

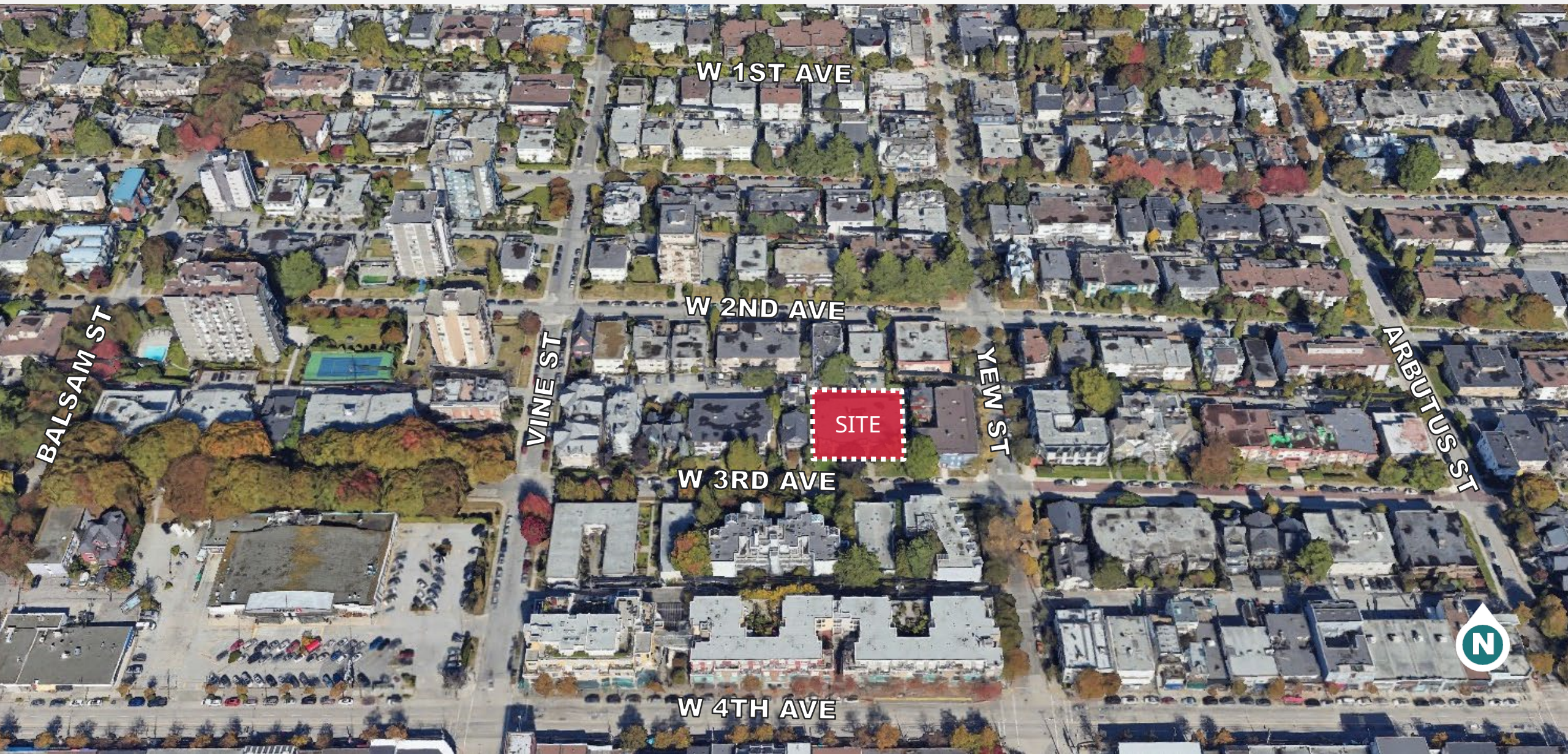


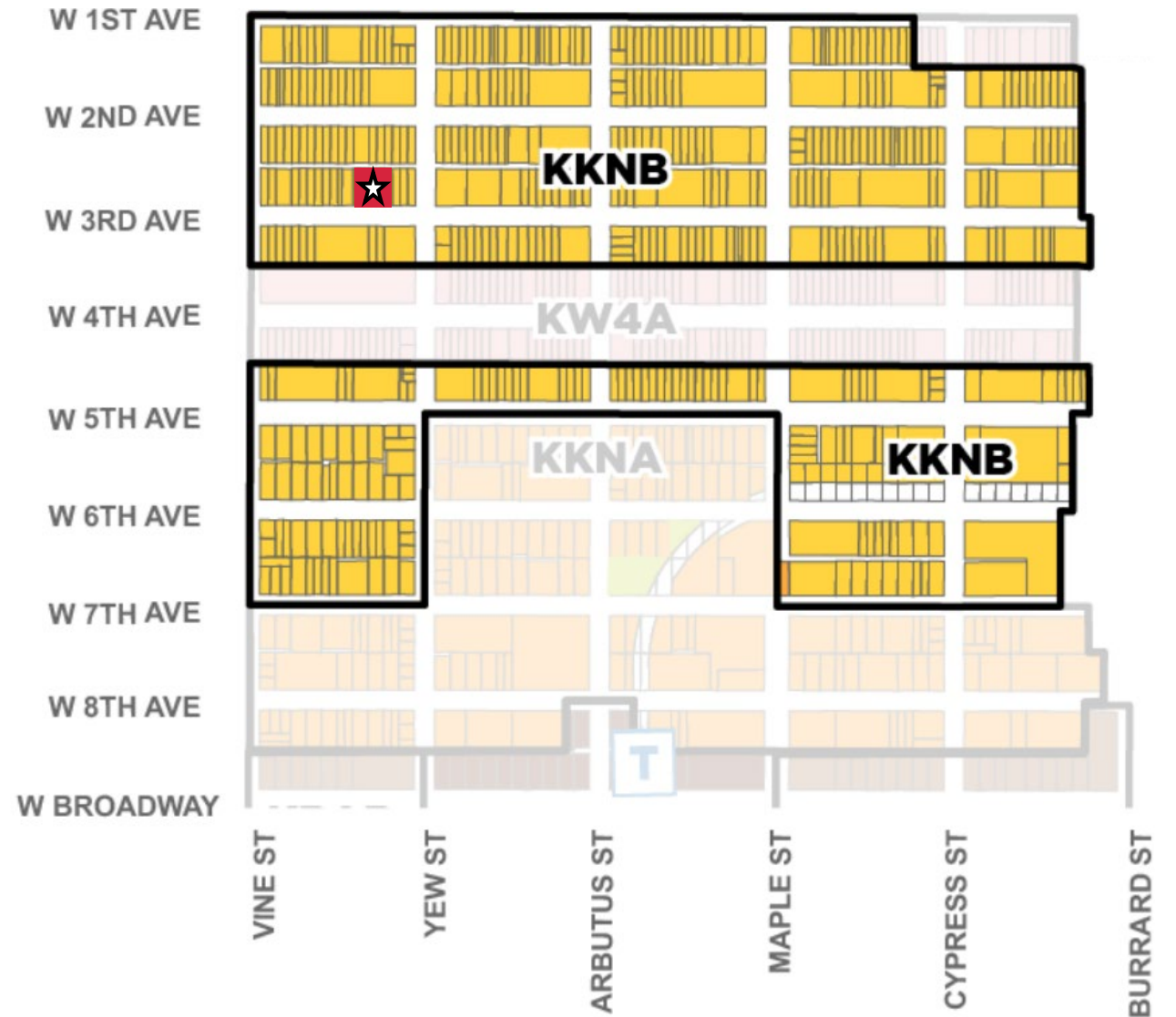
CD-1 Rezoning

2233 West 3rd Avenue

PUBLIC HEARING January 20, 2026

Recommend **Support**







Summary

Height	17-storeys (172 ft.)
Density	6.5 FSR
Land use	Residential
Details	<ul style="list-style-type: none">• 131 rental units• 19.8% of residential floor area for below-market rental units





Support:

- **Neighbourhood growth**
- **Housing**

Concerns and Responses:

- **Building Height and density**
 - ✓ Proposal consistent with Broadway Plan height and density expectations
- **Neighbourhood character**
 - ✓ Proposal meets expectations of Broadway Plan
- **Infrastructure, amenities and parking**
 - ✓ Broadway Plan Public Benefits Strategy
 - ✓ Required to meet Parking By-law
 - ✓ Nearby transit
- **Affordability and tenant displacement**
 - ✓ Housing agreement secures below-market
 - ✓ Tenant protection and right of first refusal





CD-1 Rezoning

2233 West 3rd Avenue

- Application meets policy
- Staff support, subject to Appendix B

PUBLIC HEARING January 20, 2026

Recommend **Support**