

CD-1 Rezoning: 1855 West 2nd Avenue

Public Hearing

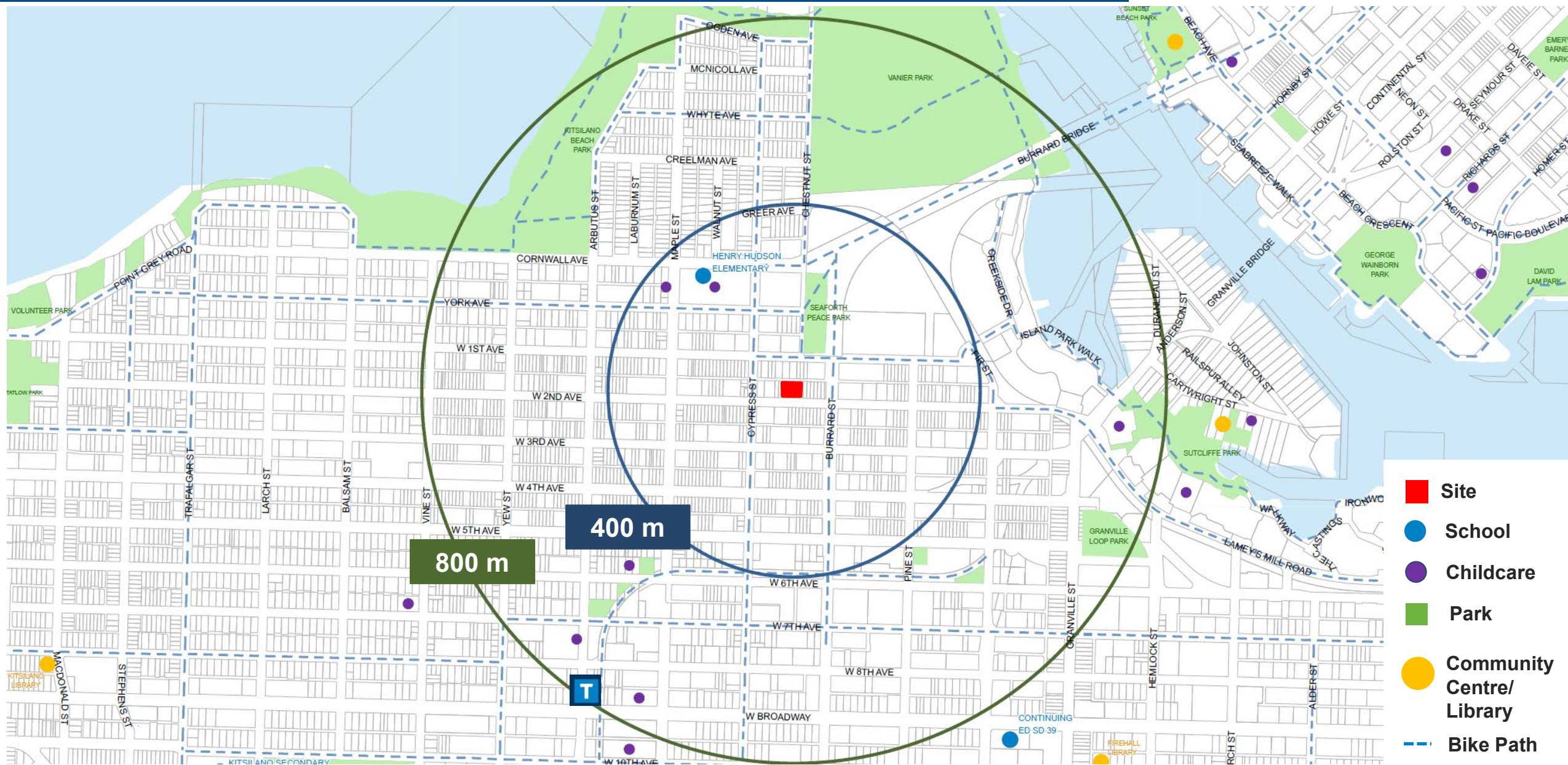
July 8, 2025



Existing Site and Context



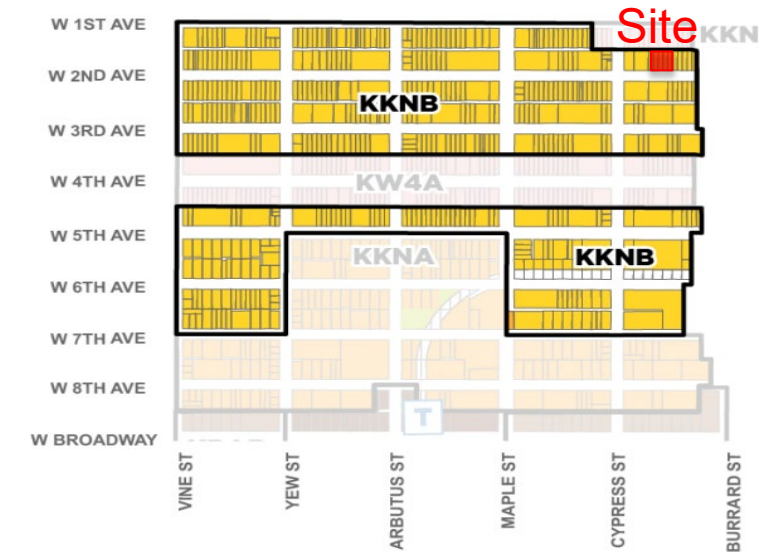
Local Amenities and Services



Enabling Policies



BROADWAY PLAN



Kitsilano North Area B - KKNB

- Residential towers to 20 storeys
- Maximum density 6.5 FSR
- Rental Residential with 20% BMR
- Additional 0.3 FSR for commercial

Proposal

- Application submitted January 31, 2024
- 20 storeys
- 6.8 FSR
- Height of 197 ft.
- 171 rental units
- 20% of the residential floor area for below-market rental units
- Underground parking



Average Rents

	Below-Market Rental		Market Rent in Newer Buildings - Westside	
	Average Starting Rents (2025) ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
studio	\$1,294	\$51,776	\$1,960	\$78,480
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

¹Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.

Public Consultation

Postcards Mailed
June 12, 2024

Postcards distributed	3,037
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Questions	17
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Comment forms	170
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Other input	4
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Total	191
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City-hosted
Virtual Open House
June 12, 2024 to June 25, 2024



Comments of support

- Rental housing stock
- Commercial space

Comments of concern

- Height, massing
- Views, shadows
- Traffic and parking
- Tenant displacement

Response to Feedback

Height, Massing

- Proposal is 20 storeys
- Proposed density is 6.8 as per the Plan

Views, Shadows

- Does not encroach into protected views
- Condition 1.2: no new shadows on the north sidewalk of West 1st Avenue and the Seaforth Park

Tenant Displacement

- Qualifying tenants protected by the Tenant Relocation and Protection Plan

Public Benefits

171 Total Rental Units

- 137 Market Rental Units
- 34 Below-Market Units

Contribution	Amount
Development Cost Levies (DCLs)	\$ 1,890,057
Public Art	\$242,046
Total Value	\$2,132,103

Conclusion

- Proposal is aligned with the *Broadway Plan*
- Staff support this application subject to the conditions in Appendix B

