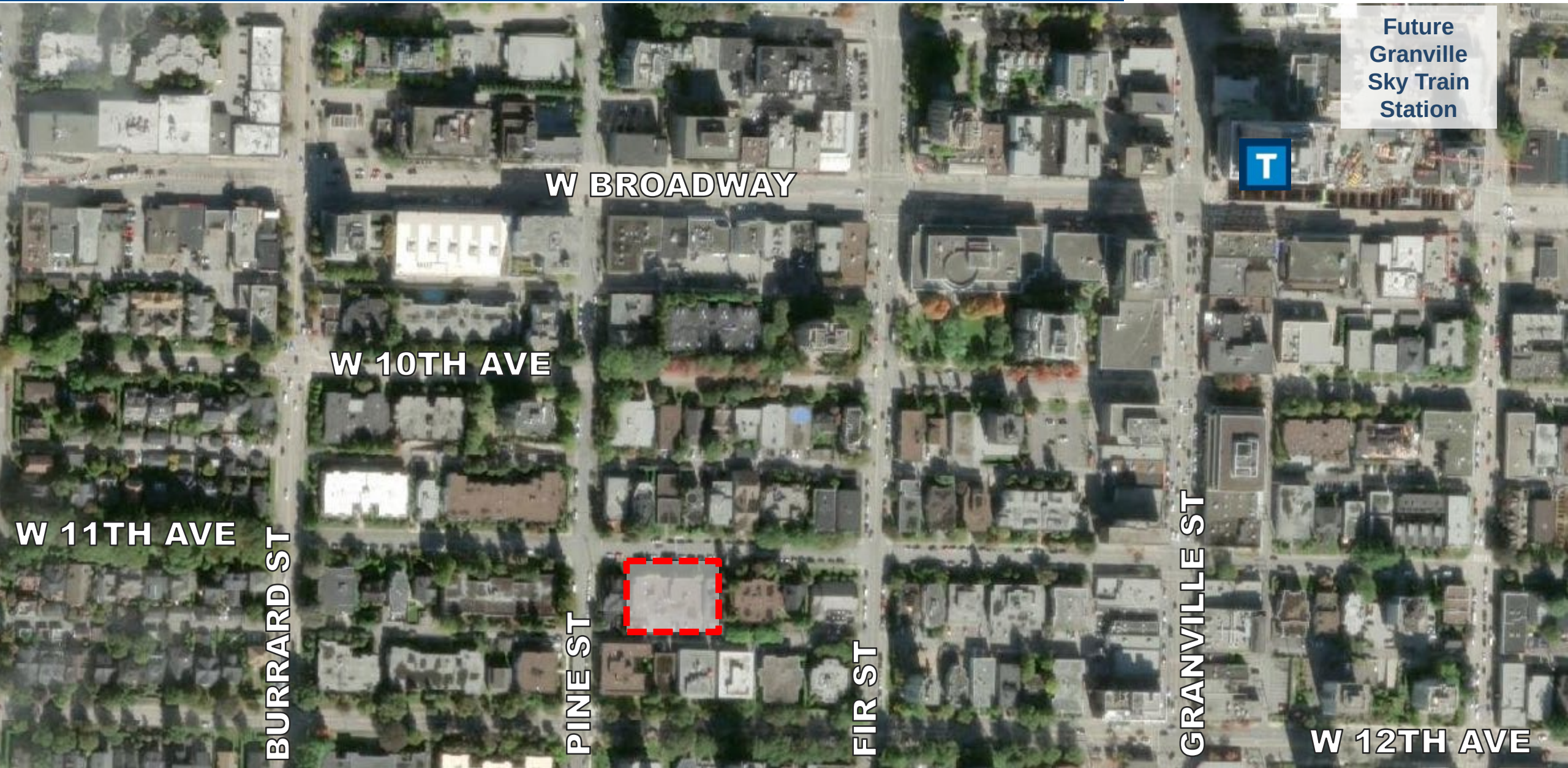


CD-1 Rezoning: 1676 West 11th Avenue

Public Hearing – October 21,
2025



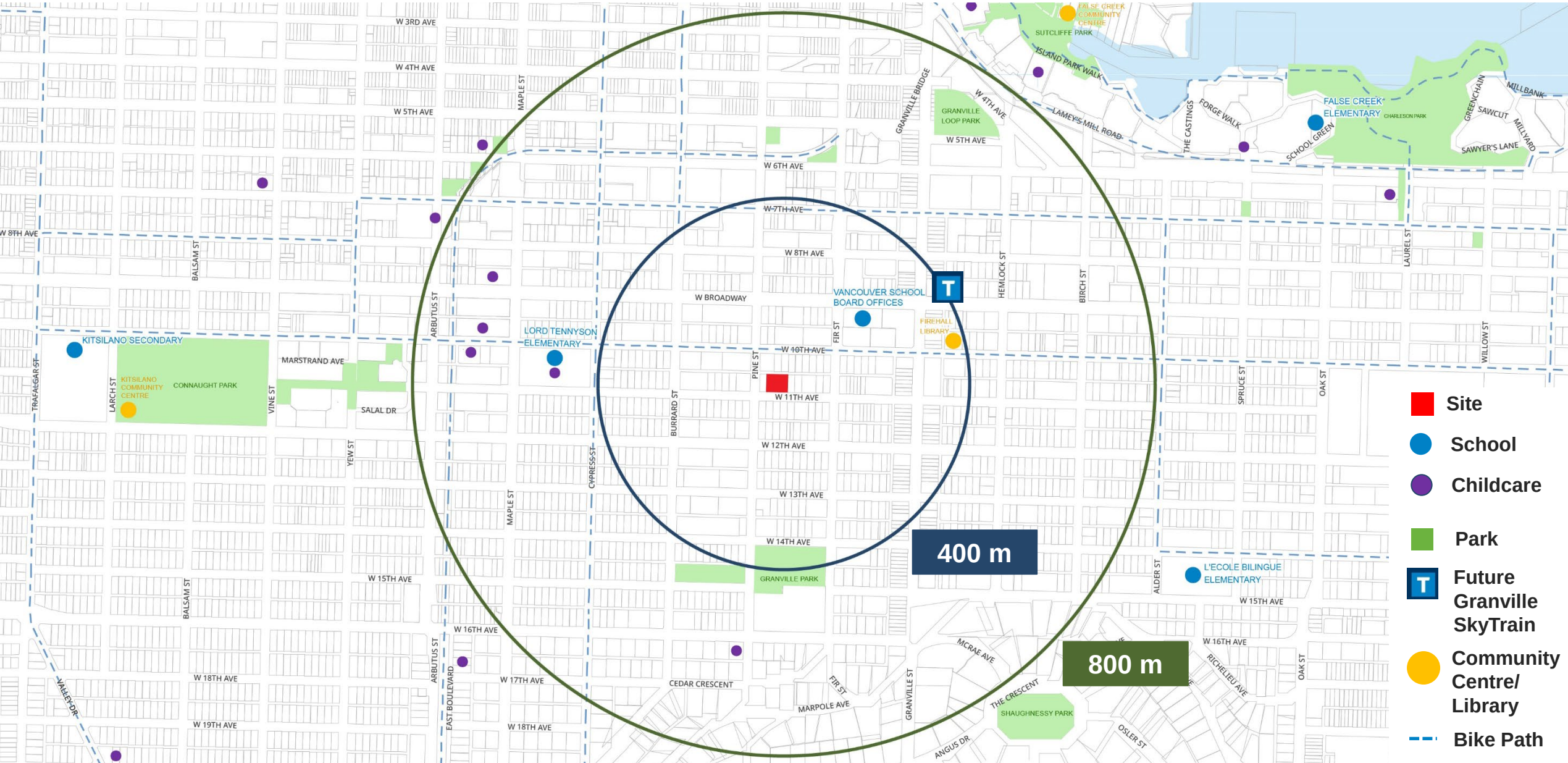
Existing Site and Context



Future
Granville
Sky Train
Station



Local Amenities and Services



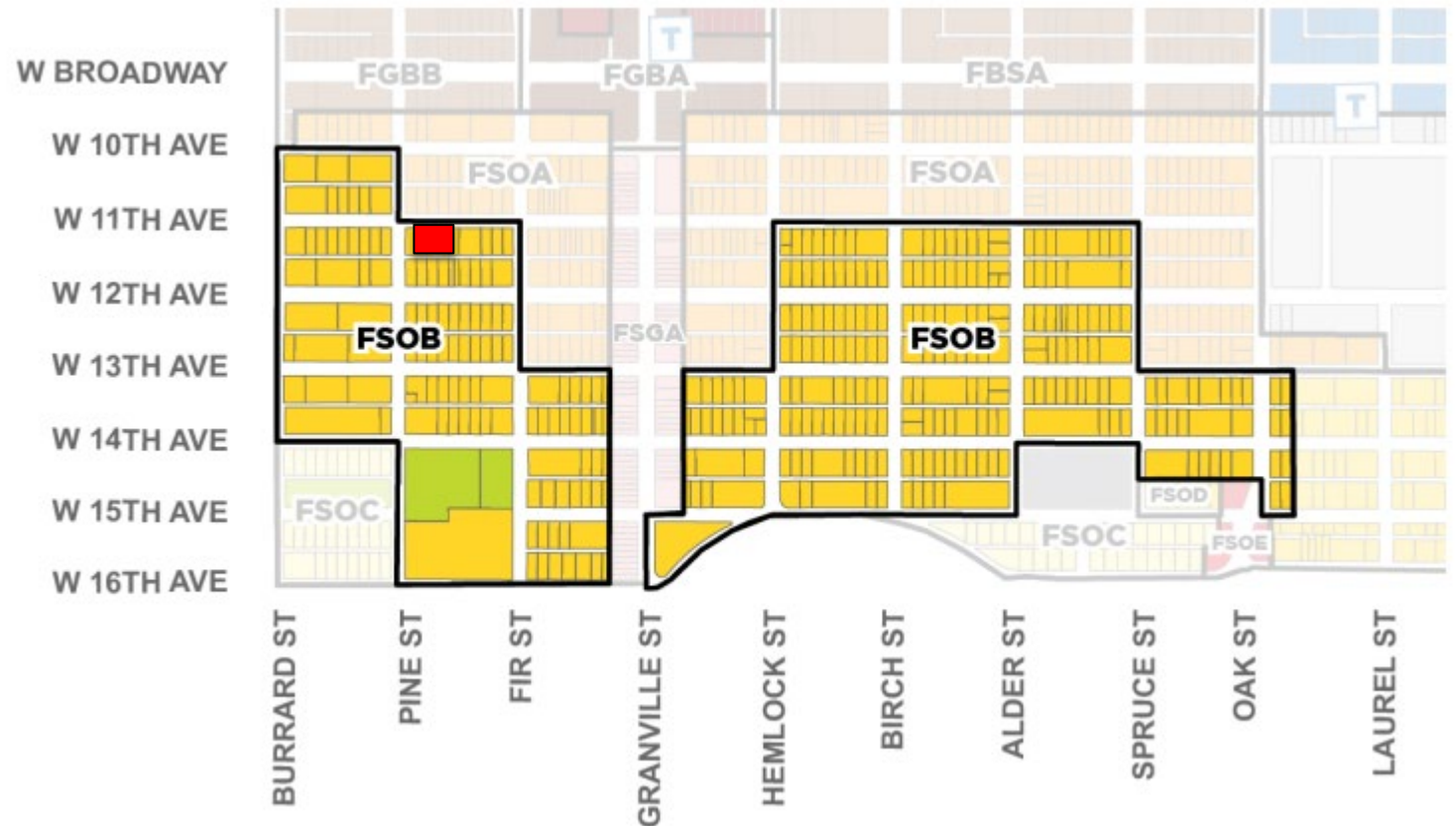
Policy Context

Fairview South (Area B)

- Height up to 20 storeys
- Density up to 6.5 FSR
- Secured market rental housing or social housing



BROADWAY PLAN



Proposal

- Application submitted December 20, 2023
- 19 storeys
- 176 secured rental units
- 20% of floor area secured for below-market rental units
- Height of 61 m (200 ft.)
- 11,459 sq. m (123,343.2 sq. ft.) floor area (6.6 FSR)
- Underground parking



Below-Market vs. Average Market Rents

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
Studio	\$1,284	\$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

1 Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2 Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in 2015 or later on the Westside of Vancouver.

Public Consultation

Postcards Mailed
April 22, 2024

City-hosted
Q&A Period
April 27 to May 7, 2024

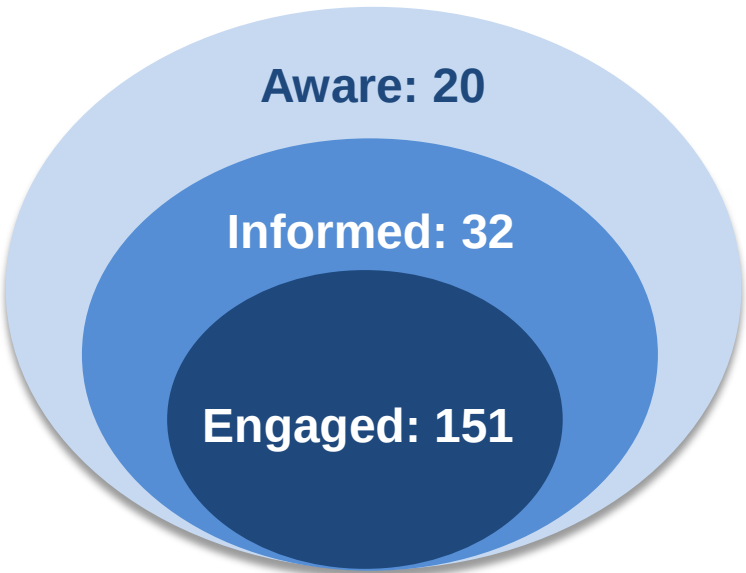
Postcards distributed	3,426
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Questions	17
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Comment forms	64
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Other input	7
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Total	88
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Comments of support

- Height and density appropriate for this neighbourhood
- More rental housing is needed
- Design

Comments of concern

- Height and density
- Affordability
- Tenant displacement
- Traffic

Response to Feedback

Height, density, and massing

- Height, scale, uses and density are consistent with the intent of the Plan

Affordability

- Adds much needed rental and below market rental housing supply

Tenant displacement

- Plan provides enhanced tenant protections under the Tenant Relocation and Protection Policy and *Broadway Plan*

Traffic

- Meets requirements of the Parking By-law. Site is well served with transportation options

Public Benefits

Rental Housing

- 176 market rental units, 20% below-market rental units

City-wide Development Cost Levies (DCLs)	\$0
Utilities Development Cost Levies (DCLs)	\$1,833,307
Public Art	\$244,176
Total	\$2,077,483

Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 176 rental units with 20% of the residential floor area as below-market rental units
- Staff support application subject to conditions in Appendix B

