



CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street
Public Hearing | July 8, 2025



Existing Site and Context



W KING EDWARD AVE



King Edward
Station

W 26TH AVE

HEATHER ST

ASH ST

CAMBIE ST

YUKON ST

W 29TH AVE

BC Women and
Children's Hospital

Hillcrest
Community
Centre

Queen Elizabeth Park



The map displays the King Edward Station area in Vancouver, with three concentric circles indicating distances from the station:

- 0-200 m:** Innermost circle, colored green.
- 200-400 m:** Middle circle, colored purple.
- 400-800 m:** Outermost circle, colored orange.

Key streets shown include W 16th Ave, W 17th Ave, W 18th Ave, W 19th Ave, W 20th Ave, W 21st Ave, W 22nd Ave, W 23rd Ave, W 24th Ave, W 25th Ave, W 26th Ave, W 27th Ave, W 28th Ave, W 29th Ave, W 30th Ave, W 31st Ave, W 32nd Ave, W 33rd Ave, W 34th Ave, W 35th Ave, W 36th Ave, W 37th Ave, W 38th Ave, W 39th Ave, W 40th Ave, W 41st Ave, W 42nd Ave, W 43rd Ave, W 44th Ave, W 45th Ave, W 46th Ave, W 47th Ave, W 48th Ave, W 49th Ave, W 50th Ave, W 51st Ave, W 52nd Ave, W 53rd Ave, W 54th Ave, W 55th Ave, W 56th Ave, W 57th Ave, W 58th Ave, W 59th Ave, W 60th Ave, W 61st Ave, W 62nd Ave, W 63rd Ave, W 64th Ave, W 65th Ave, W 66th Ave, W 67th Ave, W 68th Ave, W 69th Ave, W 70th Ave, W 71st Ave, W 72nd Ave, W 73rd Ave, W 74th Ave, W 75th Ave, W 76th Ave, W 77th Ave, W 78th Ave, W 79th Ave, W 80th Ave, W 81st Ave, W 82nd Ave, W 83rd Ave, W 84th Ave, W 85th Ave, W 86th Ave, W 87th Ave, W 88th Ave, W 89th Ave, W 90th Ave, W 91st Ave, W 92nd Ave, W 93rd Ave, W 94th Ave, W 95th Ave, W 96th Ave, W 97th Ave, W 98th Ave, W 99th Ave, W 100th Ave.

A red rectangle highlights a specific area near W 29th Ave, located between W 28th Ave and W 30th Ave, and between W 29th Ave and W 30th Ave.

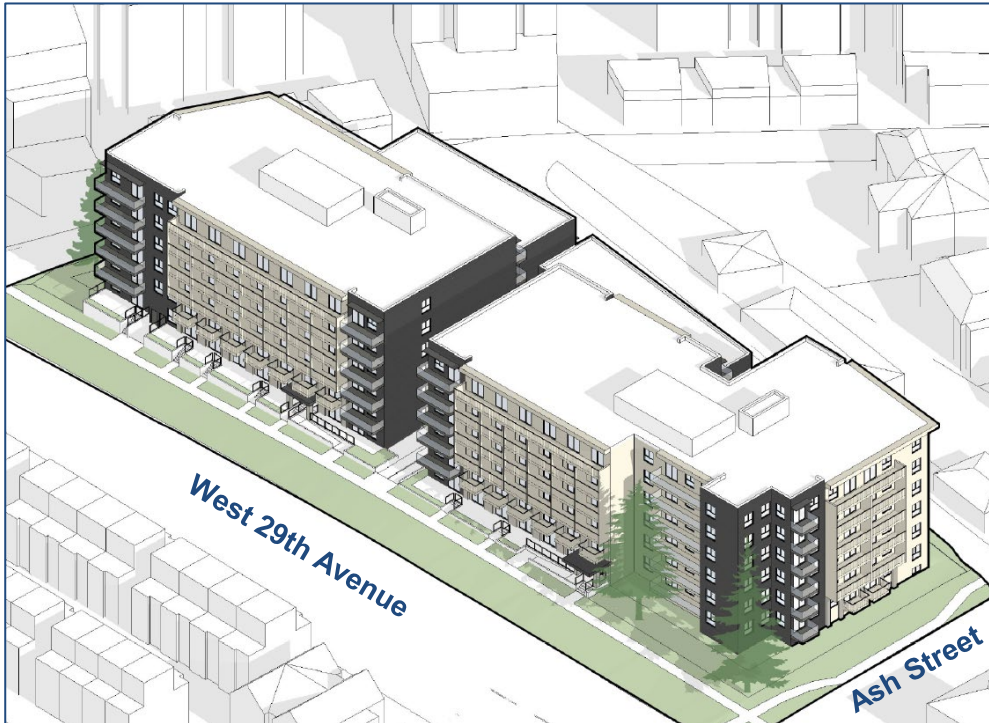
- Height – 8 storeys
- Density – 3.0 FSR
- 100% rental projects
 - 20% residential floor area offered at 10% below-market rates

Council cannot reject TOA projects based on the proposed height and density

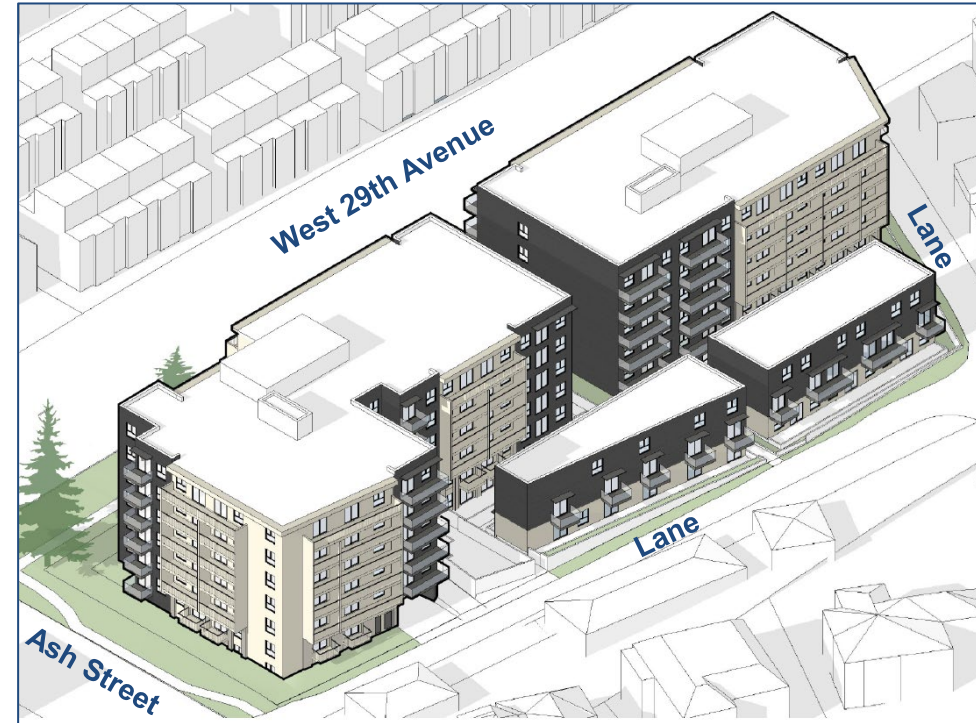
Proposal

- Application Submission: July 2024
- Height: Two 6-storey residential buildings and two 3-storey townhouses (height 70 ft.)

- FSR: 3.0
- 230 secured-market rental units
- Parking and loading from lane

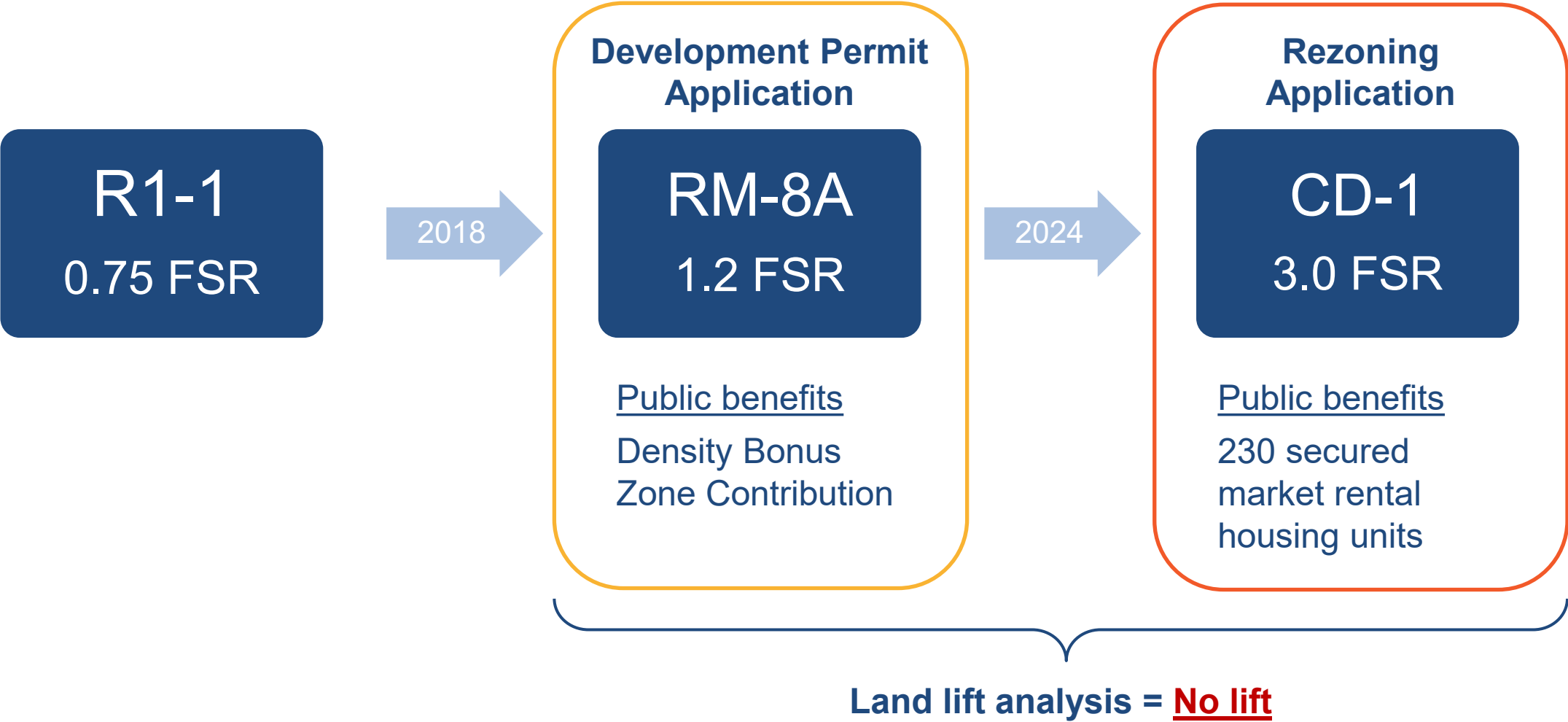


Northwest aerial perspective



Southwest aerial perspective

History of the Site and Land Lift



Market Rents

	Market Rent in Newer Buildings on West side	
	Average Rents*	Average Household Income Served
studio	\$1,902	\$76,080
1-bed	\$2,306	\$92,240
2-bed	\$3,372	\$134,880
3-bed	\$4,434	\$177,380

* Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the west side of Vancouver

Public Consultation

Postcards Mailed
November 1, 2024

Postcards distributed	664
Questions	10
Comment forms	155
Other input	25
Total	190

City-hosted
Virtual Open House
November 13 to November 26, 2024



Comments of support

- Addition of new housing units
- Proximity to station and park
- Height and density

Comments of concern

- Height, density and massing
- Congestion and street parking
- Impact on neighbourhood character and Queen Elizabeth Park
- Inconsistency with Cambie Corridor Plan
- Transit Oriented Areas (Bill 47)
- Deviation from affordability requirement

Response to Public Comments

Height, density and massing

- Height and density are consistent with TOA Policy
- Form is consistent with neighbouring residential buildings

Congestion, street parking and road safety

- Conditions to address safety for all road users
- Transportation Demand Management plan at development permit stage

Bill 47 and inconsistency with Cambie Corridor Plan

- Transit Oriented Areas By-law (June 2024) introduced in response to Bill 47

Deviation in affordability from TOA Policy

- Analysis determined no below-market units required

Public Benefits

- 230 secured market rental units

	Amount
Development Cost Levies (DCLs)	\$5,763,363
Public Art	\$297,057
Total Value	\$6,060,420

Conclusion

- Proposal meets the intent of the *Transit-Oriented Areas Rezoning Policy*
- Staff support application subject to Appendix B

