

CD-1 Rezoning: 2267-2275 West 7th Avenue

Public Hearing

June 17, 2025



Existing Site and Context



Local Amenities and Services



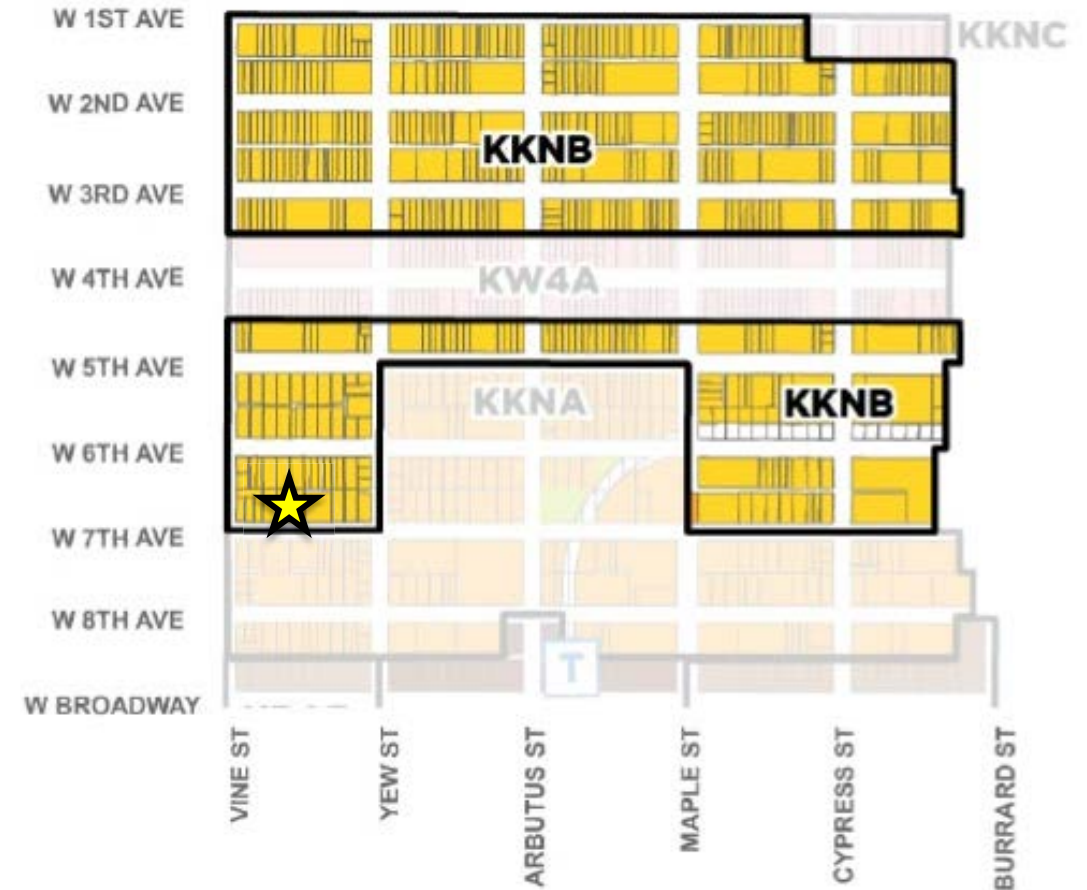
Policy Context

Kitsilano North - Area B (KKNB)

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



BROADWAY PLAN



Proposal

- Application submitted December 19, 2023, revised October 16, 2024
- 20-storey mixed-use tower with a rooftop amenity
- 190 rental units, with 20% of the residential floor area as below-market rental units (approx. 38 units)
- Replaces 25 existing rental units with 9 existing tenancies
- A density of 6.5 FSR
- A height of 63 m (207 ft.)



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	\$1,294	\$51,776	\$1,960	\$78,400
1-bed	\$1,470	\$58,784	\$2,560	\$102,400
2-bed	\$2,052	\$82,080	\$3,635	\$145,400
3-bed	\$2,819	\$112,768	\$4,412	\$176,480

¹ Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025

² Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver.

Public Consultation

Postcards Mailed
June 19, 2024

City-hosted Q&A Period
June 19 to July 2, 2024

Comments of support

- Housing
- Neighbourhood
- Location and Transit

Postcards distributed	3,366
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Questions	10
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Comment forms	120
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Other input	8
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Total	138
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Aware: 359

Informed: 177

Engaged: 89

Comments of concern

- Height, density, massing
- Neighbourhood character
- Traffic and parking

Response to Public Feedback Concerns

Height, Density, Massing

- The proposal is consistent with the intent of the Plan
- Close to transit routes, schools, services and shopping amenities

Neighbourhood Character

- The application is consistent with the form of development anticipated by the Plan
- Incentivize new housing options away from arterials but close to rapid transit

Traffic and parking

- Parking per Parking By-law
- Transportation Demand Management Plan at Development Permit stage
- Overall reduction in vehicle trips with completion of new subway

Public Benefits

Rental Housing

- 190 market rental units, 20% below-market rental units

Utilities Development Cost Levies (DCLs)	\$1,730,957
Public Art	\$231,597
Total	\$1,962,554

Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 190 rental units with 20% of the residential floor area as below-market rental units
- Staff recommend approval, subject to conditions in Appendix B



END OF PRESENTATION

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