



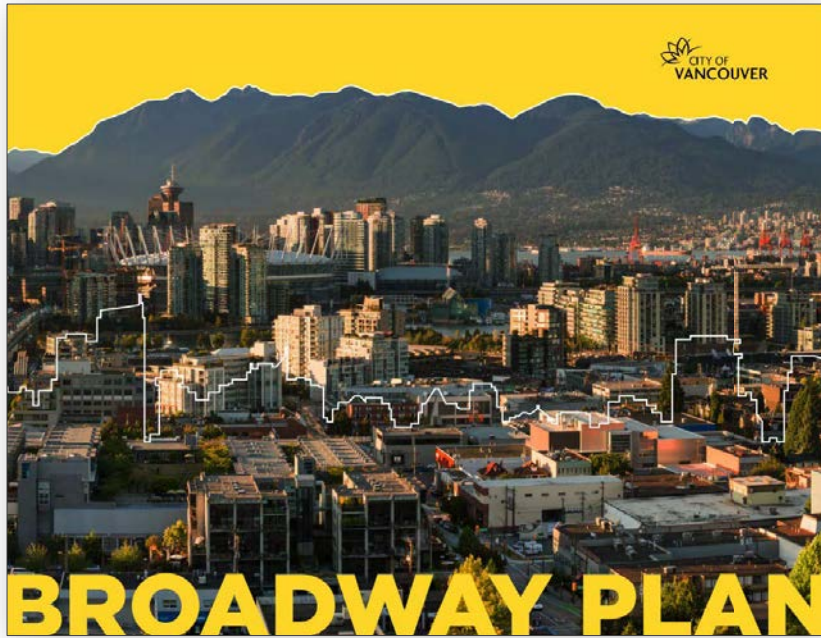
CD-1 Rezoning

1125 West 10th Avenue

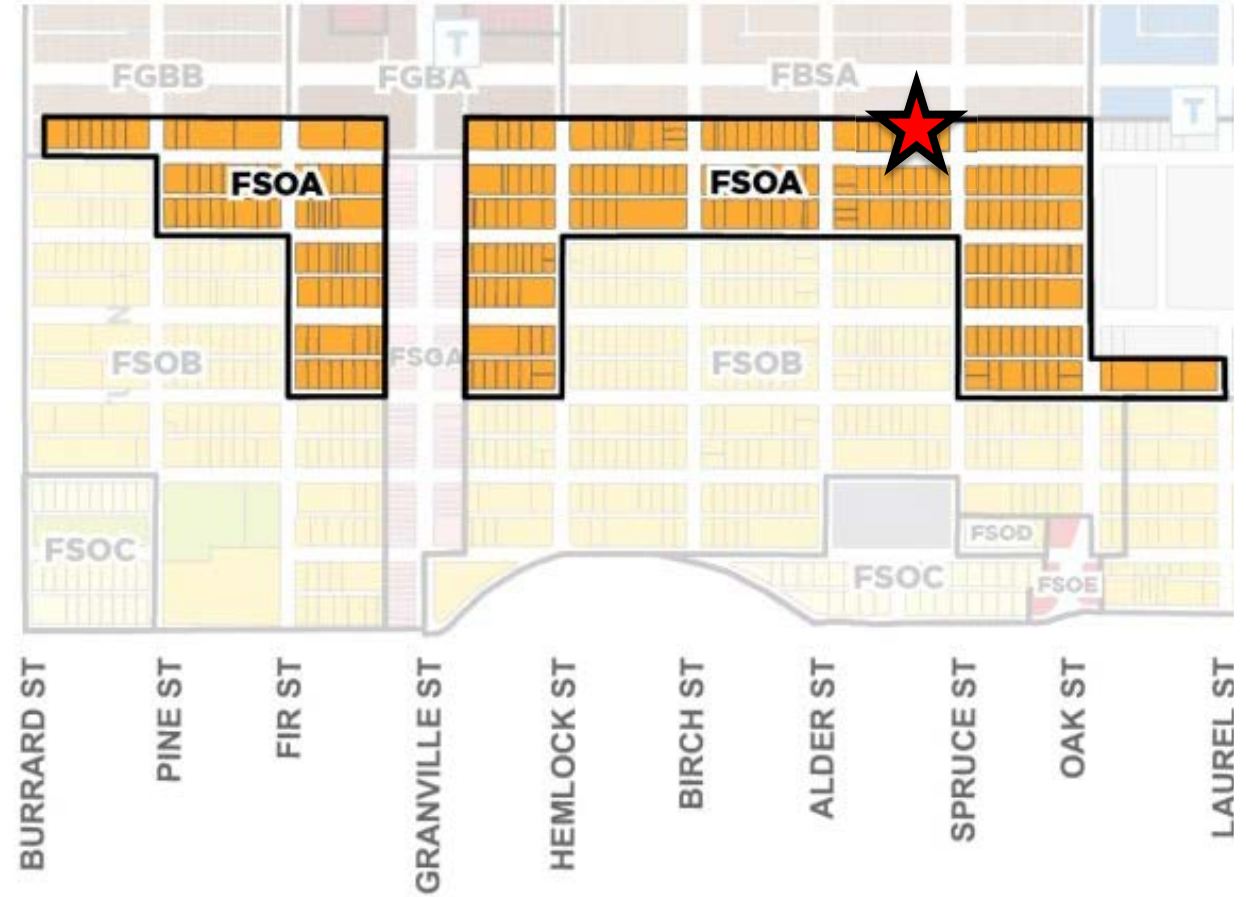
PUBLIC HEARING January 22, 2026

Recommend **Support**





BROADWAY
 W 10TH AVE
 W 11TH AVE
 W 12TH AVE
 W 13TH AVE
 W 14TH AVE
 W 15TH AVE
 W 16TH AVE





Summary

Height	21 storeys (226 ft.)
Land use(s)	Residential, Commercial
Density	9.1 FSR
Details	162 rental units 20% of residential floor area for below-market rentals Commercial space on ground floor





Support:

- **Density**
- **Businesses and employment**
- **Location**

Concerns and Responses:

- **Affordability and displacement**
 - ✓ Tenant protection and right of first refusal
 - ✓ Housing agreement securing below-market rentals
- **Amenities and infrastructure**
 - ✓ Nearby transit and amenities
- **Neighbourhood character**
 - ✓ Proposal meets expectations of Broadway Plan
 - ✓ Conditions added to enhance neighbourliness, public realm, and pedestrian interface





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

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Recommend **Support**