

4. CD-1 REZONING: 2267-2275 West 7th Avenue

Summary: To rezone 2267-2275 West 7th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 190 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 63.0 m (207 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Acton Ostry Architects Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 2267-2275 West 7th Avenue”, dated May 6, 2025 (“Report”), referred to Public Hearing at the Council Meeting of May 20, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Acton Ostry Architects Inc. on behalf of West 7th Avenue Holdings Ltd., the registered owner of the lands located at
- 2267 West 7th Avenue [*The East 1/2 and the West 1/2 of Lot 16, and The East 1/2 and the West 1/2 of Lot 17, all of Block 283 District Lot 526 Plan 590; PIDs 015-224-708, 015-224-759, 015-224-775 and 015-224-783 respectively*], and
 - 2275 West 7th Avenue [*Lot 18 Block 283 District Lot 526 Plan 590; PID 015-224-791*],

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.50 and the maximum building height from 10.7 m (35 ft.) to 63 m (207 ft.) with additional height for the portion with rooftop amenity, to permit a 20-storey rental building, containing 190 rental units with a minimum of 20% of the residential floor area for below-market rental units, generally as presented in the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc. received December 19, 2023, revised October 16, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, 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.

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