

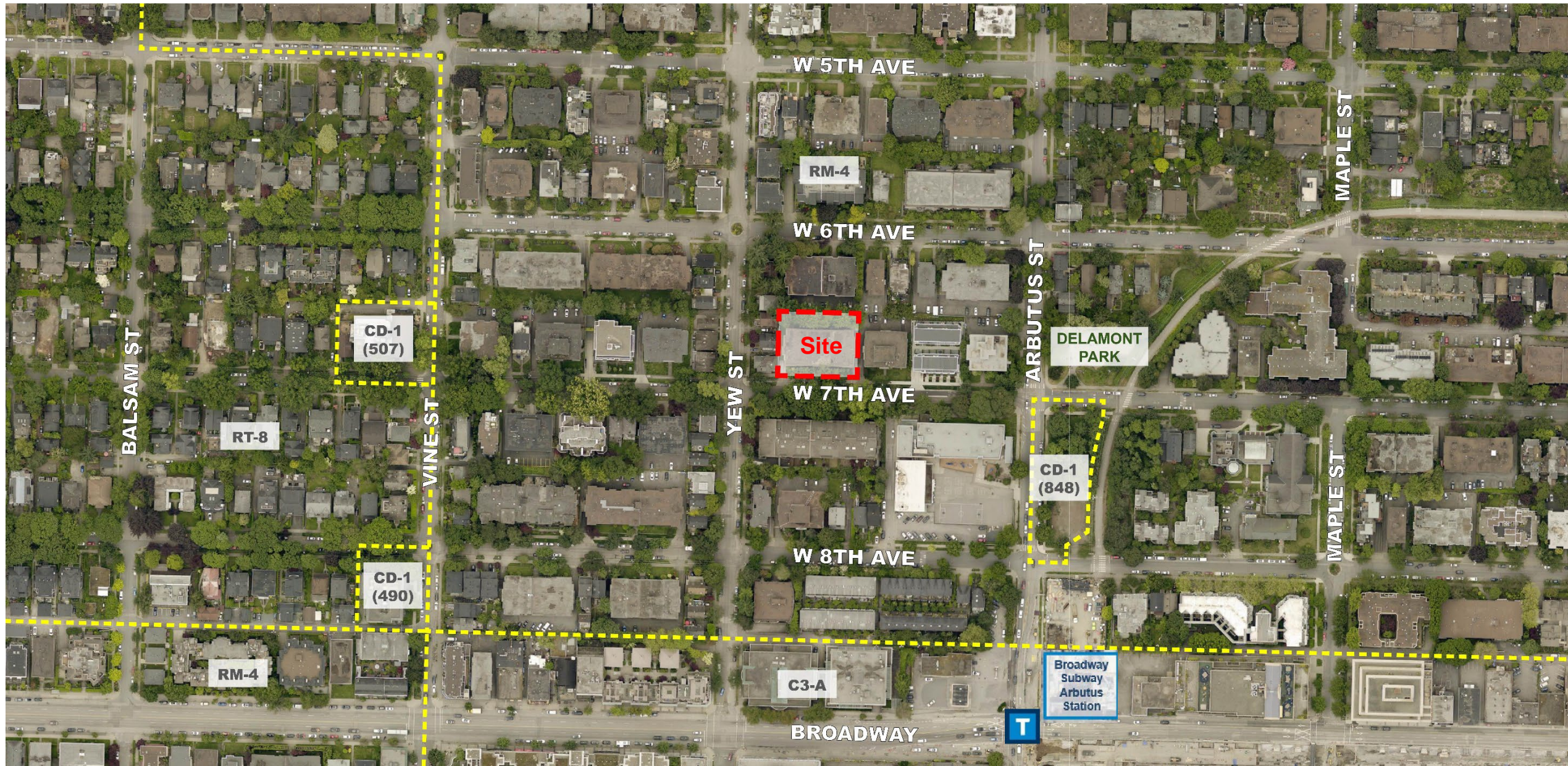
CD-1 Rezoning: 2175 West 7th Avenue

Public Hearing

November 12, 2024



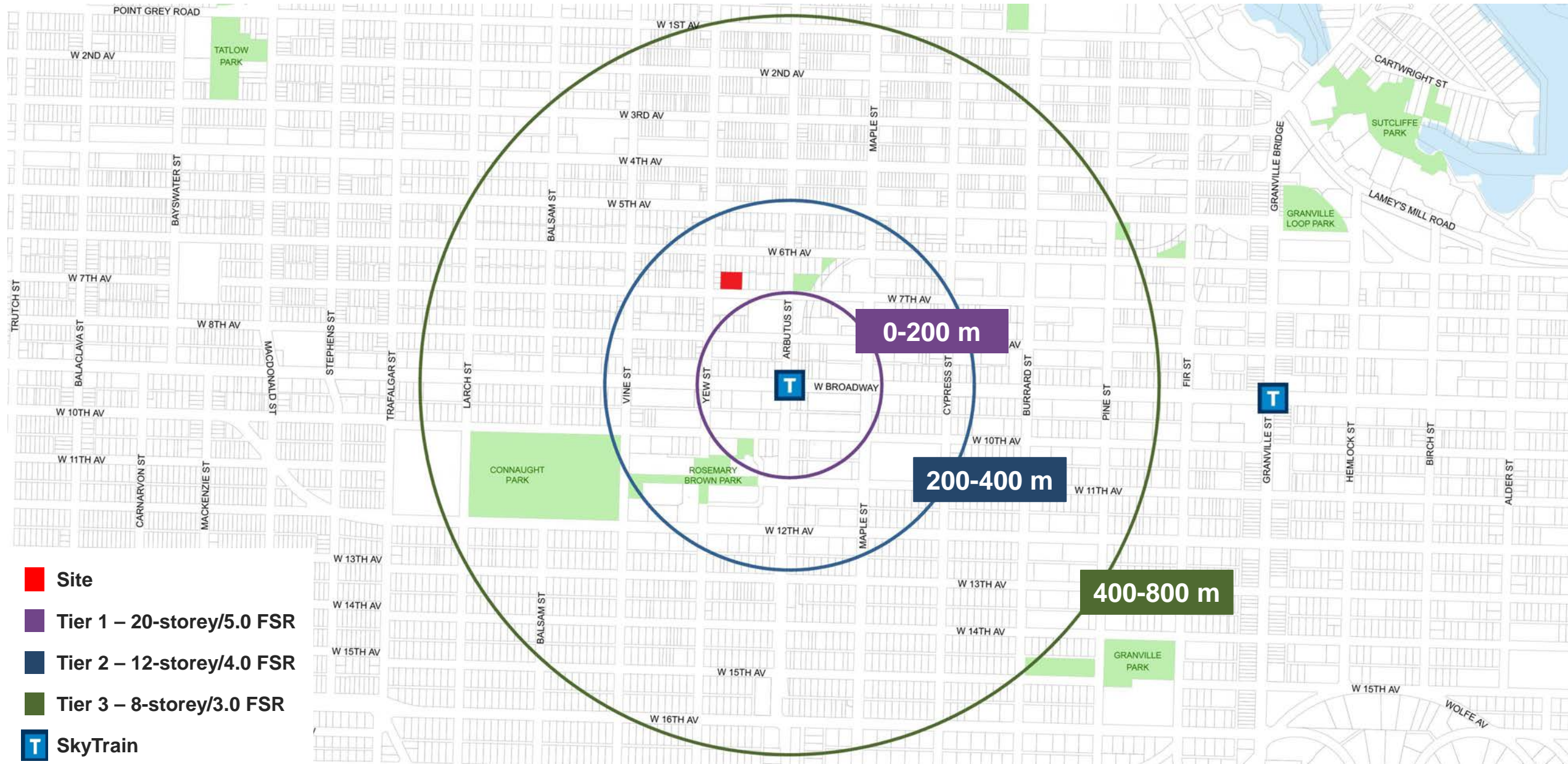
Existing Site and Context



Local Amenities and Services



Transit-Oriented Area (TOA) Analysis



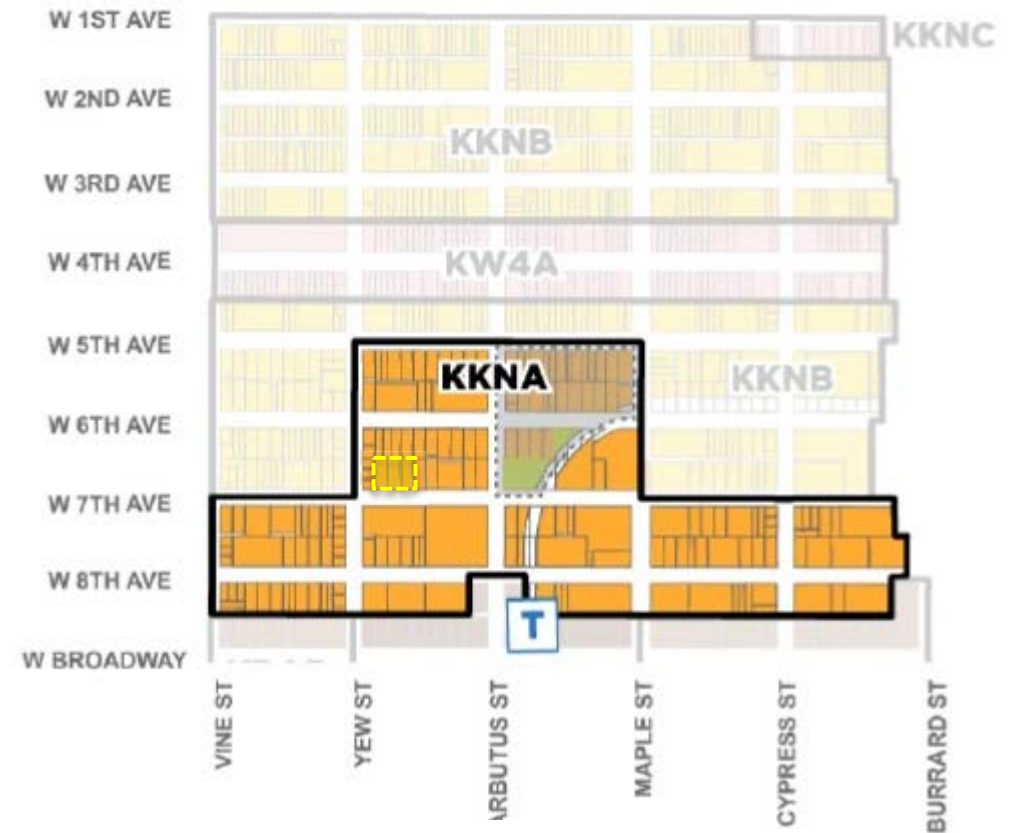
Policy Context



BROADWAY PLAN



Kitsilano North - Area A



Legend

 Delamont area

Proposal



West 7th Avenue, South-East Corner

- Application received October 30, 2023
- 20-storey tower with a 5-storey podium
- 182 rental units with 20% below-market rental units
- Floor area: 116,676 sq. ft.
- Floor Space Ratio (FSR): 6.48
- Height: 201 ft.
- 35 existing rental units of primary rental housing

Renting vs. Ownership on the Westside

	Below-market Rent in New Buildings		Market Rent in Newer Buildings		Ownership Median-Priced Unit on Westside (with 20% down payment)		
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served	Monthly Costs of Ownership	Average Household Income Served	Downpayment at 20%
studio	\$1,223	\$48,928	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	\$1,429	\$57,152	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	\$1,969	\$78,752	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	\$2,395	\$95,808	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

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

²Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver

Public Consultation

**Postcards Mailed
January 22, 2024**

**City-hosted
Virtual Open House
Jan 24 to Feb 6, 2024**

Comments of support

- Housing
- Height and location
- Parking

Postcards distributed	3,556
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Questions	123
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Comment forms	176
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Other input	22
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Total	321
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Aware: 1,109

Informed: 384

Engaged: 197

Comments of concern

- Height, density and massing
- Solar Access
- Affordability
- Tenant Displacement
- Neighbourhood fit
- Traffic

Response to Public Feedback

- **Height, density and massing** – Height, scale and uses are consistent with the Plan
- **Neighbourhood Fit**
 - Includes indoor and outdoor amenities to promote a sense of community
 - Policies for tower separation, adequate sunlight, active public realm and community amenities
- **Solar Access** – No shadow impacts to parks, public school yards
- **Affordability** – 20% of rental units are below-market rental units for households with moderate incomes
- **Tenant Displacement** – Eligible tenants protected under TRPP
- **Traffic**
 - Parking per Parking By-law
 - Reduction in vehicle trips on Arbutus Street with the subway completion
 - Implementation of Transportation Demand Management (TDM) Plan

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	\$0
City-wide Development Cost Levies (DCLs)	\$0
Utilities Development Cost Levies (DCLs)	\$1,732,199
Public Art	\$231,763
Total Value	\$1,963,962

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 182 market rental units of which 20% are below-market rental units
- Staff support application subject to conditions in Appendix B

