



REFERRAL REPORT

Report Date: September 24, 2024
Contact: Dr. Susanne Rühle
Contact No.: 604.326.4844
RTS No.: 16550
VanRIMS No.: 08-2000-20
Meeting Date: October 8, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2175 West 7th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Gracorp Properties LP on behalf of Kitsilano West Development Holdings Ltd. the registered owner of the lands located at 2175 West 7th Avenue [*Lots 17 to 19 inclusive, all of Block 284 District Lot 526 Plan 590; PIDs 004-618-998, 004-619-013 and 004-619-030 respectively*], to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 6.5 and the building height from 10.7 m (35 ft.) to 61.3 m (201 ft.) to permit a 20-storey residential building, containing 182 market rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received

October 30, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This application proposes to rezone the site at 2175 West 7th Avenue from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey residential building with an additional storey for a rooftop amenity, containing 182 market-rental housing units, of which 20% of the residential floor area will be secured as below-market rental units under the *Broadway Plan* (the “Plan”).

Staff have assessed the application and conclude that it meets the intent of the Plan. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation Plan Policy (2019, last amended 2022)
- Rental Incentives Bulletin (2012, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezoning (2010, last amended 2023)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of three legal parcels located on the north side of West 7th Avenue mid-block between Yew and Arbutus Streets (see Figure 1). The site has an area of approximately 1,673 sq. m (18,008 sq. ft.). It is zoned RM-4 (Multiple Dwelling) as are surrounding sites. The site is currently developed with a three-storey market-rental residential building with 35 rental units of which 33 tenancies are eligible for tenant protection under the *Tenant Relocation and Protection Policy* for the Plan area.

The neighbourhood is undergoing significant change, with a new Broadway Subway Arbutus Station two blocks to the south from the subject site scheduled to open in 2027.

Neighbourhood Amenities – The following amenities are within close proximity:

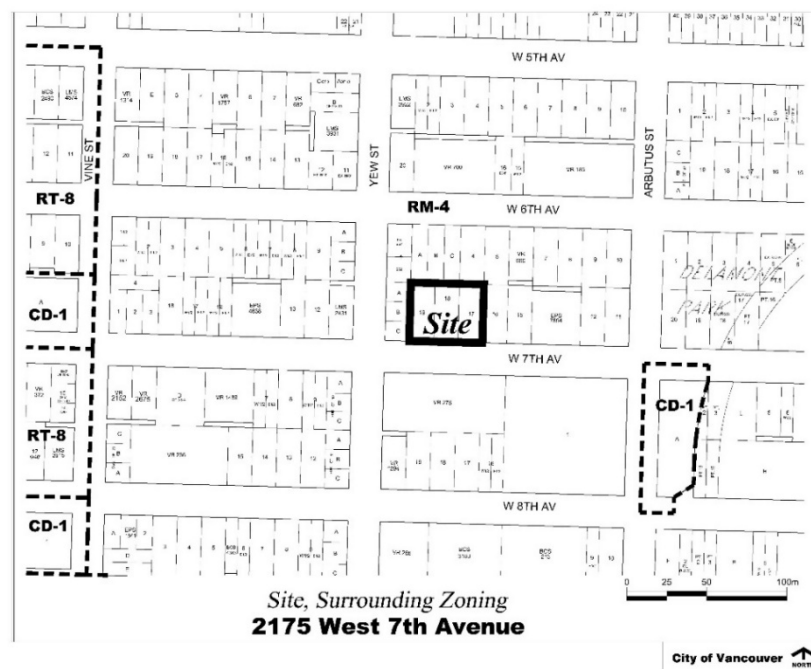
- *Parks* – Delamont Park (140 m), Arbutus Greenway Park (400 m), Connaught Park (500 m), Rosemary Brown Park (600 m).
- *Community and Cultural Spaces* – Kitsilano Neighbourhood House (250 m), Russian Community Centre (400 m), Vancouver Resource Society (550 m), Kitsilano Beach Park (800 m), Kitsilano Community Centre (1 km), Centre culturel francophone de Vancouver (1 km), Vancouver Public Library, Kitsilano Branch (1.1 km).
- *Childcare* – Kitsilano Area Childcare Society (300 m), CEFA Early Learning Vancouver – Kitsilano (450 m), Montessori Day Care Society (600 m), Tiggy Winkle Corner Preschool (1.1 km).

Local School Capacity – The site is located within the catchment area of General Gordon Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, General Gordon Elementary is currently operating at 97% capacity and by 2031 is forecasted to be operating at 77% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

There are several independent schools close to the site: St. Augustine School (100 m), St. John's School (400 m), Madrona School (500 m) and Fraser Academy (550 m).

Figure 1: Surrounding Zoning and Context



2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the Plan area which is generally in alignment with the *Vancouver Plan*.

Broadway Plan – The *Broadway Plan* (the “Plan”) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Kitsilano North - Area A sub-area 8.1 of the Plan. There is a maximum of two towers per block in this sub-area. Sub-section 8.1.1 of the Plan permits 20-storey market rental housing buildings with an FSR up to 6.5 where a minimum of 20% of the residential floor area secured at below-market rents on lots with existing market rental housing.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the Arbutus Station TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Housing Needs Report – On April 27, 2022, Council received a *Housing Needs Report* (HNR). Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing, and special needs housing. This zoning amendment would facilitate the delivery of rental housing including a component of below-market rental units and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

Strategic Analysis

1. Proposal

The proposal is for a 20-storey residential building containing 182 market rental housing units, of which 20% of the residential floor area will be secured as below-market rental units. The proposed height is 61.3 m (201 ft.) and the floor space ratio (FSR) is 6.5. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Proposed Building from the Southeast



2. Land Use

The proposed market rental housing with a minimum of 20% of the residential floor area secured at below-market rents is consistent with the Plan's direction for residential use at this location.

3. Form of Development, Height and Density (Refer to drawings in Appendix C and statistics in Appendix G)

In assessing urban design performance, staff considered the built-form expectations of the Plan (Kitsilano North – Area A).

Form of Development – This application is consistent with the Plan for a 20-storey tower with a podium (see Figure 2). The proposal meets the Plan's expectations for tower separation, setbacks, floorplate size, and building dimensions. While the Plan anticipates a four-storey podium, the proposal includes a five-storey podium to accommodate the required westerly lane dedication (currently no lane services the site) and to take advantage of the site's approximately 1.6 m (5 ft.) southwest drop with a mezzanine level. Staff support this response to the site constraints.

Height – The Plan anticipates 20 storeys with an additional partial storey for rooftop amenities. The proposed height is within the Plan's permitted maximum.

Density – The Plan estimates a density of up to 6.5 FSR. The application complies with the objectives of the Plan and proposes a density of 6.5 FSR.

Public Realm and Interface – The Plan envisions ground-oriented units with private patio spaces delineated by layered plantings to transition from the private realm to the public. The proposal includes a vegetative buffer with hedges and on-site trees consistent with the Plan.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents on the ground floor and rooftop. Staff have included a condition to augment the size and functionality of the amenities.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's consistency with the expectations of the Plan.

Staff have concluded that the proposal complies with the form of development, height and density for this site as outlined in the Plan. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 182 units, including 147 market rental units and 35 below-market rental units (20% of the residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets for Market Rental Housing as of June 30, 2024

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Units ²	Market Rental	30,000	3,087 (10%)
	Developer-Owned Below Market Rental	5,500	353 (6%)
	Total	35,500	3,440 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey area, where this site is located, is 0.9%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application meets the minimum family unit mix in the Plan. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 4 – Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Below-Market Units Average Starting Rents (2023) ¹	Average Household Income Served in Below-Market Unit	Average Market Rent in Newer Buildings – Westside (CMHC, 2023) ²	Average Household Income Required to Afford Market Rent in Newer Building - Westside
Studio	\$1,223	\$48,928	\$1,902	\$76,080
1-bed	\$1,429	\$57,152	\$2,306	\$92,240
2-bed	\$1,969	\$78,752	\$3,372	\$134,880
3-bed	\$2,395	\$95,808	\$4,434	\$177,360

¹Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.

²Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver.

Average Rents and Income Thresholds – Figure 4 above sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio and will be targeted to moderate-income households. Average market rents in newer rental buildings on the westside are also shown in Figure 4. The

market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 4 and 5.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix E.

Figure 5 – Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) ¹	Average Household Income Served Westside	Down-payment at 20% –Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

¹ Based on the following assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 182 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Provincial Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 35 units of primary rental housing. Thirty-three (33) out of the thirty-five (35) existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Plan area. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's TRPP for the Plan area. The TRP is summarized in Appendix E of this report. All residential tenancies are protected under the Provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by public transit. It is within two blocks of the future Broadway Subway Arbutus Station as well as within two blocks of frequent bus service on West 4th Avenue. Both streets are part of TransLink's Frequent Transit Network (FTN). The property is along the 7th/8th Avenue bikeway and within one block of Arbutus Greenway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

A new asphalt north-south lane along the western frontage of the development site will be added. The project is also required to provide street improvements including a road reconstruction to higher-zoned street standards of West 7th Avenue. In addition to what the project is required to deliver, a new flashing pedestrian-controlled traffic light at West 7th and Arbutus has already been installed. This will improve pedestrian movement and overall safety.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are six existing trees on the site, all of which are proposed for removal. There are four City street trees for which protection during construction is required. 22 new trees, 19 on the ground floor and three on the roof level, are proposed. A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. See Appendix B for landscape and tree conditions.

7. Public Input

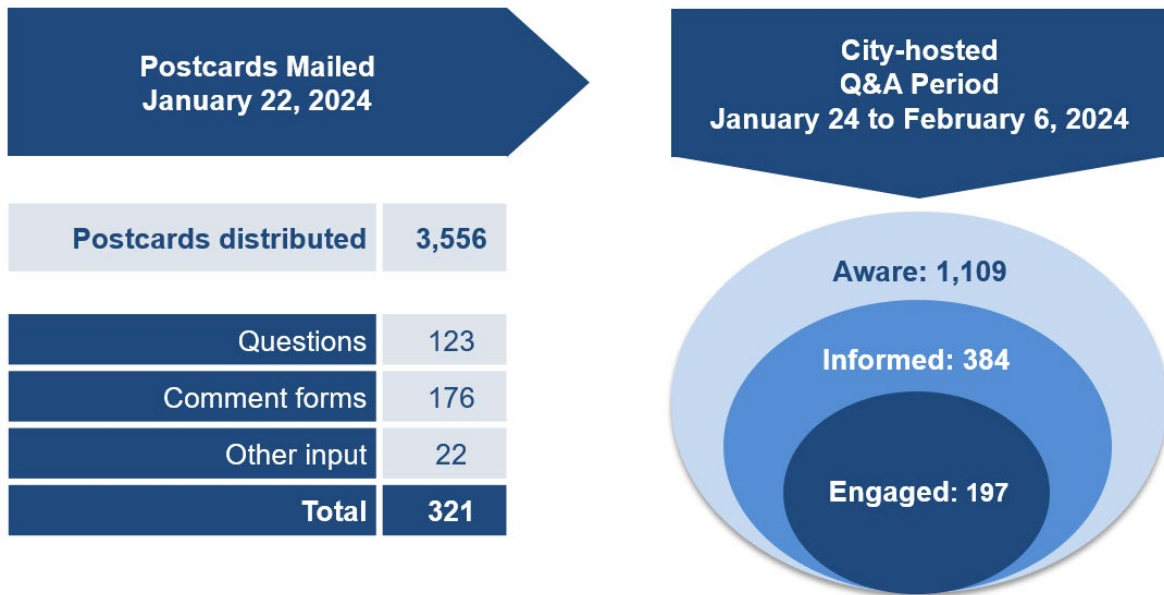
Public Notification – A rezoning information sign was installed on the site on December 18, 2023. Approximately 3,556 notification postcards were distributed within the neighbouring area on or around January 22, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period/Virtual Open House – A question and answer period was held from January 24 to February 6, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

The virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 322 submissions were received.

Figure 3: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds to the available rental housing stock and is considered an appropriate way to address lack of supply.
- **Height and location:** The proposed height is appropriate for the area, given the proximity of the development to public amenities and transit options with the bikeway and new subway station in close proximity.
- **Parking:** The proposed amount of vehicular and bike parking is appropriate given the accessibility of transit options and neighbourhood walkability.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposed building is too tall. A high-rise is incongruous with the low-rise scale of the neighbourhood with mostly three- to four-storey apartment buildings.

- **Solar Access:** It will block the sunlight and impact views to the North Shore mountains.
- **Affordability:** The inclusion of below-market rental (BMR) units is supported; a greater percentage dedication of BMR would be desired to increase the stock of available affordable options. It was also questioned how affordable those units will be as “below-market” still unaffordable to many given the high rental prices.
- **Residential tenant displacement:** Proposed project will displace existing affordable rental building and displace existing residential tenants. Concern that the people currently living in the building will be pushed out of their homes and into a rental market they cannot afford.
- **Neighbourhood fit:** There are concerns that the proposed development does not maintain the character of the neighbourhood and will have negative impacts on its liveability.
- **Traffic:** The proposed development will negatively impact traffic and parking and will lead to increased congestion within the area which is considered problematic for the private school that is on the same block.

Response to Public Comments

Height, density and massing – The proposed height, scale, uses and density are consistent with the intent of the Plan. It is appropriate due the proximity to transit routes, schools, services and shopping amenities in the neighborhood, away from arterials.

Solar Access – The solar access policies of the Plan require no shadow impacts to parks, public school yards, and village shopping streets/plazas from the spring to fall equinoxes between 10 AM and 4 PM. The application complies with the solar access and tower separation policies of the Plan and does not create development limitations on other properties.

Affordability – The proposed development adds much needed rental and affordable housing supply, notably secured rental and below market housing options to the neighbourhood.

Residential tenant displacement – The Plan provides enhanced tenant protections, supported by extensive economic testing of heights and density. Tenants of the current building who meet the eligibility requirements are protected under the TRPP which offers enhanced supports.

Neighbourhood fit – The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities. The proposal is meeting the requirements to include common spaces such as indoor and outdoor amenities that are sized, located and programmed appropriately to promote a sense of community.

Traffic – Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law. The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway. The proposed TDM Plan includes a variety of sustainable transportation strategies to reduce the demand for vehicle use.

Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and the cost of securing the rental housing units, including the 20% of the residential floor area at below-market rents, and have determined that no CAC is expected.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to this residential building. This application is therefore subject to the maximum starting rents by unit type applicable to “Class A for-profit affordable rental housing” as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the proposed 10,839.5 sq. m (116,676 sq. ft.) of residential floor area, it is estimated that the project will pay DCLs of \$1,726,805. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$2,755,887. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The application is subject to a public art contribution estimated at \$231,018. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix F.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide market and below-market rental units, DCLs and a public art contribution. See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in the plans included as Appendix C.

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2175 West 7th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-Market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 10% of the total below-market rental housing dwelling units must be 3-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,673 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.5.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing.

- (d) entries, porches, verandahs and covered circulation if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 7.1 Building height must not exceed 61.3 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 67.8 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
- (a) the minimum distance of unobstructed view is at least 3.7 m.

- (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

**2175 West 7th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received October 30, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to provide on-site access from townhouses to shared service, amenity, parking and loading spaces.

Note to Applicant: This may be achieved by providing a common corridor from townhouse units to shared spaces. Access must be provided wholly within the confines of the property.

- 1.2 Design development to improve the size and functionality of co-located amenity spaces at grade.

Note to Applicant: Suggested strategies include increasing the floor area, functionality, and flexibility of indoor amenity space and optimizing access and connection to outdoor amenity space.

- 1.3 Ensure a sensitive interface to adjacent developments and reduce potential overlook.

Note to Applicant: Suggested strategies include landscape buffers along the property lines; integrating the parking stairs into the building; and reorienting side-facing podium units.

Landscape

- 1.4 Resolution of conflict between the development and retention of offsite tree # OS1 and OS2.

Note to Applicant: This can be achieved by:

- (i) adjusting the form of development to retain trees. (In the event that a letter of consent for tree removals cannot be obtained, further analysis and coordination

with the arborist and the design team will be required to quantify scope of work and its impact on adjacent retained trees.); or

(ii) providing a letter of consent signed by neighbouring property owners.

1.5 Design development to the tree planting strategy to maximize tree canopy cover to align with the *Urban Forest Strategy*.

Note to Applicant: The overall master plan should offer opportunities around buildings to plant large tree species in the ground with access to the water table and reduce hardscape treatment wherever possible outside of parkade slab along West 7th Avenue. Provide more new trees inside of the fence at the rear to provide screening from the future lane.

1.6 At the early building design stage, ensure the structure is engineered for optimal soil load capacity for trees planted on slab and green roofs. Employ ecological strategies such as successional planting and naturalized landscapes. The built form should enhance natural processes wherever possible.

1.7 Design development to maximize soil medium depth to exceed Canadian Landscape Standard.

Note to Applicant: Where applicable, reconfigure underground parking design to increase soil depth for planting. Wherever possible, trees will need to be planted at grade and not placed in above grade planters to achieve soil depth.

1.8 At time of first development permit, provision of:

(a) Detailed Landscape plans illustrating soft and hard landscape designs.

Note to Applicant: The plans should be at 1/8 in. to 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

(b) Detailed cross sections (minimum 1/4 in. scale) through all tree protection zones, common open spaces, landscapes on slab and semiprivate patio areas (typical).

Note to Applicant: The sections should illustrate to scale the relationship between the underground slab, soil, tree root ball, retaining walls, steps, and part of the residential unit.

(c) A phased "Tree Removal/Protection/Replacement Plan" in coordination with a detailed arborist report including the assessment of existing trees, retention recommendations, special construction methods and limitations, site supervision requirements and letters of assurance.

Note to Applicant: Provide a tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report. Replacement trees are likely best located on the proposed phased landscape plans.

Housing

- 1.9 The proposed unit mix for the market rental units, including 40 studio units (27%), 56 one-bedroom units (38%), 42 two-bedroom units (29%), and 9 three-bedroom units (6%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.10 The proposed unit mix for the below-market rental units, including nine studio units (26%), 13 one-bedroom units (37%), 4 two-bedroom units (11%), and nine three-bedroom units (26%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.11 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Play area to be incorporated into the outdoor amenity area, and adjacent to the indoor amenity room to allow for adult supervision.

- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Note to Applicant: Provide confirmation that all units have bulk storage, with preference for in suite storage for all family units.

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

Note to Applicant: The proposed indoor amenity areas are insufficient in size for the scale of the project, an increase in floor area is expected at the Development Permit stage.

- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Provide confirmation that all units meet the minimum dimensions; some balconies appear undersized.

- 1.12 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Sustainability

- 1.13 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.14 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) Section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.15 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for

any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.16 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the Rapid Transit Office at rapidtransitoffice@vancouver.ca for more information on impacts to access and street use for your project.

<https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx>

- 1.17 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including:

(a) Display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements on 2175 West 7th Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

- (b) Existing locations of:
 - (i) Street furniture; and
 - (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

- (c) Deletion of:
 - (i) Any existing structures from future property dedication area.
- (d) Addition of shown:
 - (i) Proposed concrete lane crossing with lane ramps and lane returns per City standards at the proposed lane entrance on West 7th Avenue; and
 - (ii) Proposed asphalt north-south lane along the western frontage of the development site.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The *Streets Design Guidelines* are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

1.20 Provision of a [Transportation Demand Management \(TDM\) Plan](#)

Note to Applicant: Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect January 1st, 2024, and apply to all development permits received after this date.

1.21 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, including:
 - (i) Convex mirrors at the bottom of the main parkade ramp.

1.22 Provision of safe, functional grades on the ramp and in parking areas, including:

- (a) Maximum 10% ramp grade for the first 6.1 m (20 ft.) from the property line.

1.23 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Standard widened loading throat to facilitate maneuvering.

Note to Applicant: Amendments to loading rates and design requirements in the Parking By-Law were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024 and apply to all development permits received after this date.

1.24 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly;

Note to Applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

1.25 Provision of the following general revisions to architectural plans, including:

- (a) Dimension of columns and column encroachments into parking spaces;
- (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.26 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the following:

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site;

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.27 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: Requirement to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.28 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low-profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.29 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the *City of Vancouver Engineering Design Manual* Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

1.30 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan. Use the building grades shown on the latest revision of the City supplied plan BG-2023-00070.

For more information, please contact Engineering, Streets Design Branch at building_grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Approving Officer for the consolidation of Lots 17 to 19 inclusive, all of Block 284, District Lot 526, Plan 590 to create a single parcel and the dedication of north 10 ft., the west 20 ft. and a 10 ft. x 10 ft. corner cut on the ultimate northwest corner of the site for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 505486M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4.a., the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated September 19, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, and to maintain acceptable sewer flow conditions, implementation of development(s) at 2175 West 7th Avenue requires local servicing upgrade as follows:

Local Servicing Upgrade:

- (i) Separate 83 m of existing 300 mm COMB main to 375 mm STM and 250 mm SAN in West 7th from [MH_FJCW7D] fronting Arbutus Street to [MH_FJCW7E] fronting 2155 West 7th Avenue.
- (ii) Separate 94 m of existing 375 mm COMB main to 450 mm STM and 250 mm SAN in West 7th from [MH_FJCW7E] fronting 2155 West 7th Avenue to [MH_FJCW7G] in Yew Street and West 7th Avenue Intersection.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The sewer design brief, calculations and/or model, and design drawings are to be submitted by the Developer's Engineer to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Development to be serviced to the proposed STM and SAN sewers in West 7th Avenue as conditioned.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (c) Provision of street improvements with appropriate transitions, along West 7th Avenue adjacent to the site, including:

- (i) 2.4 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
- (ii) Concrete curb and gutter; and
- (iii) Full depth road reconstruction from Yew Street to the eastern extent of the development site, approximately 470 sq. m.

Note to Applicant: Road reconstruction on West 7th Avenue to meet City higher-zoned street standards.

- (d) Provision of lane improvements with appropriate transitions, along the future north-south lane adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.

- (ii) Installation of one new catch basin at the southern extent of the future lane; and

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

- (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the future lane entrance on West 7th Avenue.

- (e) Provision for the construction of, or full funding for, future east-west lane adjacent to the site including any transition areas to connect existing infrastructure to new infrastructure, all to the satisfaction of the General Manager of Engineering Services, with these improvements generally including the following:

- (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.

- (ii) Installation of one new catch basin at the western extent of the future lane.

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

- (f) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a subsurface infiltration trench or porous pavement in the new north/south laneway, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: A subsurface infiltration trench generally includes a subsurface storage area filled with drain rock connected to a catch basin. Porous pavement includes porous asphalt or permeable pavers underlain by aggregate material and drain rock and may not require a catch basin.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of Yew Street and West 7th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical, communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the rezone has been enacted and a City Project Coordinator is assigned to the project.

- (k) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

- 2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Sewer local servicing upgrade, 2.3b.

Note to Applicant: The benefiting area for these works is under review.

An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing (as defined in the Vancouver Development Cost Levy By-law No. 9755), excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental housing units (“below-market rental units”), subject to the conditions set out below for such units and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than one month at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
 - (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e., at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e., at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter* prior to enactment of the rezoning by-law.

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Plan and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names

of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g., tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.8 The following conditions must be met prior to enactment of the rezoning:
- (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registrable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

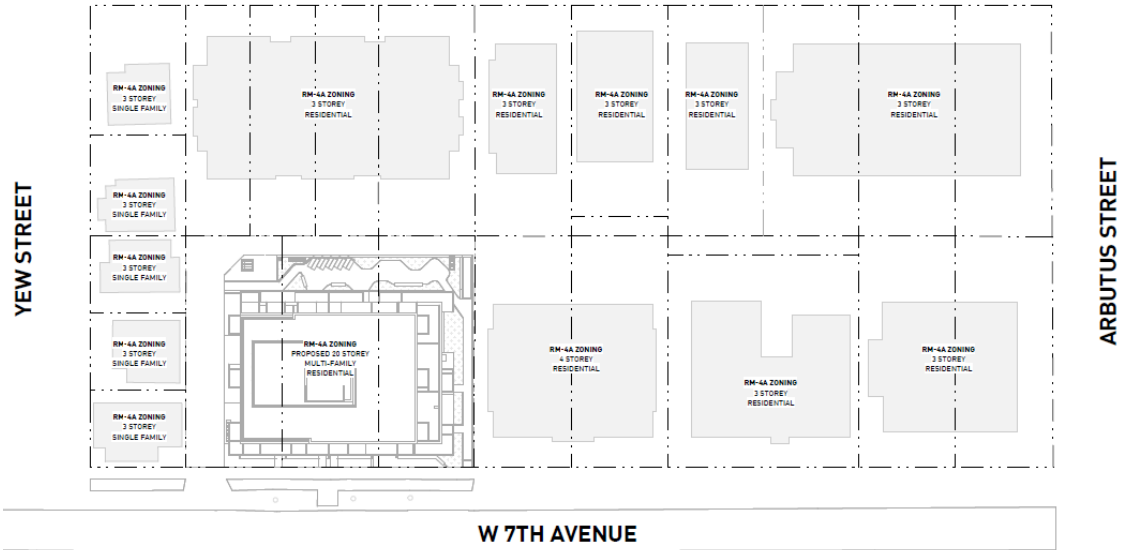
The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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2175 West 7th Avenue
FORM OF DEVELOPMENT DRAWINGS

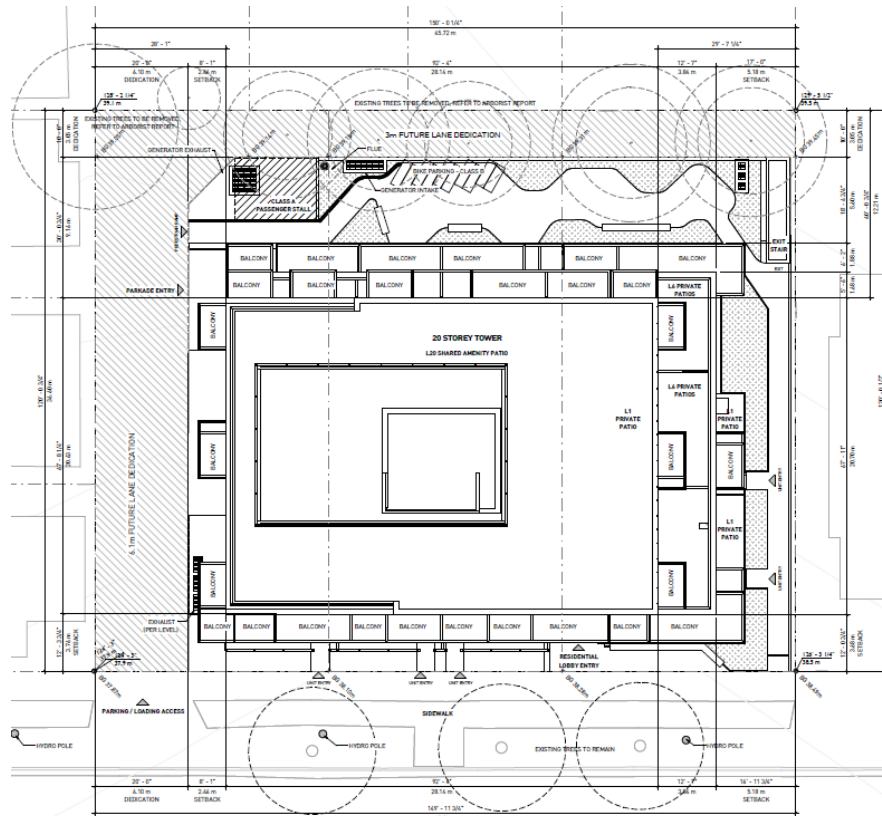
Context Plan

W 6TH AVENUE

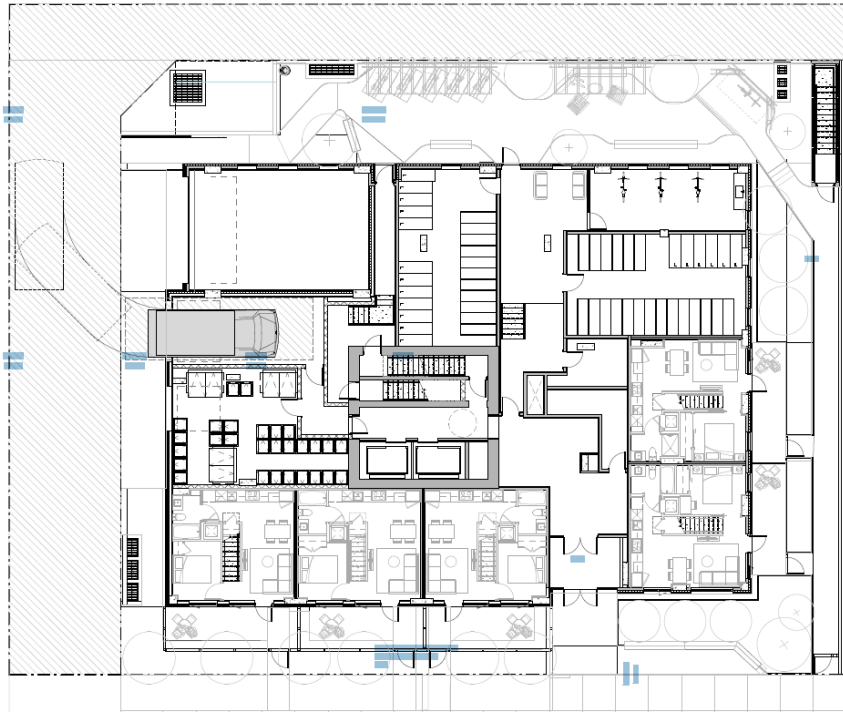


Site Plan

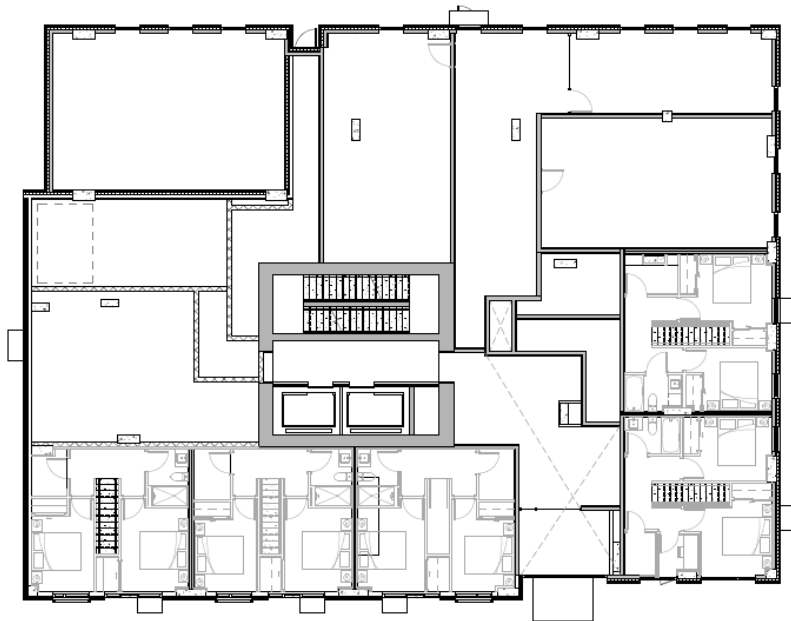
W 7TH AVENUE



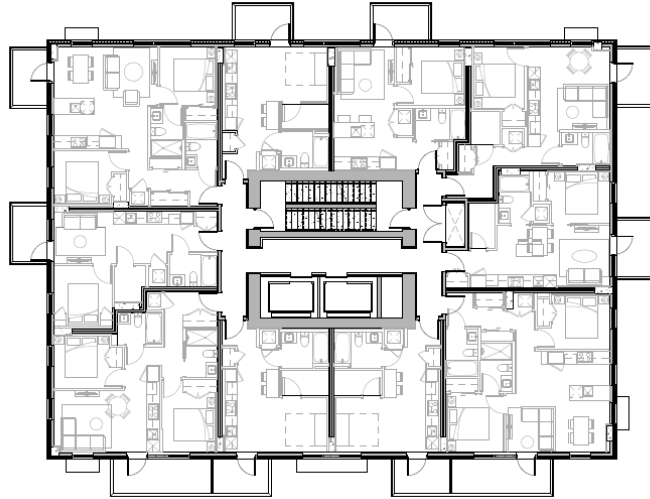
Level 1 Floor Plan



Level 2 Townhouse Floor Plan



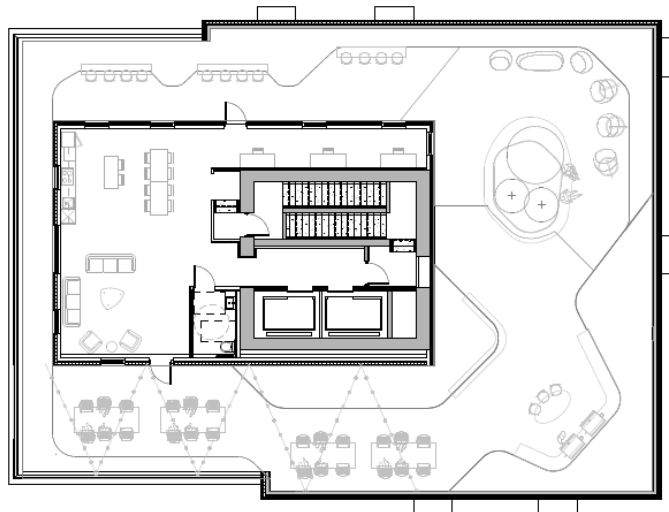
Level 3-5 (Podium) Floor Plan



Level 8-19 (Tower) Floor Plan



Rooftop Amenity Floor Plan



Shadow Studies

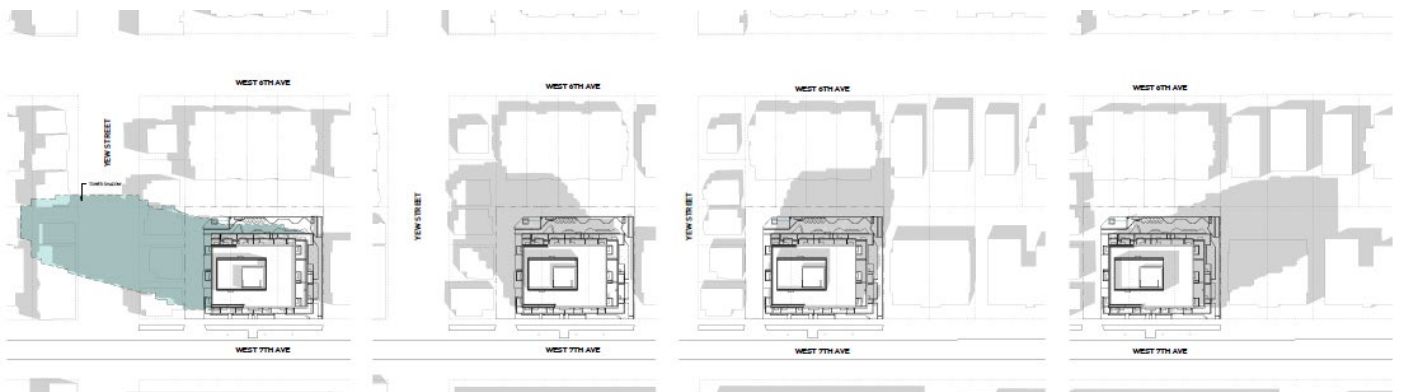
Spring



Fall



Summer



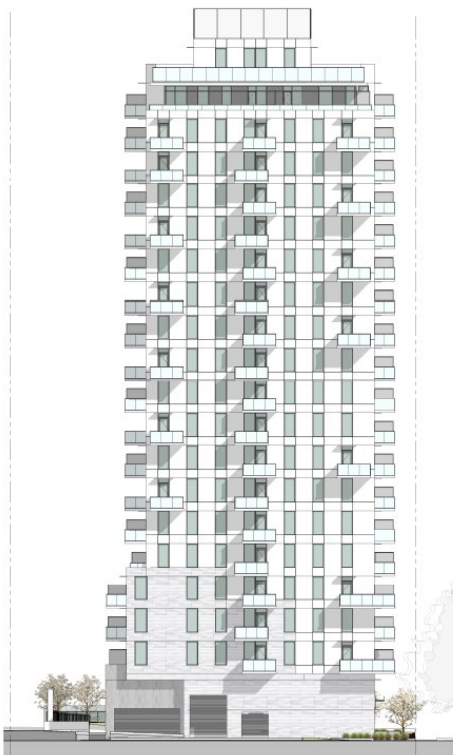
North Elevation



South Elevation



West Elevation



East Elevation



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2175 West 7th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	January 24 – February 6, 2024	1,109 participants (aware)* <ul style="list-style-type: none"> • 384 informed • 197 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 22, 2024	3,556 notices mailed
Public Responses		
Online questions	January 24 – February 6, 2024	123 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2023 – May 2024	176 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2023 – May 2024	176 submittals <ul style="list-style-type: none"> • 41 responses • 117 responses • 18 responses
Other input	December 2023 – May 2024	22 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – May 2024	2,383 participants (aware) <ul style="list-style-type: none"> • 820 informed • 233 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds to the available rental housing stock and is considered an appropriate way to address lack of supply.
- **Height and location:** The proposed height is appropriate for the area, given the proximity of the development to public amenities and transit options with the bikeway and new subway station in close proximity.
- **Parking:** The proposed amount of vehicular and bike parking is appropriate given the accessibility of transit options and neighbourhood walkability.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposed building is too tall. A high-rise is incongruous with the low-rise scale of the neighbourhood with mostly three- to four-storey apartment buildings.
- **Solar Access:** It will block the sunlight and impact views to the North Shore mountains.

- **Affordability:** The inclusion of below-market rental (BMR) units is supported; a greater percentage dedication of BMR would be desired to increase the stock of available affordable options. It was also questioned how affordable those units will be as “below-market” still unaffordable to many given the high rental prices.
- **Residential tenant displacement:** Proposed project will displace existing affordable rental building and displace existing residential tenants. Concern that the people currently living in the building will be pushed out of their homes and into a rental market they cannot afford.
- **Neighbourhood fit:** There are concerns that the proposed development does not maintain the character of the neighbourhood and will have negative impacts on its liveability.
- **Traffic:** The proposed development will negatively impact traffic and parking and will lead to increased congestion within the area which is considered problematic for the private school that is on the same block.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The building design is attractive, with noted support for the balcony design.
- The proposal is in line with the Broadway Plan.
- The development is supportive of sustainability urban living.

General comments of concern:

- The proposal is not suitable for this location and would be better situated elsewhere, e.g., along Broadway or Granville Street.
- The building will shadow the neighbouring area.
- Increased traffic will be challenging for the neighbouring private school.
- Concerns that the rental prices of the proposed building will be unaffordable and that there is not a sufficient percentage dedication to below-market rental units.
- The proposed development will bring too much density to the neighbourhood.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed.
- A mixed-use building would be supported with the introduction of ground floor retail or a childcare facility.

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2175 West 7th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g., all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low-income tenants and tenants facing other barriers to housing, as defined in the <i>TRP Policy</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

First Right of Refusal	<ul style="list-style-type: none">• The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.
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2175 West 7th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey building containing 182 secured-rental residential units of which 20% of the residential floor area are at below-market rental units which replaces the existing three-storey rental building with 35 units.

Public Benefit Summary:

182 secured-rental residential units, of which 20% of the residential floor area at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building as well as a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,673 sq. m [18,008 sq. ft.])	1.45	6.5
Buildable Floor Area	2,425.8 sq. m (26,112 sq. ft.)	10,839.5 sq. m (116,676 sq. ft.)
Land Use	Multiple Dwelling	Multiple Dwelling

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,726,805
Public Art ³	\$231,018
TOTAL	\$1,957,823

Other benefits (non-quantified): 182 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$2,755,887.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**2175 West 7th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
2175 West 7th Avenue	004-618-998	Lot 17 Block 284 District Lot 526 Plan 590
2175 West 7th Avenue	004-619-013	Lot 18 Block 284 District Lot 526 Plan 590
2175 West 7th Avenue	004-619-030	Lot 19 Block 284 District Lot 526 Plan 590

Applicant Information

Architect	GBL Architects Inc.
Applicant	Gracorp Properties LP
Registered Owner	Kitsilano West Development Holdings Ltd

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,673 sq. m (18,008 sq. ft.)	
Land Use	Multiple Dwelling	Multiple Dwelling
Maximum FSR	1.45	6.5
Maximum Height	10.7 m (35 ft.)	61.3 m (201 ft.) to top of parapet 67.8 m (222 ft.) to top of mechanical/amenity
Floor Area	2,425.8 sq. m (26,112 sq. ft.)	10,839.5 sq. m (116,676 sq. ft.)
Unit Mix	N/A	<p>Below-Market units: 9 3+-bedroom units 4 2-bedroom units 13 1-bedroom units 9 studio units Family Units: 37%</p> <p>Market Rental units: 9 3+-bedroom units 42 2-bedroom units 56 1-bedroom units 40 studio units Family Units: 35%</p> <p>Total: 182 units 18 3+-bedroom units 46 2-bedroom units 69 1-bedroom units 49 studio units</p>
Parking and Bicycle Spaces	As per Parking By-law	52 vehicle spaces 321 bicycle spaces 1 loading space To be confirmed at development permit stage
Natural Assets	Six on-site by-law trees; Four City trees	Six on-site trees for removal; Four City trees to be retained; 22 new trees proposed. To be confirmed at development permit stage
