

CD-1 Rezoning: 2090 West 1st Avenue

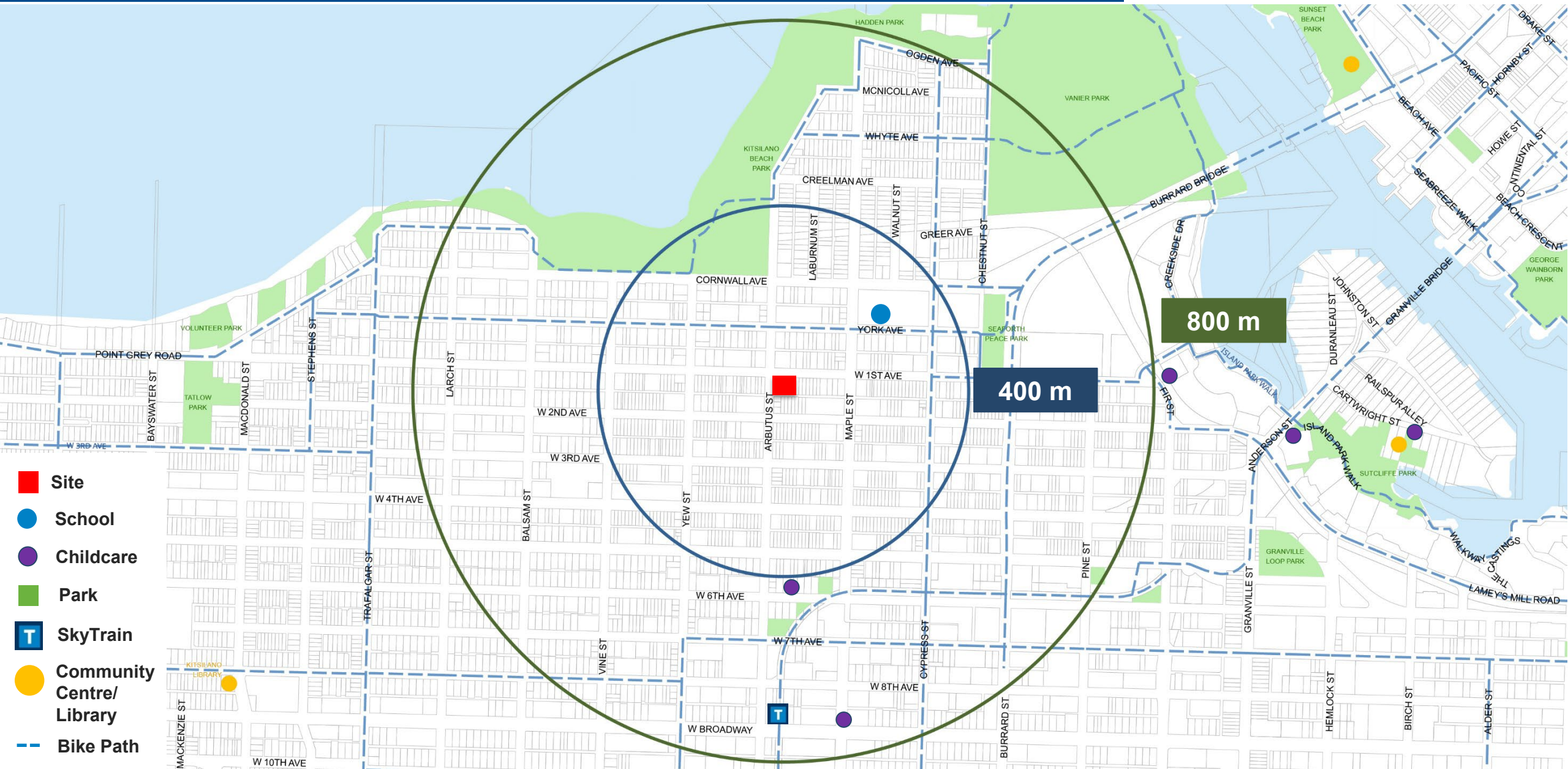
Public Hearing – November 13, 2025



Existing Site and Context



Local Amenities and Services



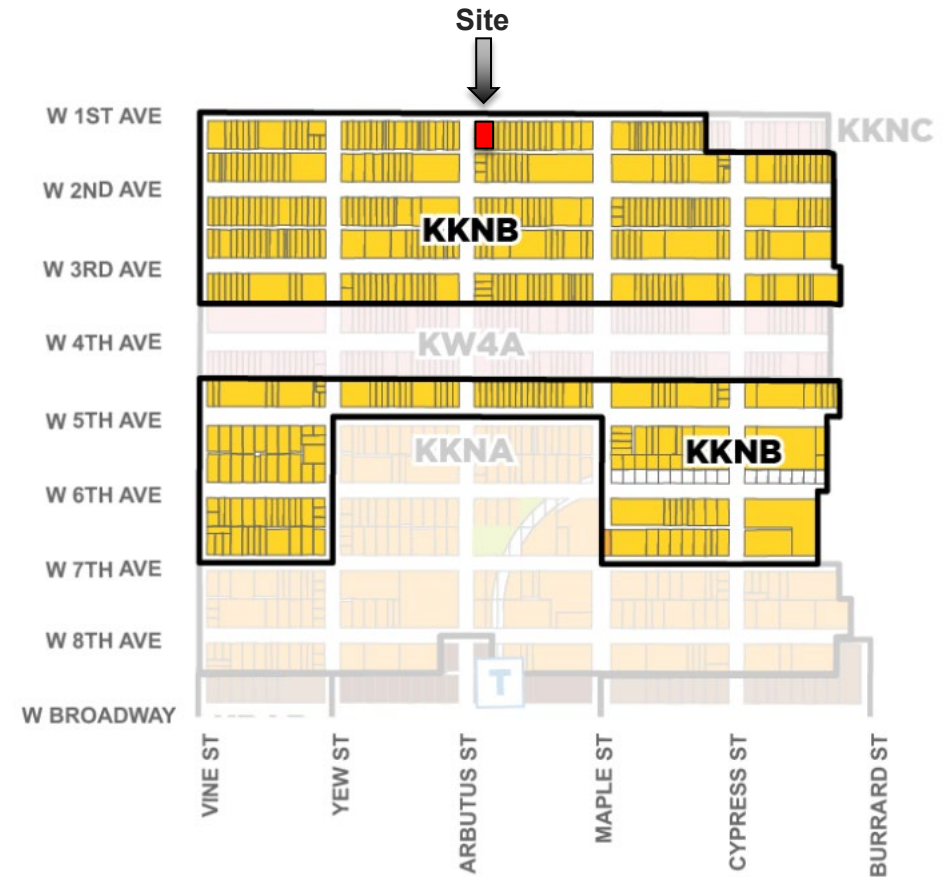
Policy Context

Kitsilano North (Area B)

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



BROADWAY PLAN



Proposal

- 20 storeys
- 176 secured rental units
- 20% of floor area secured for below-market rental units
- Height of 65.1 m (213 ft.)
- 11,375 sq. m (122, 447 sq. ft.) floor area (6.8 FSR)
- Ground floor commercial unit
- 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
March 28, 2025**

**City-hosted
Q&A Period
April 2 to April 15, 2025**

Postcards distributed	2,311
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Questions	10
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Comment forms	198
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Other input	17
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Total	225
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Comments of support

- Housing supply and affordability
- Transit-oriented development
- Neighbourhood renewal and mixed-use benefits

Comments of concern

- Height, scale and neighbourhood character
- Shadowing, views and livability
- Traffic and parking

Response to Feedback

Height, scale and neighbourhood character

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

Shadowing, views and livability

- The project is not impacting a protected public view
- The project does not shadow parks or public school yards
- Critical infrastructure and services will be expanded in accordance with the Public Benefit Strategy

Traffic and parking

- Meets requirements of the Parking By-law
- The site is well connected to the public transit network and is located 750 m from the future Arbutus Station

Public Benefits

Rental Housing

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

City-wide Development Cost Levies (DCLs)	\$47,032
Utilities Development Cost Levies (DCLs)	\$1,899,910
Public Art	\$242,447
Total	\$2,189,389

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



END OF PRESENTATION

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