

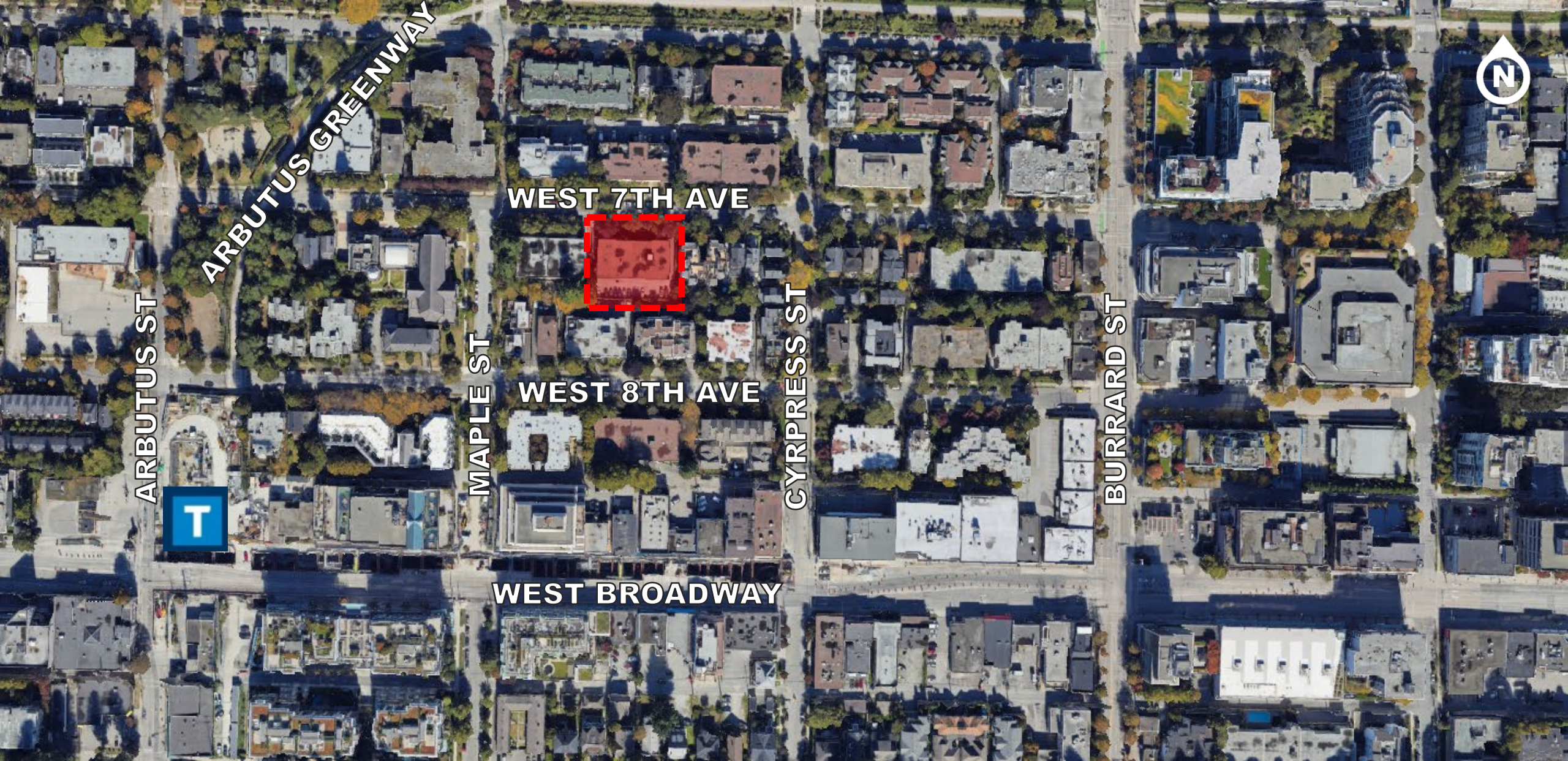
CD-1 Rezoning: 1960 West 7th Avenue

Public Hearing

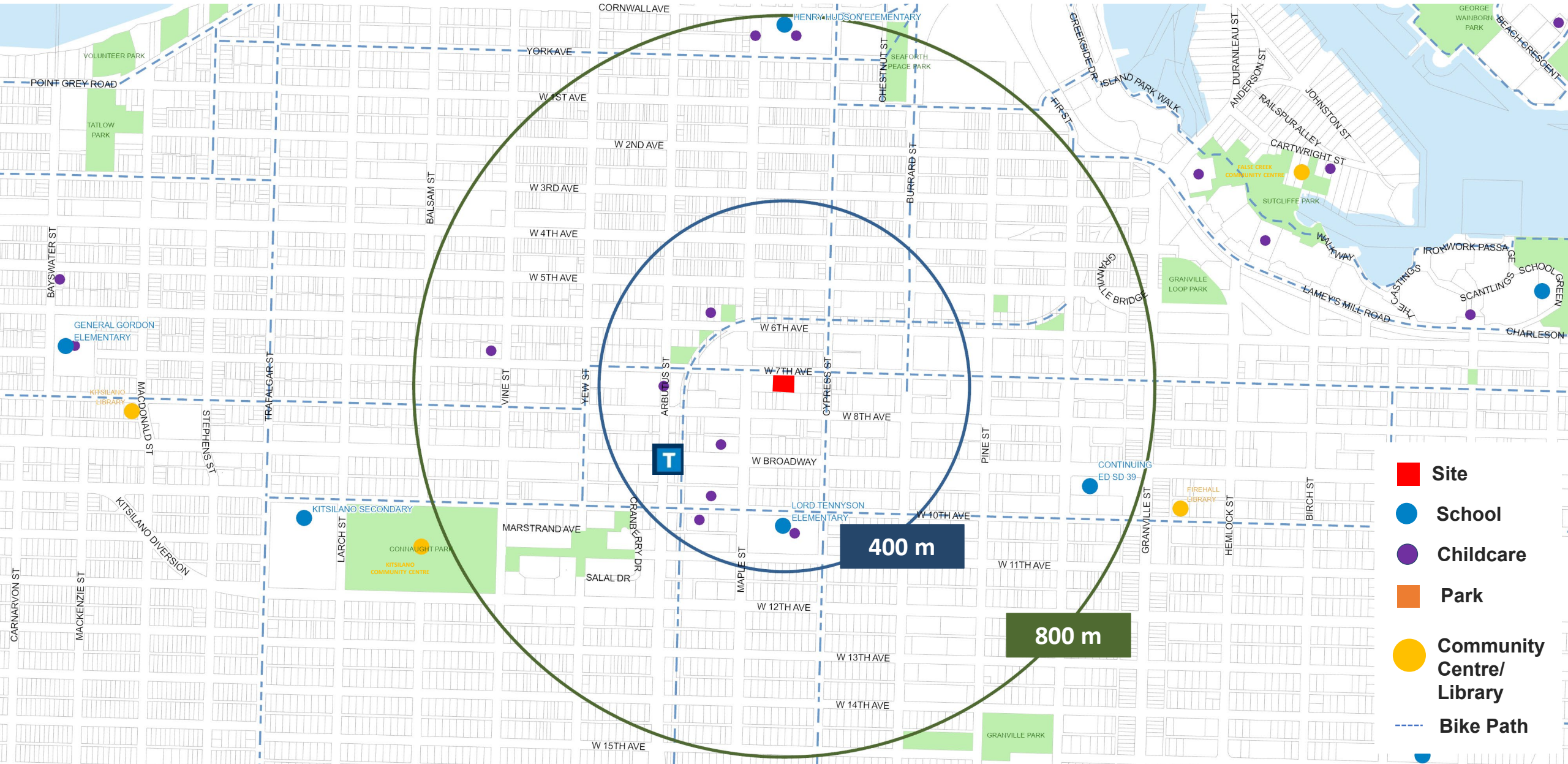
November 26, 2024



Existing Site and Context

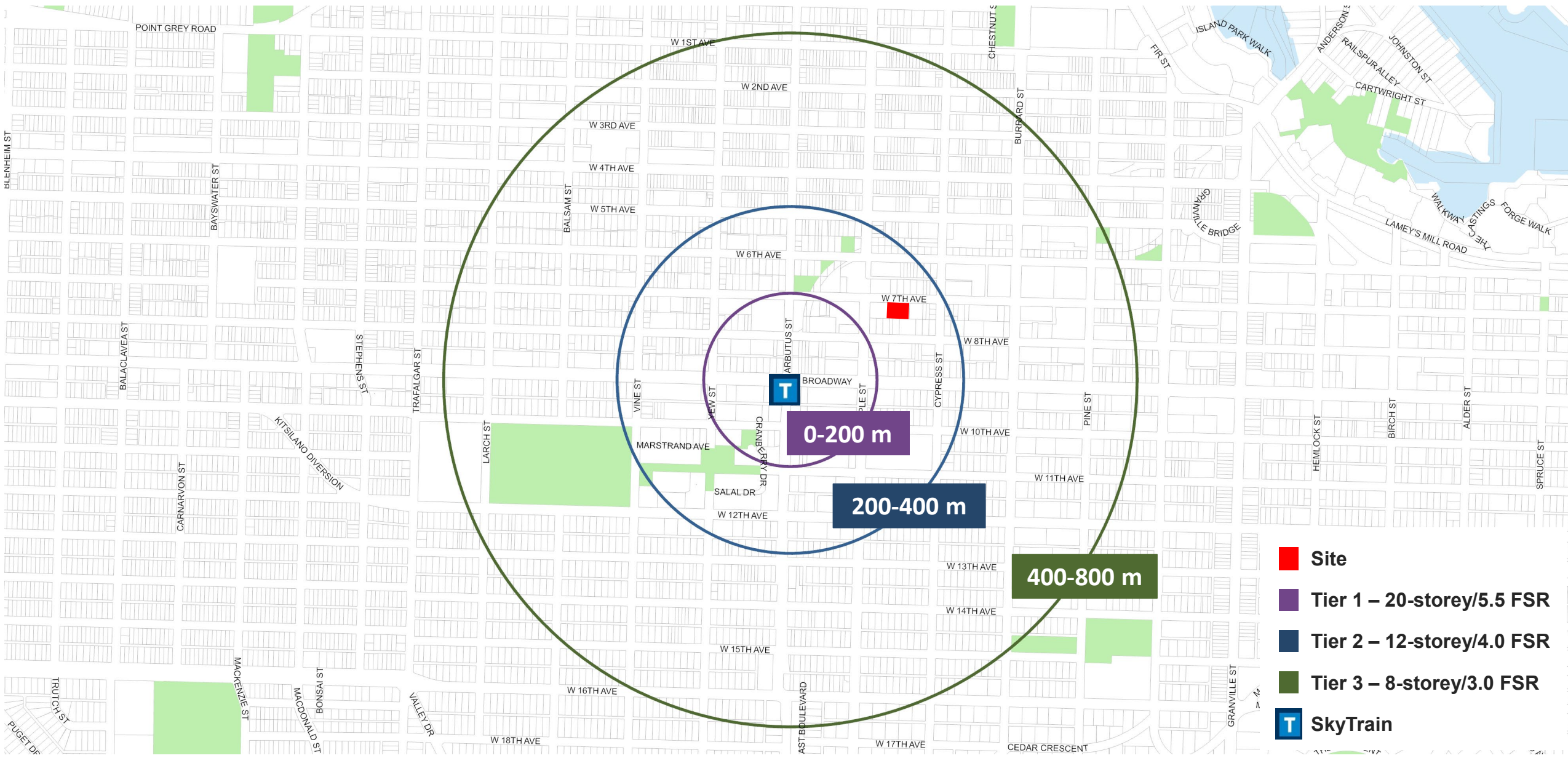


Local Amenities and Services



- Site
- School
- Childcare
- Park
- Community Centre/ Library
- - - Bike Path

Transit-Oriented Area (TOA) Analysis



Policy Context



BROADWAY PLAN



Kitsilano North - Area A (KKNA)

- Allows consideration of rezonings for rental buildings with 20% of the floor area as below-market units
- Allows up to 20 storeys and 6.5 FSR



Proposal



View of the front elevation from West 7th Avenue

- 20-storey tower with a 4-storey podium
- 183 rental units and 20% of the residential floor area as below-market units
- 6.5 FSR
- Height: 200 ft., plus additional for rooftop amenity

Below Market vs. Average Market Rents

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
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 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
March 11, 2024**

Postcards distributed	4,132
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Questions	22
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Comment forms	104
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Other input	9
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Total	135
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**City-hosted
Q&A Period
March 13 to March 26, 2024**



Support

- Rental and below-market rental housing
- Access to transit
- Height, density and massing

Concern

- Height and density
- Massing and design
- Shadowing
- Neighbourhood fit
- Affordability and tenant displacement
- Parking, traffic, safety

Response to Public Feedback

- **Height, density, massing and design**
 - Consistent with the Plan
- **Affordability and tenant displacement**
 - Eligible tenants offered right of first refusal at current rent, or 20% discount to city-wide average market rent, whichever is cheaper.
 - Below-market units secured at 20% discount to CMHC city-wide average market rents for life of the building
- **Neighbourhood fit**
 - Proposal consistent with the Plan to create new rental housing in residential areas close to transit
- **Shadowing**
 - Complies with the solar access policies of the Plan
- **Parking, traffic and safety**
 - Parking per Parking By-law and TDM Plan at time of Development Permit
 - Transportation conditions to improve traffic and safety

Public Benefits

- Rental and below-market units

Contribution	Amount
Utilities Development Cost Levies (DCLs)	\$1,730,623
Public Art	\$231,529
Total Value	\$1,962,152

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 183 market rental units including 20% of the residential floor area as below-market units
- Staff support application subject to conditions in Appendix B

