CD-1 Rezoning:1111 Broughton Street

Public Hearing

October 30, 2025





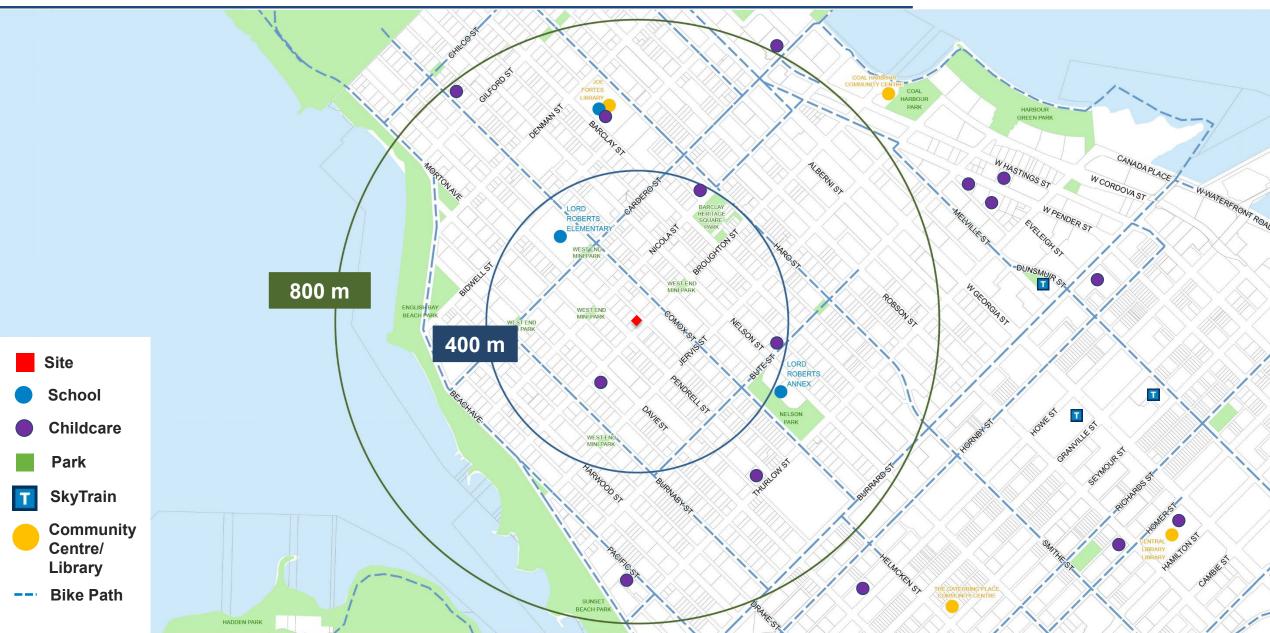
Existing Site and Context



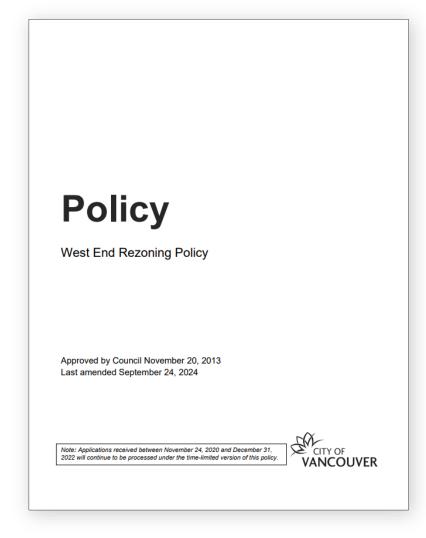


Local Amenities and Services





Policy Context





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

Public Consultation

Postcards Mailed February 11, 2025

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

Postcards distributed 7,267

Questions 20

Comment forms 177

Other input 25

Total 222

Aware: 580
Informed: 251
Engaged: 109

Comments of support

- Housing
- Height, Density, and Massing
- Location

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

slides after this are for internal use only, please do not post slides beyond this point