CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	July 7, 2026
Contact:	Cathy Joe
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RTS No.:	19757
VanRIMS No.:	08-2000-20
Meeting Date:	July 28, 2026

[Submit comments to Council]

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 2277 West 2nd Avenue and 1750 Vine Street

Recommendations

A. THAT the application by DA architects + Planners, on behalf of:

- Balbir Kaur Siddoo, Jasvir Singh Siddoo and Ravinder Singh Siddoo, the registered owners of the lands at 1750 Vine Street:
  - [*Lot 38 Except the East 15 Feet, Block 213 District Lot 526 Plan 590; PID 015-234-584*], *and*
  - [*Lots 39 to 40 Block 213 District Lot 526 Plan 590; PIDs 015-234-606 and PID 015-234-614 respectively*], and
- Siddoo Kashmir Holdings Ltd., the registered owner of the lands at 2277 West 2nd Avenue:
  - [*Lots 33 to 37 Block 213 District Lot 526 Plan 590; PIDs 007-514-280, 007-514-301, 007-514-328, 007-514-344, and 007-514-361 respectively], and*
  - [*PID 007-514-492; The East 15 Feet of Lot 38 Block 213 District Lot 526 Plan 590*],

to rezone the lands from R3-3 (Residential) District to R5-4 (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

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 zoning amendment 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.

Purpose and Executive Summary

This report evaluates an application to rezone from R3-3 (Residential) District to R5-4 (Residential) District, for the site located at 2277 West 2nd Avenue and 1750 Vine Street. The proposal is for a mixed-use residential building of up to 26 storeys with approximately 233 rental units, with 20% of the residential floor area for below-market (BMR) rental.

A future building design would be submitted through the development permit process and the public will notified at that time.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

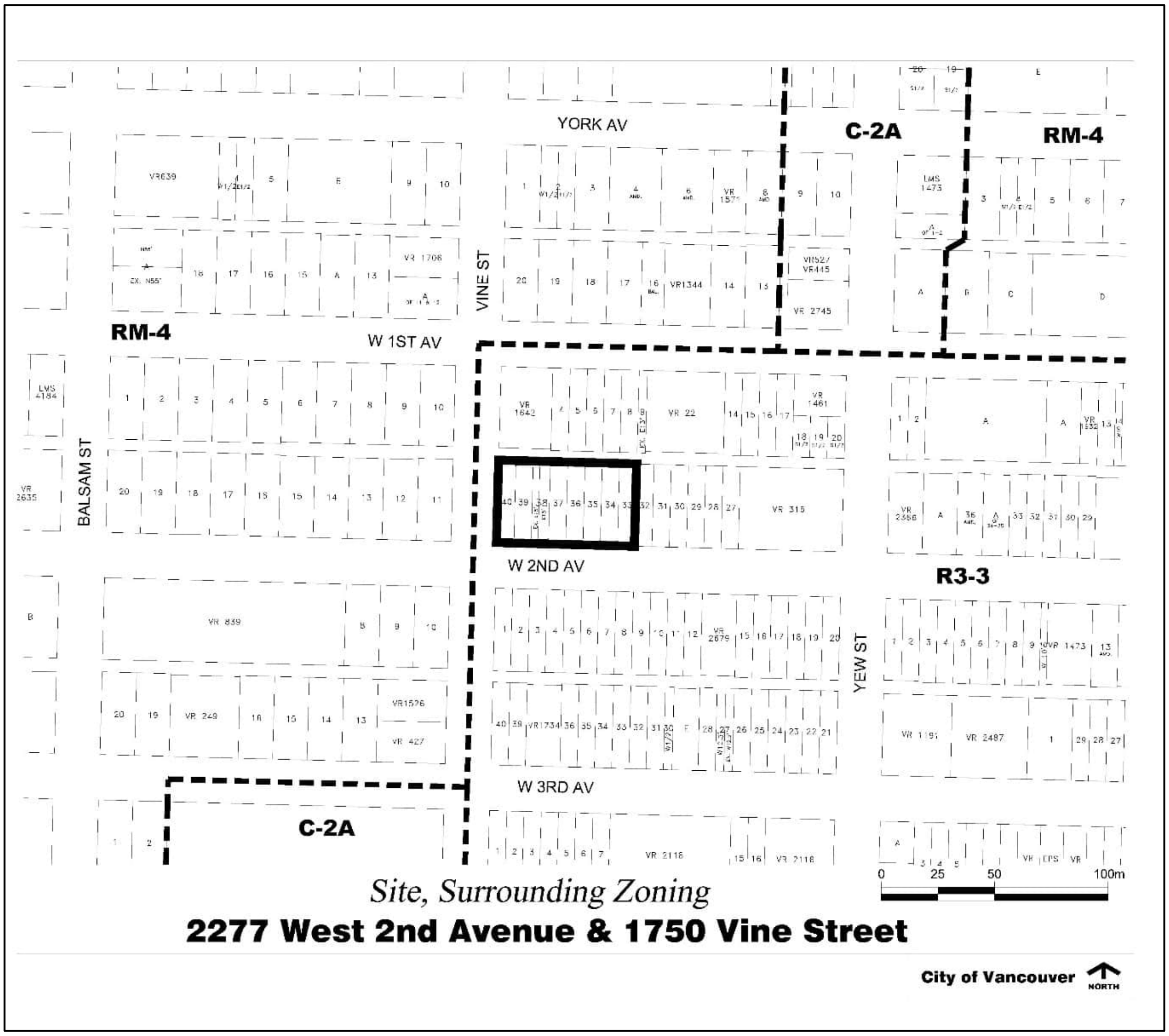
This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of nine parcels, located at the northeast corner of West 2nd Avenue and Vine Street (see Figure 1). The site is currently developed with a three-storey rental apartment building (1750 Vine Street) and a nine-storey rental apartment building (2277 West 2nd Avenue) with a total of 62 rental units. The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The edge of the boundary of the *Broadway Plan* runs just west of the site along Vine Street and the future Arbutus Station will be located approximately 900 metres from the subject site.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- ***Vancouver Official Development Plan***: The site has a Generalized Land Use (GLU) designation of Residential High-Rise 1, which permits high-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.

- ***Broadway Plan***: This site is located in Kitsilano North - Area B (KKNB) sub area 8.2 and the residential and commercial uses proposed are consistent with the *Plan*.

- **Transit-Oriented Areas (TOA) Designation By-law and *Transit-Oriented Areas (TOA) Rezoning Policy***: This site is within Tier 3 of the TOA and is consistent with the height designation. As the *Plan* allows more density, the application is being assessed under the *Broadway Plan* policies.

- **Standardized District Schedules for Rezoning in the *Broadway Plan* Area:** In October 2025, Council approved City-initiated zoning changes to introduce new residential low-rise (R3), mid-rise (R4), and high-rise (R5) district schedules and to rezone certain areas of the *Broadway Plan*. In cases where a site-specific rezoning application is necessary, these district schedules are intended to be used to simplify the development process and facilitate a “rezoning-to-district" approach in some areas of the *Broadway Plan*. The district schedules contain standardized form of development requirements, site requirements and land use allowances.

  The “rezoning-to-district” approach is used in instances where a site-specific rezoning is necessary due to tower limit policies, solar access policies, environmental remediation requirements, or public benefit considerations.

  Tower limits: This application is proceeding through a “rezoning-to-district” approach to administer the tower limit policies applicable in this location, which can only be done through a site-specific rezoning process.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Simplified Rezoning Process

To facilitate the delivery of housing units, the City has implemented a simplified process for rezonings to the R3, R4 and R5 District Schedules. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standardized low-rise (R3), mid-rise (R4) or high-rise (R5) zone streamlines the review process and provides greater certainty for the achievable built form.

The R5-4 District Schedule permits high-rise residential development for social or secured rental housing up to 84 m (276 ft.) and approximately 26 storeys in height and up to 6.5 FSR, or 6.8 FSR for mixed-use buildings, which include commercial use. Buildings on typical lots are expected to be approximately 20 storeys in height, with flexibility to allow for unique site circumstances and/or alternative design solutions. A minimum of 20% of the residential floor area is required to be secured at below-market rents. Lower density residential options such as multiplex, townhouse and low-rise apartments are also available.

The rezoning process allows for development of a residential rental building through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the R5-4 District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the R5-4 District Schedule.

2. Housing

This application, if approved, would add approximately 233 units to the City's inventory of rental housing. Proposed unit numbers are not required for the simplified rezoning process, but staff anticipate that this proposal could create approximately 186 market rental units and 47 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2, Appendix C

- **Housing Mix:** Proposed housing mix is not required for the simplified rezoning process, but the project is required to meet the R5 Districts Schedule, which requires that at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms. A condition of approval has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.

  Additionally, the proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and *TRPP Bulletin*, at below-market rents. A condition of approval has been included to ensure the project meets the minimum unit mix requirements.

- **Average Rents and Income Thresholds**: The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 3, Appendix C. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover. Per the *Plan,* eligibility and monitoring requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*.

- **Security of Tenure:** All of the approximately 233 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. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.

- **Tenants:** The rezoning site contains 62 units of primary rental and 58 of these 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 that meets the enhanced tenant protection requirements of the City's *TRPP* for the *Plan* area (summarized in Appendix D).

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

5. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/2277-w-2nd-ave-and-1750-vine-st

In total, approximately 171 submissions were received. Comments supported the increase in housing and the design of the proposed building. Concerns included impacts on neighbourhood character, views, affordability, sustainability and that the project would cause overburdened infrastructure. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

<u>6. Public Benefits</u>

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. Based on the maximum floor area permitted for a high-rise apartment development only under the R5 District Schedule, it is expected that the project will pay DCLs of $1,951,927 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be $3,115,110. If the applicant elects to proceed with a mixed-use development, commercial DCLs would apply. DCLs will be calculated at the building permit stage once the final square footage is known.

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

- **Public Art:** The *Public Art Policy for Rezoned Developments* applies for rezoning developments of 100,000 sq. ft. or greater. Projects below this threshold are not subject to the Public Art Policy. Based on maximum floor area permitted under the R5 District Schedule, a public art contribution of $308,952 (based on the published (2016) rate) would be required. Final determination of the public art contribution, if any, will be completed at the development permit (DP) stage once final square footages for the development are known.

Financial Implications

This project is expected to provide approximately 233 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution should the project meet the threshold at the Development Permit stage. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the V*ancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle, subject to conditions contained in Appendix B.

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APPENDIX A
2277 West 2nd Avenue and 1750 Vine Street
PROPOSED BY-LAW AMENDMENTS

Note: A by-law to rezone an area to R5-4 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

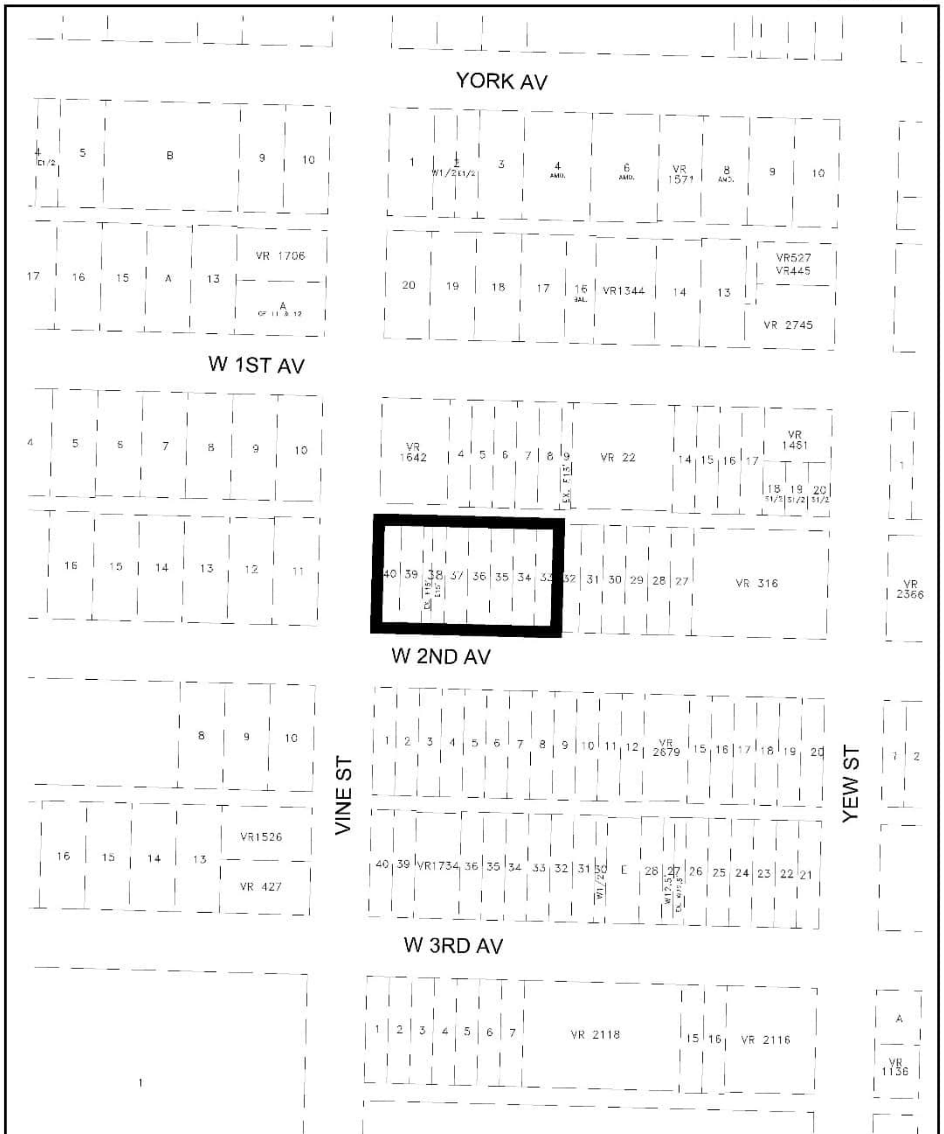
Zoning District Plan Amendment

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. 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.

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the R3-3 district to the R5-4 district.

Schedule A



The properties outlined in black (■■■) are rezoned:
From **R3-3** to **R5-4**

RZ - 2277 West 2nd Avenue & 1750 Vine Street	map: 1 of 1 scale: NTS

City of Vancouver

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APPENDIX B
CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

Housing

1.1 The proposed unit mix to be included in the development permit drawings to achieve at least 35% family units separately in both the market rental and below-market portions.

Note to Applicant: Any changes in the unit mix from the rezoning application may 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.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and *TRPP Bulletin*, at below-market rents. See rezoning condition 2.2.

1.2 The development should be designed in accordance with the *Design and Development* Guidelines *Applicable to Downtown Eastside/Oppenheimer ODP and FC-1 District Schedule, Granville Street Plan*, *Rupert and Renfrew Station Area Plan*, and R3, R4, and R5 Districts, including the Standards and Guidelines for internal layout & design (S 2.3, 2.4, and 2.5).

Note to Applicant: Guidelines in S 2.3, 2.4, and 2.5 replace the *High-Density Housing for Families with Children Guidelines*.

1.3 The development should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*. A minimum of 2.3 sq. m (24.7 sq. ft.) of storage space per dwelling unit is required. Note to Applicant: Per S. 2.1 of Schedule J: Affordable Housing Schedule, in-suite storage is included in establishing the portion of the residential floor area required to be secured as below-market rental units.

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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the zoning amendment 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:

Housing

2.1 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, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area per the R5-4 District Schedule that is counted in the calculation of the dwelling unit area to be secured as below-market rental dwelling housing units, and the remaining units to be secured as 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 90 consecutive days at a time;

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling 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 dwelling units will be required prior 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 dwelling unit, the starting rent for such new tenancy will be at least 20% below the average market 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 dwelling 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 housing 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 dwelling 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 dwelling 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.

2.2 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 Broadway 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, temporary rent top-up or lump sum 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, or another building (if applicable) 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 (If applicable)

2.3 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture 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. The agreement will secure the delivery of public art based on square footage of the development at the development permit (DP) stage.

Note to Applicant: The Public Art Policy for Rezoned Developments applies for rezoning developments of 100,000 sq. ft. of greater. Projects below this threshold are not subject to the Public Art Policy. Final determination of the public art contribution, if any, will be completed at the development permit (DP) stage once final square footage for the development is known. If this project does not meet the 100,000 sq. ft. threshold, this agreement may be discharged from title.

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

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, 60% cash-in-lieu of art.

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

Environmental Contamination

2.4 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 Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

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 registerable 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-law and 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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APPENDIX C
HOUSING

Housing Data

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units[3]	Market Rental	30,000	19,996 units (67%)
	Developer-Owned Below Market Rental	5,500	2,892 units (53%)
	Total	35,500	22,888 units (64%)

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.*

Figure 3 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	2026 Starting Rents[1]	Average Household Income Served[4]	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]	Downpayment at 20%[3]
Studio	$1,535	$61,380	$2,003	$80,120	$3,118	$124,720	$108,000
1-bed	$1,674	$66,960	$2,601	$104,040	$3,829	$153,160	$136,000
2-bed	$2,382	$95,292	$3,706	$148,240	$5,892	$235,680	$210,000
3-bed	$3,253	$130,104	$4,875	$195,000	$9,050	$362,000	$336,000

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
2. *Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Westside of Vancouver.*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down payment, 5% mortgage rate (in line with qualifying rate), 25-year amortization, $400-$600 monthly strata fees and monthly property taxes at $2.78 per $1,000 of assessed value (2025 assessments and property tax rate).*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

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APPENDIX D
DRAFT TENANT RELOCATION PLAN/HOUSING

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • 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: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years. Or: • For tenants that wish 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. Or: • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	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)	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)**	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. Applicant will commit 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	For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant will commit 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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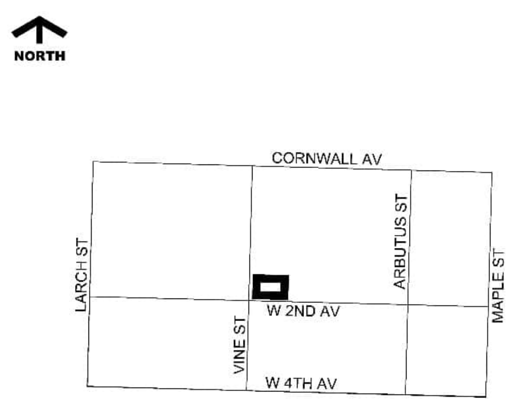
APPENDIX E
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	February 27, 2026	www.shapeyourcity.ca/2277-w-2nd-ave-and-1750-vine-st
Postcard mailed	March 10, 2026	5,230 notices mailed (approximate)
Site sign installed	March 3, 2026	n/a
Online comment form	February 2026 to June 2026	150 submissions • 3 responses support • 136 responses opposed • 11 responses mixed
Other input (phone calls, direct emails, etc.)	February 27, 2026 to June 1, 2026	21 submissions
Total webpage views	February 27, 2026 to June 1, 2026	924 page views
Total Submissions (Comments submitted + questions asked + other input methods)		171 submissions

Map of Notification Area



NOTIFICATION AREA

A summary of public input is provided below, organized by topic.

Areas of support:

- **General Support:** Comments show general approval for the project.
- **Housing:** Responses are supportive of the increased housing supply and how it addresses affordability for people and families.

- **Design:** Comments approve of the design and style of the building with the surrounding area.

Areas of concern:

- **Height, density, design and neighbourhood character:** There is concern that the neighbourhood is not prepared to handle this type of density and that the tower is uninspiring, generic and too tall and out of scale with the surrounding area, causing shadows and disrupt views. Many comments state that this project will ruin Kitsilano's neighbourhood character. General concern that this project will reduce the livability of the area due to noise, overcrowding, loss of privacy, and construction.
- **Strain on infrastructure, parking and traffic:** Comments highlight the existing parking shortage and traffic congestion and that the neighbourhood does not have the schools, transit systems, and community services to handle this increase in density. Many comments feel that this project will exacerbate it
- **Distrust in planning:** Many argue that this area does not fall under the scope of the Broadway Plan and are skeptical that public input is used in decision making.
- **Housing:** Comments fear that the housing will no longer be as affordable and that there will be displacement of previous tenants.
- **At grade usage:** There is displeasure for the proposed retail at grade stating that it is not appropriate for a residential area.
- **Environmental:** There are concerns that the project is not environmentally friendly and will put a strain on the environmental area.

Response to Public Comments:

Height, density, design and neighbourhood character: The R5-4 District Schedule contains standardized form of development requirements, site requirements, and land use allowance that follow the policies for the area under the *Broadway Plan*. Any development on this site would have to conform to these zoning regulations and design guidelines.

Strain on infrastructure, parking and traffic: The development is well-sited to encourage reduced vehicle trip demand as the site is in proximity to transit, cycling infrastructure and will be required to provide parking and loading per the Parking By-law which will be reviewed at the time of development permit application when architectural drawings are submitted.

Housing: The rezoning site contains existing rental residential uses, including 62 units of primary rental housing. Tenants meeting the eligibility requirements of the City's *TRPP* for the *Plan* area will be offered a Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in *the Tenant Relocation and Protection Policy* and *TRPP Bulletin*, at below-market rents or their current rents, whichever is less.

At grade usage: The residential and commercial uses proposed for this development are consistent with the *Plan*.

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APPENDIX F
PUBLIC BENEFITS

City-wide DCL[1,2]	$0
Utilities DCL[1]	$1,951,927
Public Art[3] (if applicable)	$308,952
TOTAL	**$2,260,879**

Other Benefits (non-quantifiable components): Approximately 233 rental 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 rates in effect as of December 10, 2025 and the proposed 14,496.3. sq. m (156,037 sq. ft.) of 6.50 FSR for a high-rise apartment development. Additionally, commercial DCLs would apply for a mixed-use residential building.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be $3,115,110.

[3] The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). 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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APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1750 Vine Street	015-234-584	Lot 38, Except the East 15 Feet, Block 213 District Lot 526 Plan 590
	015-234-606	Lot 39 Block 213 District 526 Plan 590
	015-234-614	Lot 40 Block 213 District 526 Plan 590
2277 West 2nd Avenue	007-514-280	Lot 33 Block 213 District Lot 526 Plan 590
	007-514-301	Lot 34 Block 213 District Lot 526 Plan 590
	007-514-328	Lot 35 Block 213 District Lot 526 Plan 590
	007-514-344	Lot 36 Block 213 District Lot 526 Plan 590
	007-514-361	Lot 37 Block 213 District Lot 526 Plan 590
	007-514-492	The East 15 Feet of Lot 38 Block 213 District Lot 526 Plan 590

Applicant Team

Applicant/Developer	Siddoo Kashmir Holdings Ltd.	
Architect	DA architects + Planners	
Property Owners	1750 Vine Street	Balbir Kaur Siddoo Javir Singh Siddoo Ravinder Singh Siddoo
	2277 West 2nd Avenue	Siddoo Kashmir Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R3-3	R5-4
Site Area	2,230.2 sq. m (24,006 sq. ft.)	2,230.2 sq. m (24,006 sq. ft.)
Land Use	Residential	Residential/Mixed-use
Maximum FSR	2.70	6.50 (Residential) OR 6.80 (Mixed-use)
Maximum Height	23.0 m (75.5 ft.)	84.0 m (276 ft.)
Floor Area	6,021.5 sq. m (64,815 sq. ft.)	14,496.3 sq. m (156,037 sq. ft.)
Unit Mix	N/A	To be determined at DP Stage
Natural Assets	To be assessed at the development permit stage.	

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