

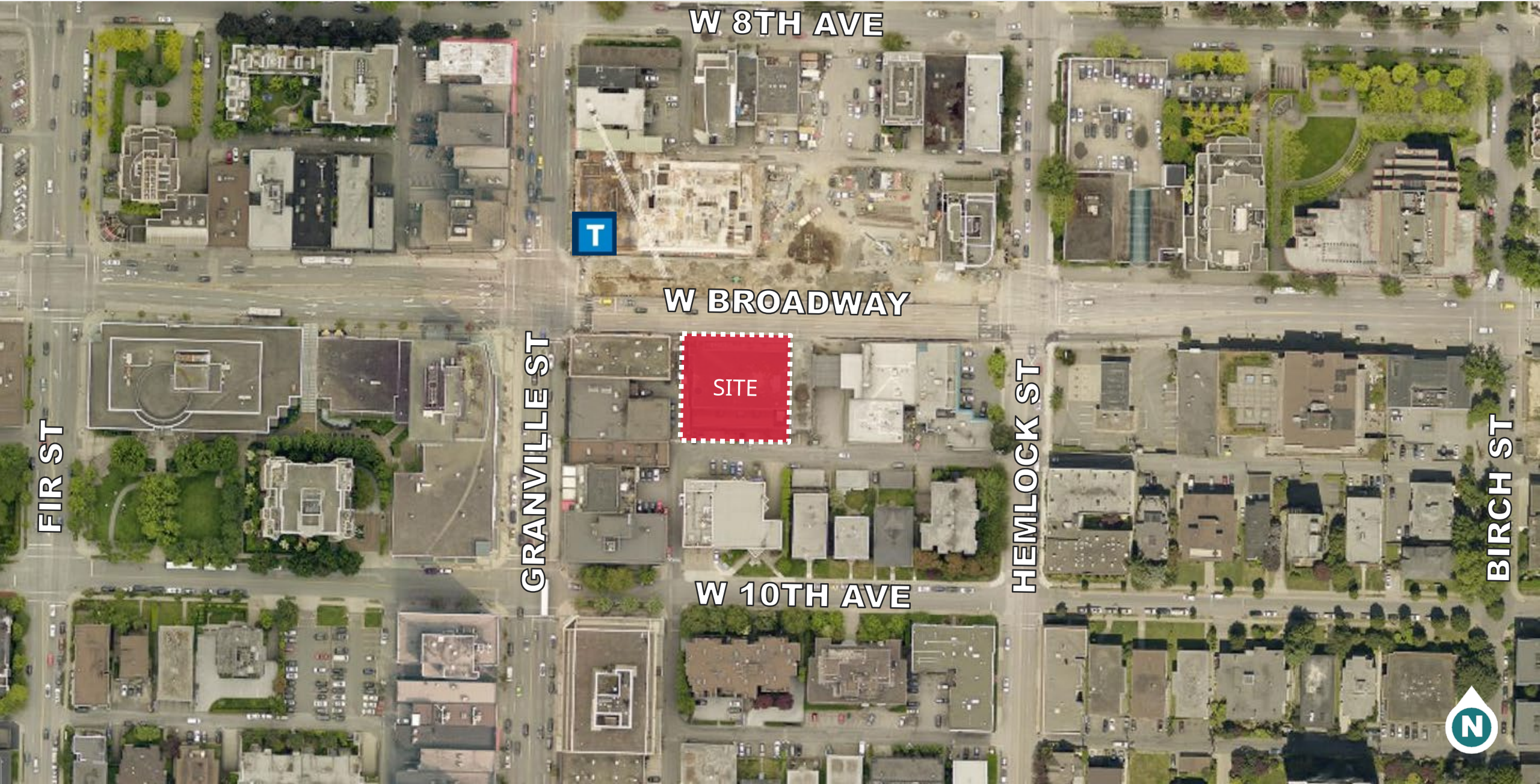
# CD-1 Rezoning

1470-1476 West Broadway

**PUBLIC HEARING** February 19, 2026

Recommend **Support**





W 8TH AVE

T

W BROADWAY

SITE

FIR ST

GRANVILLE ST

W 10TH AVE

HEMLOCK ST

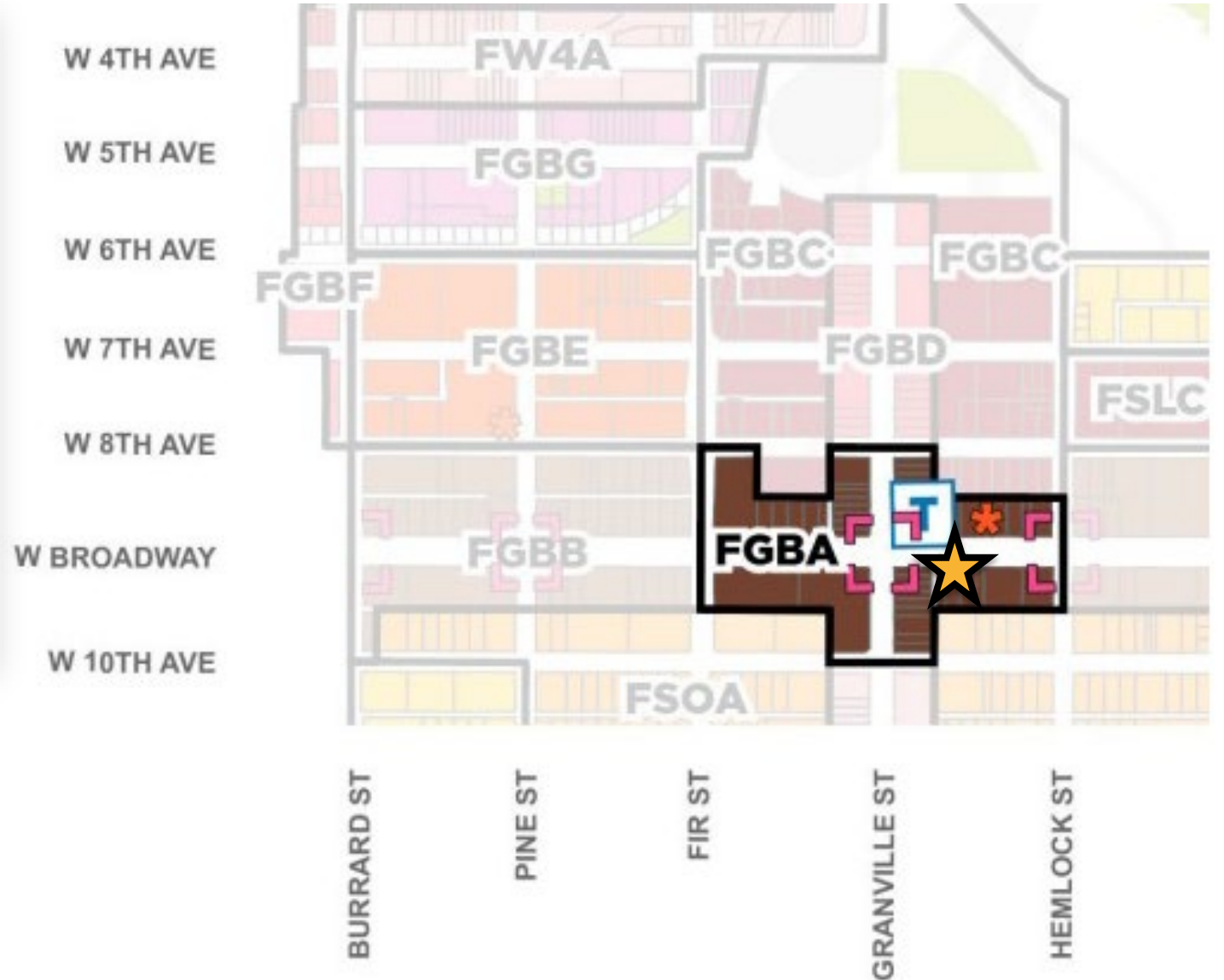
BIRCH ST





# Policy: Broadway Plan

Public Hearing | CD-1 REZONING: 1470-1476 West Broadway





## Summary

Height	38 storeys, 118 m (387 ft.)
Density	16.3 FSR
Land use(s)	Residential, Commercial
Housing	337 rental units 20% of residential floor area for below-market rentals (at 10% below CMHC city-wide average rent)
Other details	Job space on ground and second floors Future secondary station entrance Public open space





## Support:

- **New rental units**
- **Density near rapid transit**
- **Commercial uses at grade activating street level**

## Concerns and Responses:

- **Height and scale**
  - ✓ Proposal meets expectation of Broadway Plan
- **Strain on services**
  - ✓ Public amenities and infrastructure delivered through public benefits strategy
- **Below-market housing insufficient**
  - ✓ New rental units and no displacement





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- Staff support, subject to Appendix B

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