

CD-1 Rezoning: 1111 Broughton Street

Public Hearing

October 30, 2025



Existing Site and Context



Local Amenities and Services



- Site
- School
- Childcare
- Park
- SkyTrain
- Community Centre/ Library
- Bike Path

Policy Context

Policy

West End Rezoning Policy

Approved by Council November 20, 2013
Last amended September 24, 2024

Note: Applications received between November 24, 2020 and December 31, 2022 will continue to be processed under the time-limited version of this policy.



Proposal

- Application submitted January 7, 2025
- 25 storeys
- 136 Social Housing units
- Height of 81 m (266 ft.)
- 81,235 sq. ft., floor area (18.8 FSR)
- 207 underground bicycle parking spaces



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 11, 2025**

**City-hosted
Q&A Period
February 12 to 25, 2025**

Comments of support

- Housing
- Height, Density, and Massing
- Location

Postcards distributed 7,267

Questions 20

Comment forms 177

Other input 25

Total 222



Comments of concern

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

Response to Feedback

Height, Density, and Massing

- Immediate neighbourhood includes towers up to 22 storeys.

Traffic and Parking

- No minimum parking requirements in the West End.
- One accessible vehicle space is required.

Neighbourhood Character

- Tower is a slender design in keeping with the small floorplates of towers in the West End.

Public Benefits

Affordable Housing

- 136 social housing units secured via a Housing Agreement

Conclusion

- Meets intent of the *West End Rezoning Policy*
- Delivers 136 units of social housing
- Staff support subject to conditions in Appendix B



END OF PRESENTATION

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