

CD-1 Rezoning:

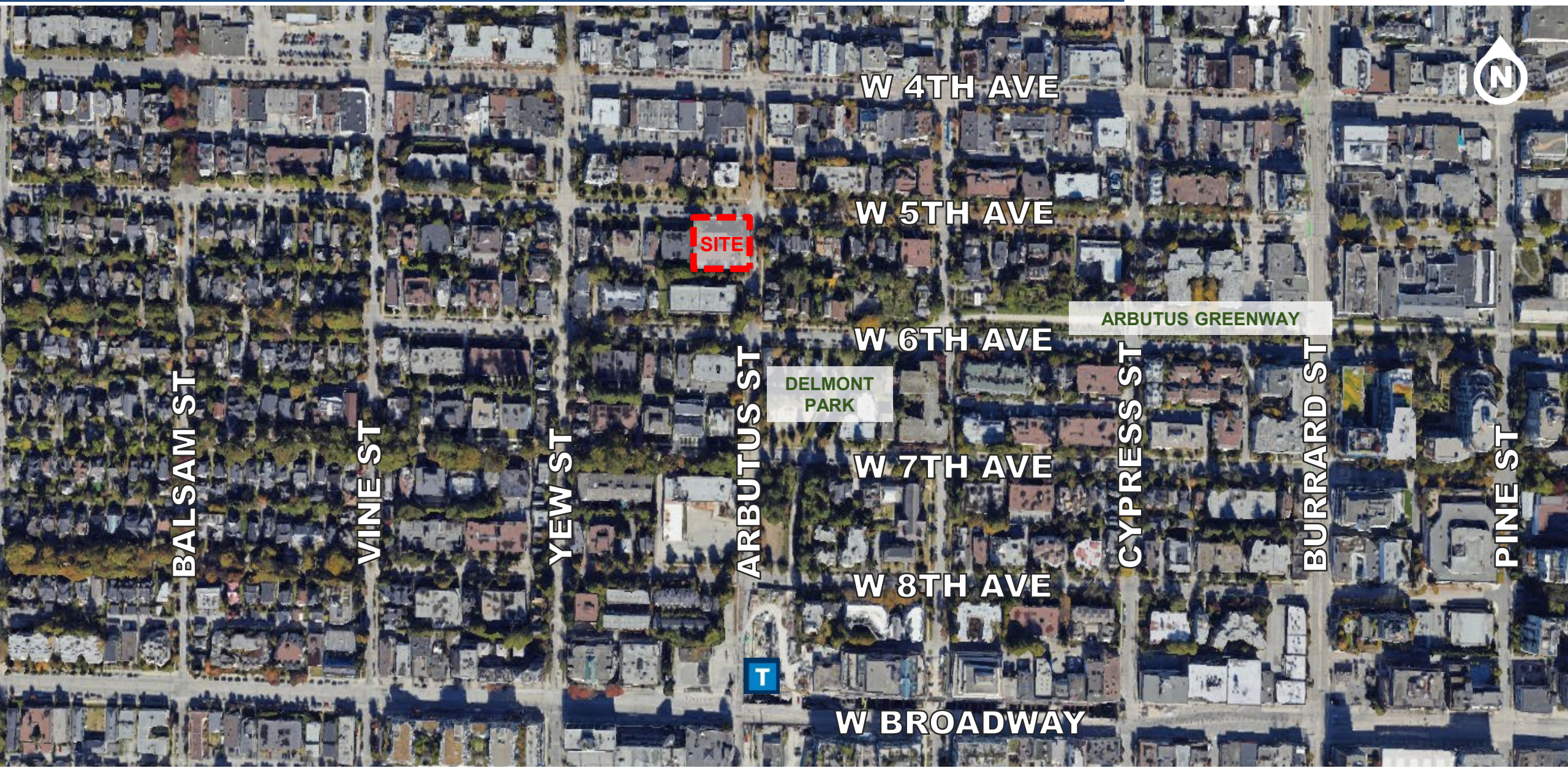
2110 West 5th Avenue

Public Hearing

September 18, 2025



Existing Site and Context



BALSAM ST

VINE ST

YEW ST

ARBUTUS ST

T

W 4TH AVE

W 5TH AVE

W 6TH AVE

W 7TH AVE

W 8TH AVE

W BROADWAY

DELMONT
PARK

ARBUTUS GREENWAY

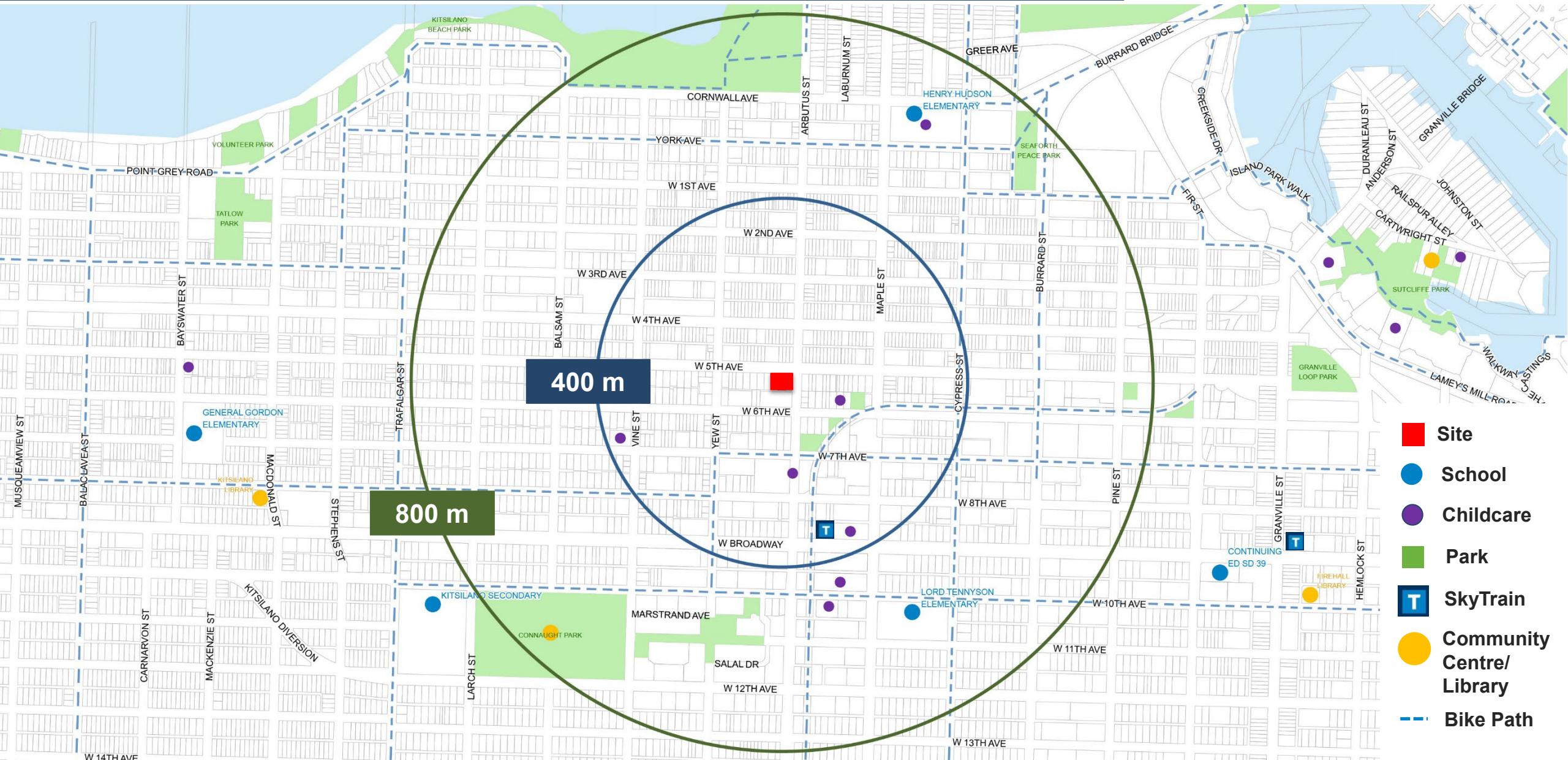
CYPRESS ST

BURRARD ST

PINE ST



Local Amenities and Services



Policy Context



BROADWAY PLAN

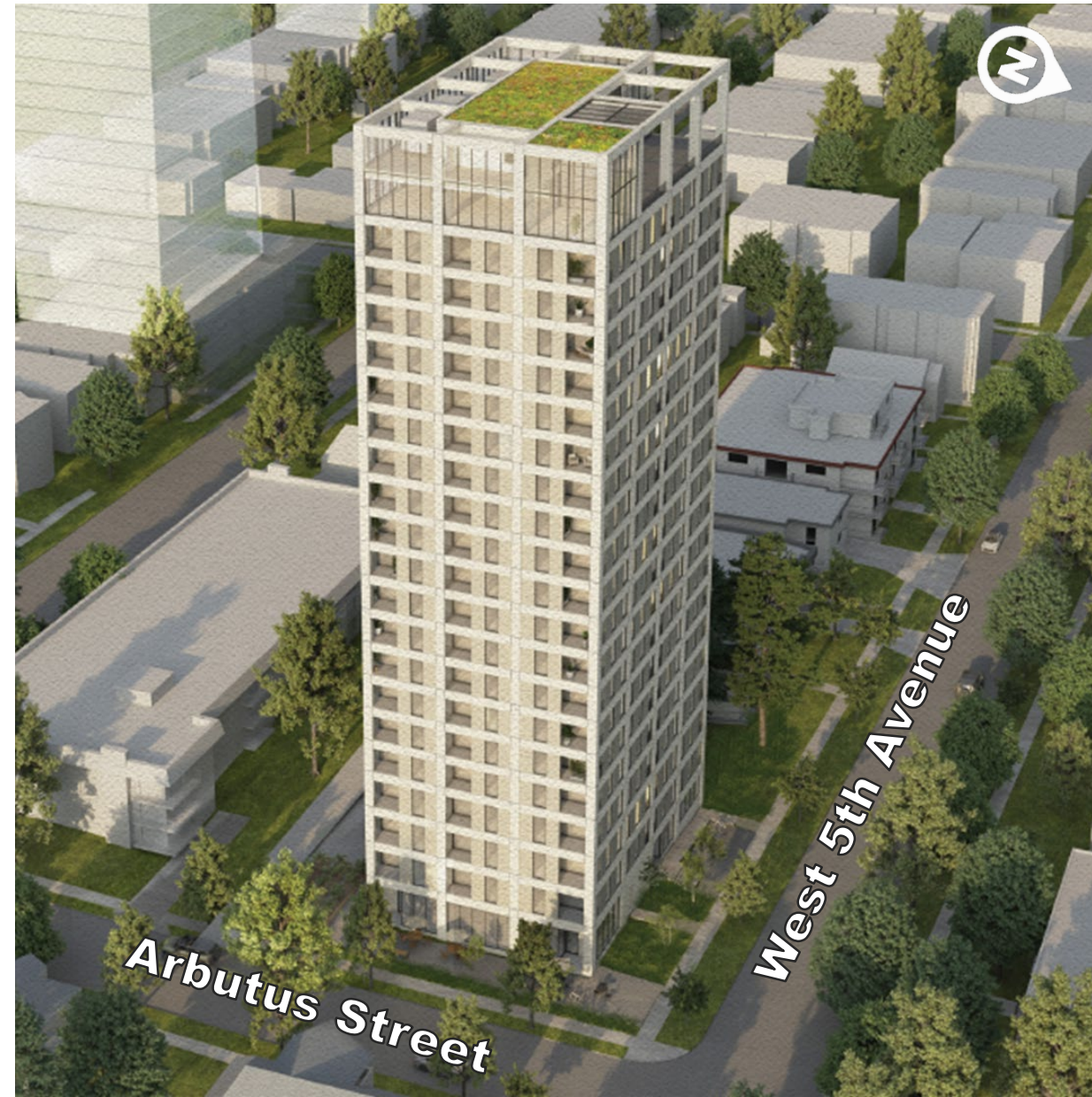


Kitsilano North - Area A



Proposal

- Application submitted July 2024
- 20-storey mixed-use building
- FSR: 6.8
- Building height of 214 ft.
- 160 rental units, 20% at below-market rents
- Commercial space on ground floor
- Parking and loading from lane



Below Market vs. Average Market Rents

| | Below-Market Rental | | Market Rent in Newer Buildings on Westside | |
|--------|--|---------------------------------|--|---------------------------------|
| | Average Starting Rents (2025) ¹ | Average Household Income Served | Average Rents ² | Average Household Income Served |
| studio | \$1,294 | \$51,776 | \$1,960 | \$78,400 |
| 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 |

¹Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Survey.

²Data from October 2024 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver

Public Consultation

**Postcards Mailed
November 14, 2024**

| | |
|------------------------------|--------------|
| Postcards distributed | 3,127 |
|------------------------------|--------------|

| | |
|-----------|---|
| Questions | 2 |
|-----------|---|

| | |
|---------------|----|
| Comment forms | 57 |
|---------------|----|

| | |
|-------------|---|
| Other input | 2 |
|-------------|---|

| | |
|--------------|-----------|
| Total | 61 |
|--------------|-----------|

**City-hosted
Virtual Open House
November 20 to December 3, 2024**



Comments of support

- Increased housing stock near transit
- Height and density

Comments of concern

- Height
- Neighbourhood character
- Loss of affordable rentals
- Need more below-market rental units

Response to Feedback

Height and neighbourhood character

- Proposal meets Plan's form of development requirements
- Staff have added conditions to enhance the public realm interface at the lane

Existing tenancies

- All tenants meeting the requirements of TRPP, eligible for right of first refusal at either a discount to city-wide average rent or at the tenant's current rent, whichever is less

Affordable housing

- Housing Agreement will secure 20% of the residential floor area at below-market rents

Public Benefits

160 Total Rental Units

- 127 Market Rental Units
- 33 Below-Market Units

| Contribution | Amount |
|--------------------------------|-------------|
| Development Cost Levies (DCLs) | \$1,840,508 |
| Public Art | \$242,517 |
| Total Value | \$2,083,025 |

Conclusion

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



END OF PRESENTATION

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