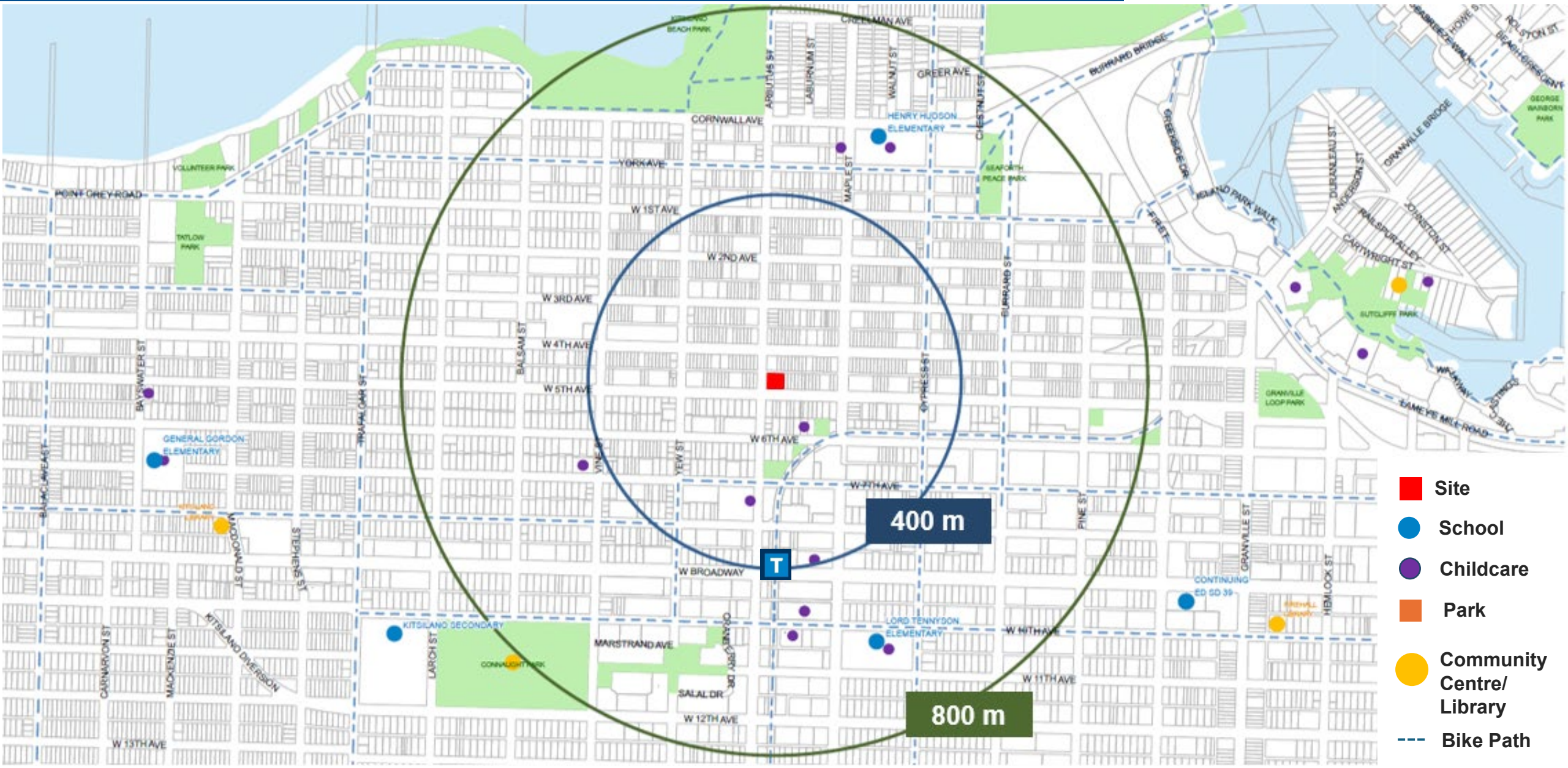
July 8, 2025



Existing Site and Context



Local Amenities and Services



Policy Context



BROADWAY PLAN

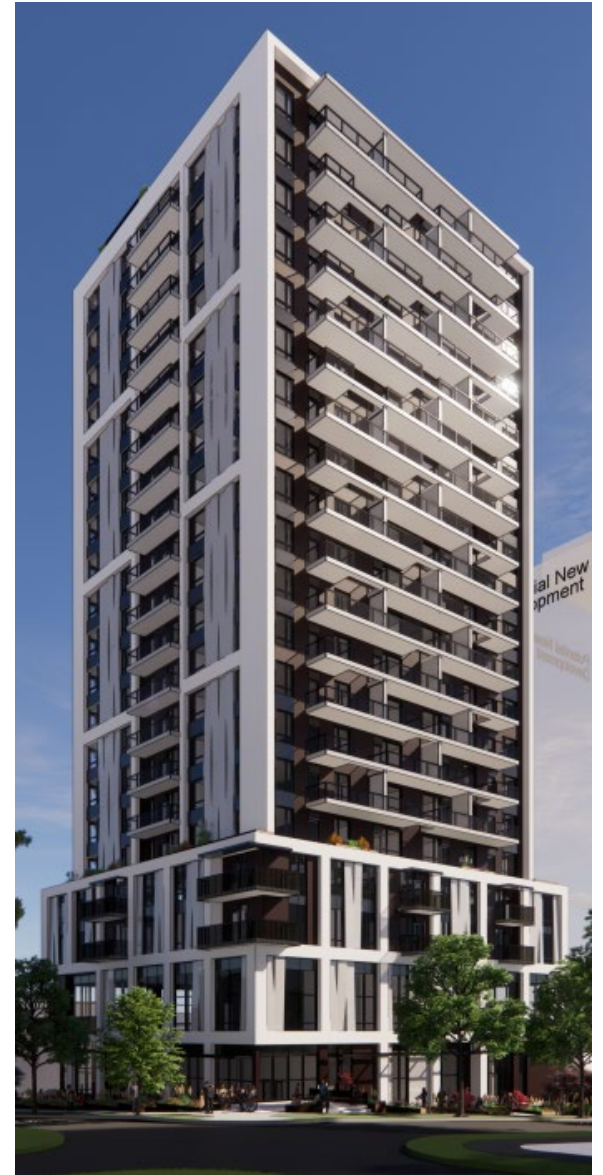


Kitsilano North - Area B (KKNB)

- Allows consideration of rezonings for social housing towers up to 20 storeys and 6.5 FSR
- Minor increase in density (approximately 0.3 FSR) can be considered for ground floor retail/services uses
- Requires 100% of the residential floor area to be social housing on sites with existing social housing units.

Proposal

- 21-storey mixed-use tower
- 200 social housing units, commercial uses at grade and non-profit office space (classified as a social service centre)
- A density of 10 FSR
- A height of 68.5 m (224 ft.)
- Building is targeting Rick Hansen Accessibility Certification for accessible design



Affordability

- **Proposal to meet the City’s definition of Social Housing**
 - Minimum of 30% of units rented below Housing Income Limits (HILs) rates
 - Owned and operated by a non-profit society or government agency
- **Applicant seeking additional funding and financing to deepen affordability of units**

| Min. 30% of Units | | |
|-----------------------|--------------------|--------------------------------|
| Rent-Geared-to-Income | | |
| | Monthly Rent Range | Max Annual Income ¹ |
| studio | Up to \$1,450 | \$58,000 |
| 1-bed | Up to \$1,450 | \$58,000 |
| 2-bed | Up to \$1,800 | \$72,000 |
| 3-bed | Up to \$2,150 | \$86,000 |

¹ 2023 Housing Income Limits, BC Housing

Public Consultation

Postcards Mailed
February 14, 2025

| | |
|-----------------------|-------|
| Postcards distributed | 3,902 |
|-----------------------|-------|

| | |
|---------------|-----------|
| Questions | 10 |
| Comment forms | 64 |
| Other input | 2 |
| Total | 80 |

City-hosted
Q&A Period
February 18, 2025 to March 3, 2025



Comments of Support

- Social Housing
- Neighbourhood Revitalization
- Height, Density, Massing

Comments of Concern

- Height, Density, Massing
- Neighbourhood Character
- Traffic and Parking
- Sunlight and Shadows

Response to Public Feedback Concerns

Height, Density, Massing

- Consistent with the Plan. Proposed density increase to support social housing and accessibility certification

Neighbourhood Character

- The application is consistent with the form of development anticipated by the Plan
- New affordable housing options away from arterials but close to rapid transit

Traffic and parking

- Parking per Parking By-law at Development Permit stage
- Transportation Demand Management (TDM) Plan at Development Permit stage

Solar Access and Shadowing

- The Plan provides exemptions to solar access policies for social housing developments

Public Benefits

- 200 social housing units secured via a Housing Agreement
- Development Cost Levies (DCLs) for the commercial portion of the building

| | |
|---------------|-----------------|
| City-wide DCL | \$49,581 |
| Utilities DCL | \$15,542 |
| Total | \$65,123 |

Conclusion

- Meets the intent of the *Broadway Plan*
- Advances the City's social housing targets under the *Housing Vancouver Strategy* delivering 200 social housing units
- Staff recommend approval, subject to conditions in Appendix B

