



REFERRAL REPORT

Report Date: May 6, 2025
Contact: Susanne Rühle
Contact No.: 604.326.4844
RTS No.: 17930
VanRIMS No.: 08-2000-20
Meeting Date: May 20, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

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

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

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 (Multiple Dwelling) 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, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, 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.

- 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 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.

REPORT SUMMARY

This application proposes to rezone the site at 2267-2275 West 7th Avenue from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey rental building with additional height for the portion with rooftop amenity, containing 190 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units under the *Broadway Plan* (the “Plan”).

Staff have assessed the application and conclude that it meets the intent of the Plan. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019, last amended 2024)
- Rental Incentives Bulletin (2012, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezoning (2010, last amended 2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of five legal parcels located on the north side of West 7th Avenue mid-block between Vine and Yew Streets (see Figure 1). The site has an area of approximately 1,671.8 sq. m (17,995 sq. ft.). The site and surrounding area are zoned RM-4 (Multiple Dwelling). There are also a few CD-1 (Comprehensive Development) zoned sites in the surrounding area. The site is currently developed with one detached dwelling and a three-storey rental residential building with a total of 25 rental units. Eligible tenants are projected under the enhanced *Tenant Relocation and Protection Policy (TRPP)* for the Plan area.

The neighbourhood is undergoing significant change, with the future Broadway Subway Arbutus Station within two blocks southeast of the subject site scheduled to open in 2027 and several other active rezoning applications in the surrounding area.

Neighbourhood Amenities – The following amenities are within close proximity:

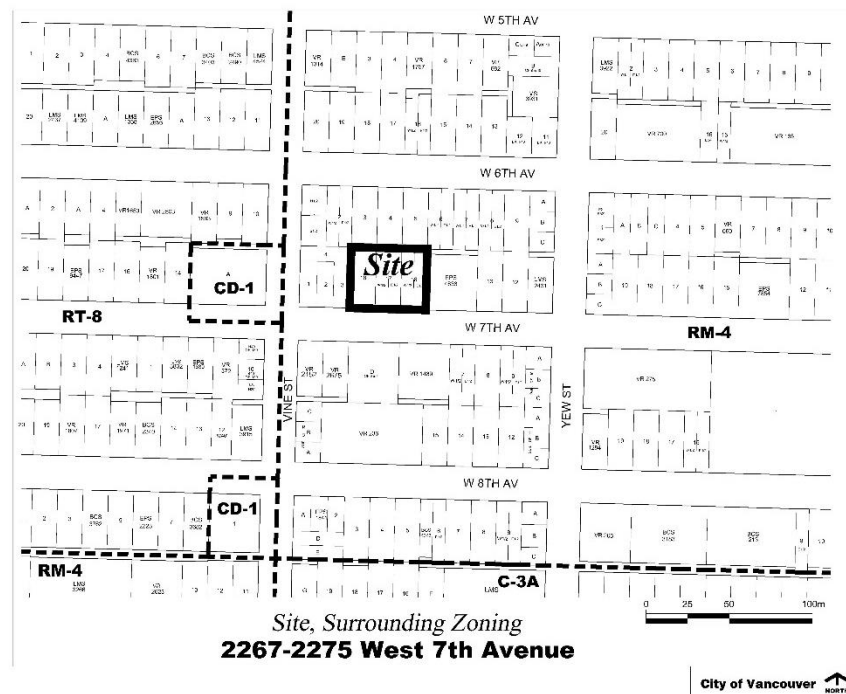
- *Parks* – Delamont Park (300 m), Arbutus Greenway Park (450 m), Connaught Park (400 m), Rosemary Brown Park (500 m) and Kitsilano Beach Park (1.1 km).
- *Community and Cultural Spaces* – Kitsilano Neighbourhood House (100 m), Russian Community Centre (500 m), VRS Communities Society (700 m), Kitsilano Community Centre and Ice Rink (800 m) and Vancouver Public Library, Kitsilano Branch (1 km).
- *Childcare* – Kitsilano Area Childcare Society (450 m), CEFA Early Learning Vancouver – Kitsilano (600 m), Montessori Day Care Society (750 m) and Tiggy Winkle Corner Preschool (900 m).

Local School Capacity – The site is located within the catchment area of General Gordon Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, General Gordon Elementary is currently operating at 97% capacity and by 2031 is forecasted to be operating at 77% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

There are several independent schools close to the site: St. Augustine School (250 m), Fraser Academy (400 m), St. John's School (450 m) and Madrona School (650 m).

Figure 1: Surrounding Zoning and Context



2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the Plan area, which is generally in alignment with the *Vancouver Plan*.

Broadway Plan – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Kitsilano North - Area B (KKNB) sub-area 8.2 of the Plan. As this application was being processed, a review of the Plan policies was conducted by staff. Council has approved amendments to the Plan in December 2024. Tower limits were removed for this

location as it is in Tier 2 of the Arbutus Station TOA. Sub-section 8.2.1 of the Plan generally permits 20-storey mixed-use buildings with a minimum of 20% of the residential floor area for below-market units on lots with existing rental housing. An FSR up to 6.5 can be considered.

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans

– City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments is expected to be brought to Council in 2025.

The site is located within the proposed City-initiated rezoning area of the Broadway Plan. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA)

Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the Arbutus Station TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Housing Vancouver Strategy (2017) – *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

Strategic Analysis

1. Proposal

The proposal is for a 20-storey rental building with additional height for the portion with rooftop amenity, containing 190 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units. The proposed height is 63 m (207 ft.) and the floor space ratio (FSR) is 6.50. Vehicle and bicycle parking are provided underground with access from West 7th Avenue.

2. Land Use

The proposed residential uses are consistent with the Plan.

3. Form of Development, Height and Density (Refer to drawings in Appendix C and statistics in Appendix G)

In assessing urban design performance, staff considered the Plan's built-form expectations.

Form of Development – This application is consistent with the Plan for a tower in open space form of development (Figure 2). The proposal generally meets the Plan's expectations for floorplate size, setbacks and building dimensions. A 3.1 m (10 ft.) rear yard dedication will be delivered with this application for a future lane. Staff included conditions in Appendix B to improve tower separation, future lane interface, and enhance the project's open space and neighbourliness.

Figure 2: Project Perspective Looking East



Height – The proposal is for 20-storey tower form with additional height for the portion with rooftop amenity with co-located indoor and outdoor amenities. The proposal reflects the Plan's expectation.

Density – The application complies with the Plan's objectives and proposes a density of 6.5 FSR.

Shadowing – There are no shadow impacts on parks, schoolyards, or public open spaces (e.g. plazas), per the Plan.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents, which is located at the rear. Staff have included a condition to consider provision of a ground floor indoor amenity space to augment the children's play area.

Urban Design Panel – A review by the Urban Design Panel was not required due to the proposal's consistency with the Plan's expectations.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 190 units, including 152 market rental units and 38 below-market rental units (20% of the residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

**Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033)
for Market Rental Housing as of December 31, 2024**

Housing Type	CATEGORY	10-YEAR TARGETS ^{1,2}	Units Approved Towards Targets ³
Purpose-Built Market Rental Units	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 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 31, 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.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey area, where this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 34.2% family units in a mix of 23.7% two-bedroom and 10.5% three-bedroom units in the below-market portion of the building, thereby not meeting the requirements of the Plan. The application proposes 25.7% two-bedroom and 9.9% three-bedroom units in the market portion of the building, thereby also not meeting the requirements of the Plan as minimum requirements need to be met without rounding. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 shows starting rents for below-market rental units for 2024 Average market rents and incomes served for newer rental buildings on the Westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 below demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix C.

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	Average Starting Rents (2023) ¹	Average Household Income Served	Average Market Rent in (CMHC, 2024) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	430	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	542	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	740	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	1025	\$2,819	\$112,768	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

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 the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in 2015 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 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 190 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. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Provincial Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 25 units of primary rental housing with nine existing tenancies. All existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Plan area. Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for the Plan area at the development permit stage. Staff have prepared a draft TRP that is summarised in Appendix E of this report.

All residential tenancies are protected under the Provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by public transit. It is within two blocks of the future Broadway Subway Arbutus Station. Broadway and West 4th Avenue are part of TransLink's Frequent Transit Network with frequent bus service. The property is close to the 7th/8th Avenue bikeway and within two blocks of Arbutus Greenway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures. Vehicle and bicycle parking are provided underground with access from West 7th Avenue.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There is one existing tree on the site, which is proposed to be retained. There are 32 trees on neighbouring properties of which all are proposed to be retained and protected during construction. There are four City street trees for which protection during construction is required. Nine new trees are proposed. A detailed tree assessment and retention report will be required as part of the development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. See Appendix B for landscape and tree conditions.

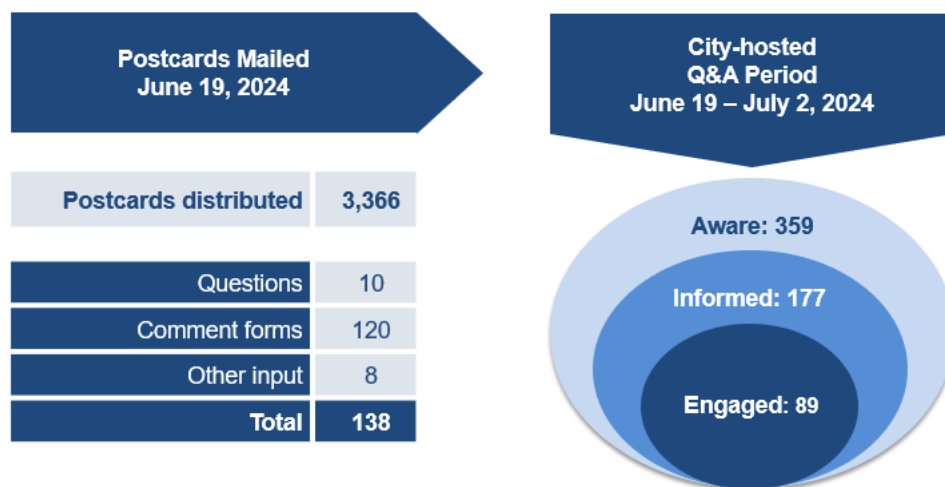
7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 4, 2024. Approximately 3,366 notification postcards were distributed within the neighbouring area on or about June 19, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from June 19, 2024 to July 2, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 138 submissions were received.

Figure 5: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds rental housing stock and will address the supply shortage.
- **Neighbourhood:** The proposed development will positively impact the neighbourhood.
- **Location and Transit:** Development in this area is supported given it is well-served by existing and future transit options.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** People expressed a preference for low-to-midrise buildings and that the building's height is excessive for the neighbourhood.
- **Location and neighbourhood character:** There are concerns that this development is not appropriate for this location, and that it does not fit or maintain the character of the neighbourhood and will negatively affect the area.
- **Traffic and parking:** Insufficient parking is provided and there are concerns it will negatively affect the availability of on-street parking. There are also concerns the development will negatively impact traffic and will lead to increased congestion within the area.

Response to Public Comments

Height, density and massing – The proposed height, scale, uses and density are consistent with the intent of the Plan. It is appropriate due to the proximity to transit routes, schools, services and shopping amenities in the neighborhood, away from arterials.

Location and Neighbourhood character – The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new housing options in close proximity to transit, shopping, services, and amenities.

Traffic and parking – Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law. The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway. The proposed TDM Plan includes a variety of sustainable transportation strategies to reduce the demand for vehicle use.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the cost of securing the rental housing units, including the 20% of the residential floor area at below-market rents, and have determined that no CAC is expected.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum starting rents by unit type applicable to “Class A for-profit affordable rental housing” as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the proposed 10,866.7 sq. m (116,968 of sq. ft.) of residential floor area, it is estimated that the project will pay DCLs of \$1,730,957. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$2,762,424.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The application is subject to a public art contribution estimated at \$231,597. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 190 rental units, of which a minimum of 20% of the residential floor area will be secured at below-market rents, DCLs and a public art contribution. See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

2267-2275 West 7th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 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 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.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,671.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.50.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing.

- (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 63 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 71 m.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

**2267-2275 West 7th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Acton Ostry Architects Inc., received December 19, 2023 and revised October 16, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to improve site design and at building interface as follows:

- (a) Improve future lane interface;

Note to Applicant: A balance of porosity and buffering is sought to activate the lane. The children's play area is proposed adjacent the future lane. Consider relocating the children's play space to improve solar exposure and to ensure the safety and well being of children and planting some replacement trees to complement the future lane. Refer to Plan Section 11.1.10.

- (b) Provide individual entries with generous private outdoor space at units fronting West 7th Avenue;

Note to Applicant: Consider the nature and character of the fronting street. Human-scaled design that activates the public realm creates interest and reinforces livable neighbourhoods. Refer to Sections 11.1.9 and 11.1.54 of the Plan.

- (c) Improve openness, porosity and neighbourhood connection at yards; and

Note to Applicant: Relocate the PMT and vista switch out of the front yard and better integrate egress stair and cycling infrastructure into the overall built form. Setbacks are intended to allow for opportunities for mature trees, rainwater infiltration and natural surveillance. Refer to Section 11.1.54 of the Plan.

- (d) Soften the building edges.

Note to Applicant: Yards are intended to be open and landscaped to provide gentle transitions to adjacencies and public realm. Refer to Section 11 of the Plan.

1.2 Design development to improve architectural expression and neighbourhood fit as follows:

- (a) Minimize perceived lengthy wall planes and blank wall expression; and

Note to Applicant: The neighbourhood has a variety of building types and styles that contribute to the architectural diversity. The proposed tower massing reads as a very tall and uniform wall in an otherwise eclectic and pedestrian-friendly neighbourhood. Refer to Section 11.1.17 of the Plan. Explore ways to provide more visual interest and variation such as solar shading devices, use of colour, high-quality finish, glazing type or natural materials. This level of detail is anticipated at the development permit stage.

- (b) Refine Level 1 to provide a clear expression of the base and entry.

Note to Applicant: In lieu of a podium, Level 1 acts as the transition from tower to a more human-scale pedestrian realm. Refer to Sections 11.1.30, 11.1.36 and 11.1.37 of the Plan. Strengthen the shared residential entry and provide clearly recognizable individual unit entries at street facing units.

- 1.3 Explore improving the tower separation to the west.

Note to Applicant: Per Section 11.4.15 a) of the Plan, 12.2 m (40 ft.) to the west property line would improve the opportunity for the neighbouring parcel to deliver a tower and ensure liveability of units by provision of access to sunlight and fresh air.

- 1.4 Explore combining studios 101 with 102 and 103 with 104 to provide more generous north-south oriented at-grade family units.

Note to Applicant: Orienting family units to the street and lane will allow children direct access to the outdoor amenity and play area. Refer to the *High-Density Housing for Families with Children Guidelines*.

- 1.5 Explore augmenting the at-grade children's play area with co-located indoor amenity space and washroom.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines*.

Landscape

- 1.6 Provision of revised and coordinated survey, landscape, architectural and arborist documents.

Note to Applicant: Ensure all arborist, landscape, and architectural documents are revised to reflect accurate locations of below mentioned trees, and retaining walls.

- (a) Revise survey to determine and show accurate location for all trees noted as unsurveyed in the Arborist Report, and to determine and show accurate location for all retaining walls. Arborist has noted some of these walls are important for tree retention purposes;

- (b) Revise survey to provide additional grading information for trees, and existing retaining walls;
- (c) Provide finalized submission arborist documents. Currently, submitted documents are clearly marked as draft status. Arborist report should discuss all impacts of the development, and how these works may impact all retained trees; and
- (d) Provide arborist letter of assurance for all work taking place within Critical Root Zones of retained trees. Ensure this is signed by all required parties.

1.7 Provision of revised documents to ensure safe retention of neighbour-owned, and shared trees.

Note to Applicant: This may be achieved by the following:

- (a) Providing coordinated application documents confirming existing retaining wall near trees OS11 to OS32 can be retained as per arborist recommendations, including revised arborist report and signed letter of assurance, revised landscape and architectural drawings including details and sections, as required, outlining recommended mitigation measures as per arborist's recommendation;
- (b) Providing coordinated application documents regarding landscape design works near trees OS3 to OS9, 2091, and hydro infrastructure works near trees OS1 and OS2. Arborist documents do not appear coordinated with proposed landscape design for playground areas and planting areas, or the proposed site plan PMT and Kiosk locations. Work with project arborist to determine acceptable limits of development near these trees. Provide revised arborist report and signed letter of assurance, revised landscape- and architectural drawings including details and sections, as required, outlining recommended mitigation measures as per arborist's recommendations; and

Unless a signed letter of consent from the owner of trees OS1 to OS9, and 2091, confirming support to remove these trees is provided, these trees are to be retained as per above condition.

1.8 Provision of revised and coordinated landscape documents with respect to tree retention items.

- (a) Illustrate and show all existing trees as per arborist documents, note or show if they are retained or removed, and show trees labelled as per arborist documents;
- (b) Illustrate, and dimension tree protection barriers, including any phased protection barriers; and
- (c) Note all areas requiring arborist supervision, and any critical arborist notes relating to retention of existing trees.

Note to Applicant: If required, a separate tree retention plan can be included within the landscape drawing set.

- 1.9 Provision of a detailed landscape plans illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in. to 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing and proposed plant material. Plant material should be clearly illustrated on the landscape plan and keyed to the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.10 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.11 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for sewer and for water.

Housing

- 1.12 The proposed unit mix, including 92 studio units (48.4%), 31 one-bedroom units (16.3%), 48 two-bedroom units (25.3 %) and 19 three-bedroom units (10%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions, without rounding.

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, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.13 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Note to Applicant: The rezoning drawings indicate approximately 5 units without in-suite storage. All units without in-suite storage should have access to a storage unit in the parkade.

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

- 1.14 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.

Sustainability

- 1.15 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.16 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) Section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.17 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.18 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road Right-of-Way.
- 1.19 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.20 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for commercial and residential use, and label each amenity. Amenities designed below-grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information: [Guidelines: Garbage and Recycling Storage Facility Design](#).

- 1.21 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to development permit issuance.

Note to Applicant: Submission of a crossing application is required for new crossing proposals. Please review the City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- 1.22 Provision of a canopy application prior to development permit issuance may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and profile drawings of the proposed canopy for review at development permit application stage.

- 1.23 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.24 Submission of a letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

<https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx>

- 1.25 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

- (ii) Poles and guy wires.

Note to Applicant: Poles and guy wires that are to be removed or relocated must be called out and the existing and proposed locations shown.

- (c) Deletion of:

- (i) Raised concrete structure on the boulevard bordering proposed combined crossing;
- (ii) Proposed trees and precast stairs within the dedication area along the north side of the site;
- (iii) Any proposed non-standard boulevard treatment proposed on City property along West 7th Avenue; and
- (iv) Existing structures from the property dedication area along the north side of the site.

- (d) Streetscape to be designed in compliance with the "All other City areas" *Streetscape Design Guidelines*.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The *Streetscape Design Guidelines* are to be used alongside the City design guidelines and construction standards: <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>.

- 1.26 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Clear unloading area or raised rear dock, minimum 1.8 m (6 ft.) wide, with suitable access to facilitate goods loading /unloading.
- (b) Provision of minimum 3.8 m vertical clearance for all Class B loading spaces.

- 1.27 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to Applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

1.28 Update the architectural plans to provide:

- (a) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.29 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking By-law and the *Transportation Demand Management (TDM) Administrative Bulletin*. These requirements will apply to site development permits following this rezoning: TDMdevelopment@vancouver.ca

1.30 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

- (a) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval;

Note to Applicant: The estimated temporary and post-construction seepage rates (100 L/min) are not acceptable for discharge to city infrastructure. Provide:

- (i) Confirmation of whether the groundwater found within the bedrock is perched or permanent (static) and whether the proposed development is anticipated to be constructed below the static groundwater table, with conclusions supported by additional monitoring to determine groundwater table elevation(s) and seasonal variation; and
 - (ii) Updated seepage estimates based on site-specific measurements which should include hydraulic conductivity testing and additional groundwater level monitoring. Estimates for shallow/interflow seepage and seepage from below the static groundwater table should be separated with any assumptions stated in the report.
- (b) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

1.31 Provision of the developer's engineer to submit a sewer abandonment plan that details the:

- (a) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

- 1.32 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low-profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.33 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the *City of Vancouver Engineering Design Manual* Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.34 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan. For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 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:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of The East 1/2 and West 1/2 of Lot 16, and The East 1/2 and West 1/2 of Lot 17, and Lot 18, all of Block 283 District Lot 526 Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the North 10 ft. for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to permit the encroachment of the proposed fence and landscaping that will encroach onto the lane dedication area.

Note to Applicant: An application to the City Surveyor is required for the encroachment agreement.

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 421797M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and Rights-of-Way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated November 30, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 7th Avenue. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. If the Water Demand or Fire Underwriter's Survey calculation changes in a manner that necessitates an upgrade to the water system, the developer is responsible for 100% of the cost of this upgrade.

As per the City Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, and to maintain acceptable sewer flow conditions, implementation of development(s) at 2267 West 7th Avenue require:

Local Servicing Upgrade:

- (i) Separate 145 m of existing 300 mm COMB main to 375 mm STM and 250 mm SAN in West 7th Avenue from [MH_398984] fronting 2280 West 7th Avenue to [MH_419567] in Yew Street and West 7th Avenue intersection.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by developer's engineer.

The sewer servicing plan for this area is under development. Contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Development to be serviced to the proposed 375 mm STM and 250 mm SAN sewers in West 7th Avenue as conditioned above.

These works constitute excess and/or extended services and will be subject to a Latecomer Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (c) Provision of street improvements with appropriate transitions, along West 7th Avenue adjacent to the site, including:
 - (i) Minimum 2.4 m (8 ft.) wide broom-finish saw-cut concrete sidewalk;
 - (ii) Remove and replace full depth of asphalt, from curb to curb, along the site's frontage;

Note to Applicant: Road reconstruction on West 7th Avenue to meet City "Higher-Zoned Street" standards.

- (iii) Removal of the existing driveway and replacement with full-height curb, boulevard, and sidewalk; and
 - (iv) New driveway crossing on West 7th Avenue, including adjustments to the existing driveway at 2239 West 7th Avenue to ensure property tie-in.

Note to Applicant: The *Streets Design Guidelines* are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

- (d) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- (e) Provision of Vine Street/West 7th Avenue and Yew Street/West 7th Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations;
- (f) Provision of new or replacement duct banks that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

A Development and Major Projects construction coordinator will contact the applicant in the development permit stage and coordinate the submission of the detailed electrical design. The detailed electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (g) Provision of street trees where space permits; and

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (h) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Sewer (sanitary and storm) servicing upgrades per condition 2.4 (b).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general *Latecomer Policy* information refer to the website at
<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Housing

2.6 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 secured rental housing units, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental housing units ("below-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) The Owner will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 90 consecutive days at a time, or, if the definition of "Short Term Rental Accommodation" in the Vancouver Zoning and Development Bylaw (3575) is

amended hereafter, such other length of consecutive days at a time as specified in such definition, so that the Rental Housing Unit will not to be deemed to be "Short Term Rental Accommodation;

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

- 2.7 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 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 or temporary 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; and
- 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 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

- 2.8 Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services 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; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: 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: 80% cash-in-lieu of art. Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.9 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 Climate Change Strategy, have been provided to the City.

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 registrable 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-laws 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,

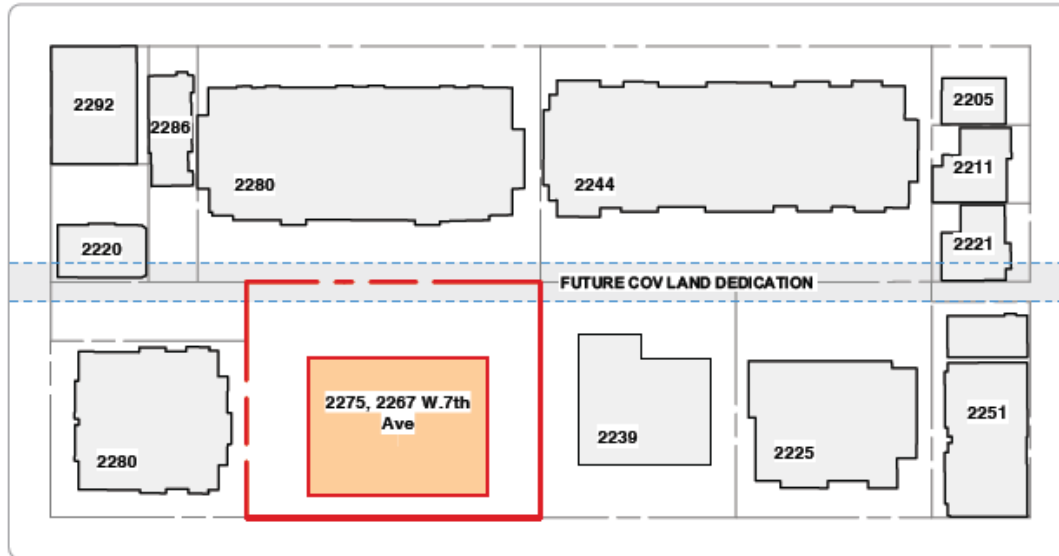
shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

2267-2275 West 7th Avenue
FORM OF DEVELOPMENT DRAWINGS

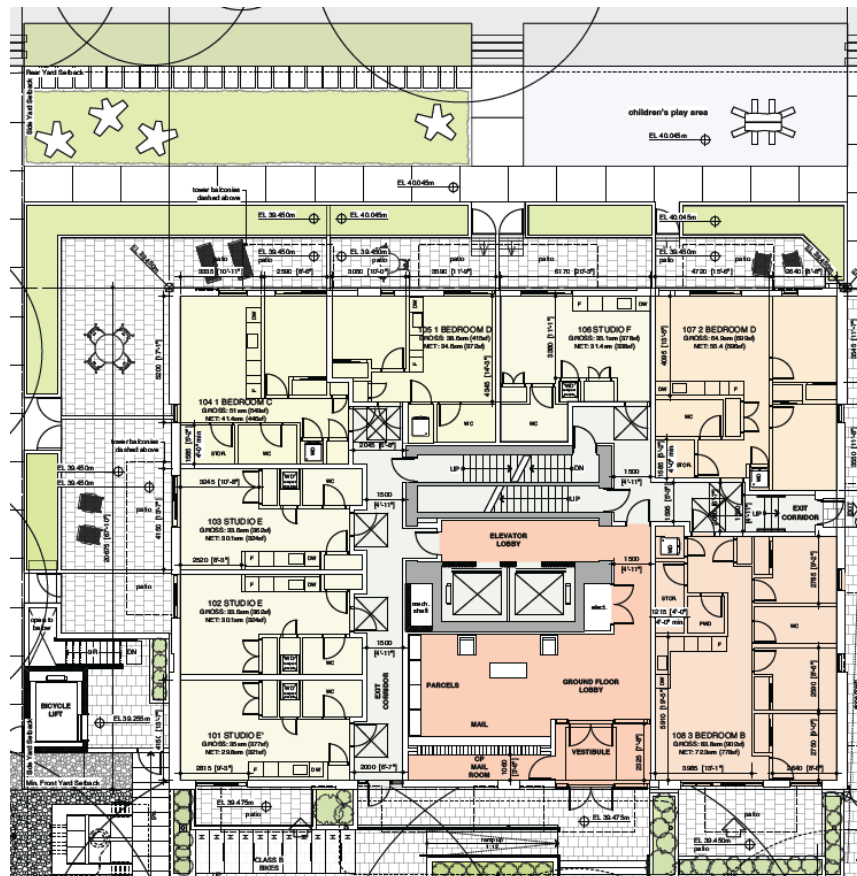
Context Plan

W 6TH AVENUE

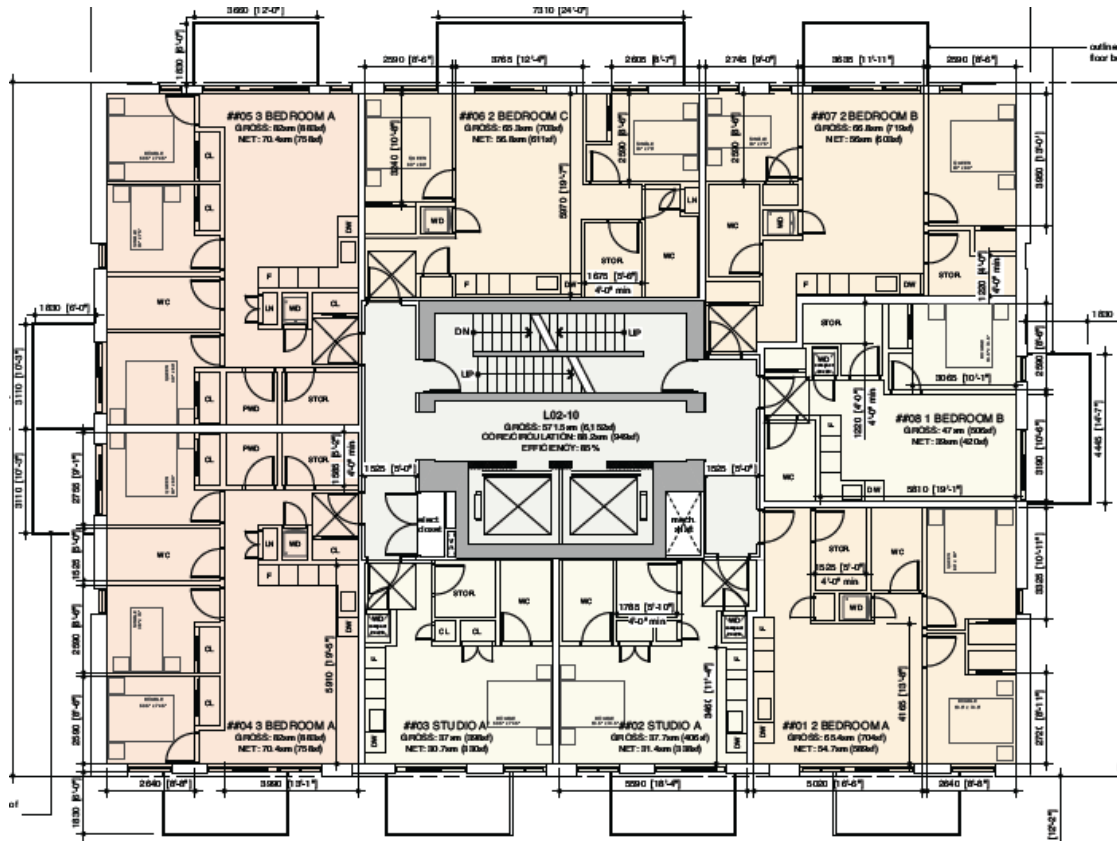


W 7TH AVENUE

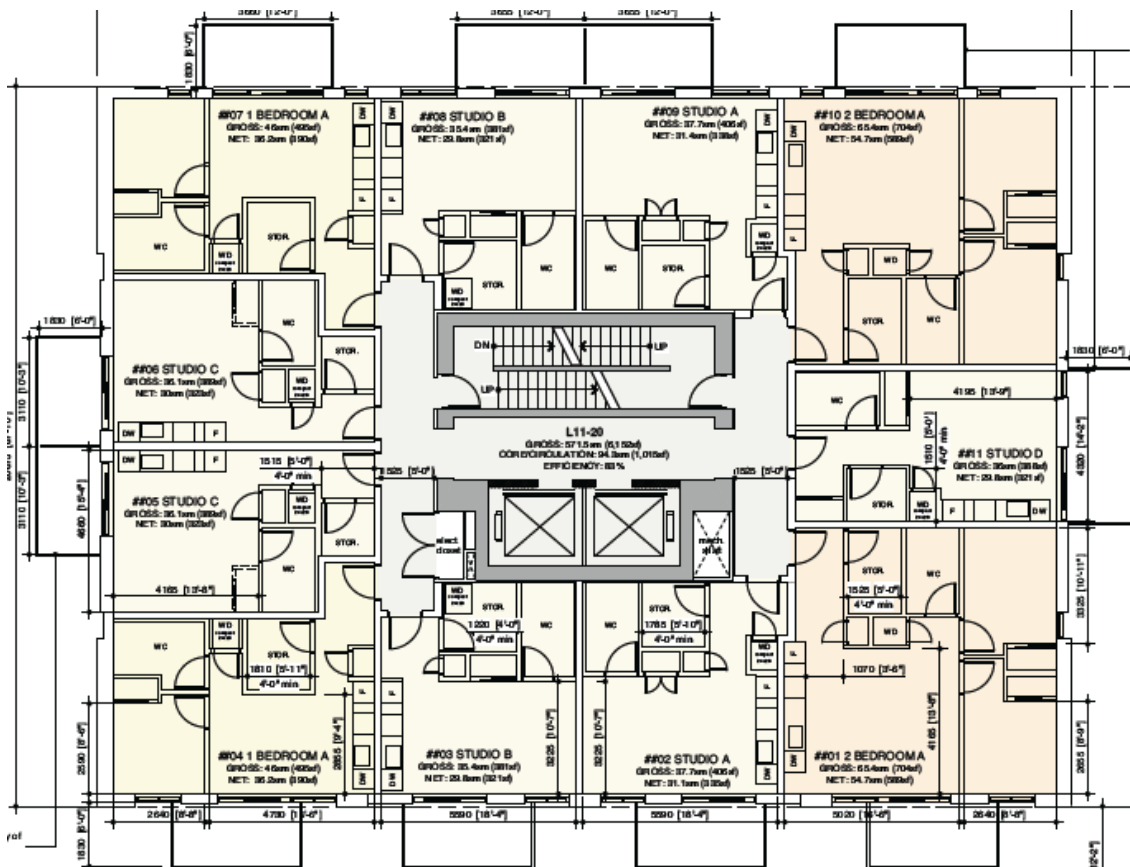
Level 1 Floor Plan



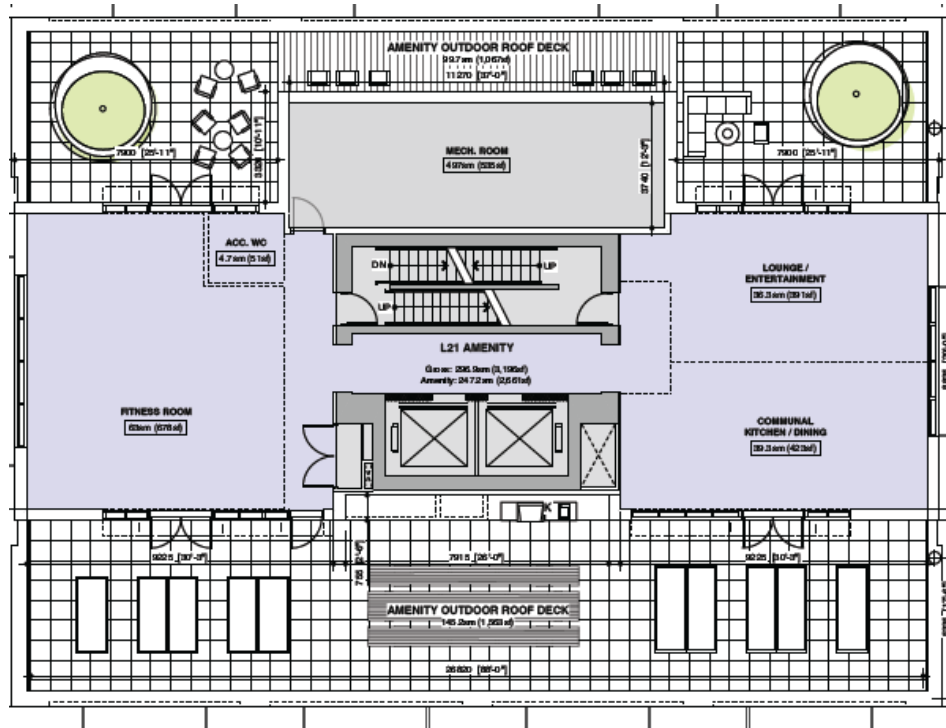
Level 2-10 Floor Plan



Level 11-20 Floor Plan

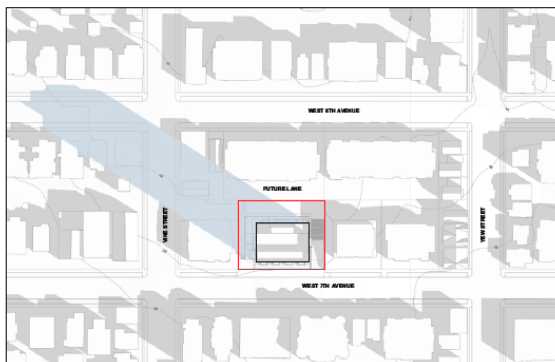


Rooftop Amenity Floor Plan

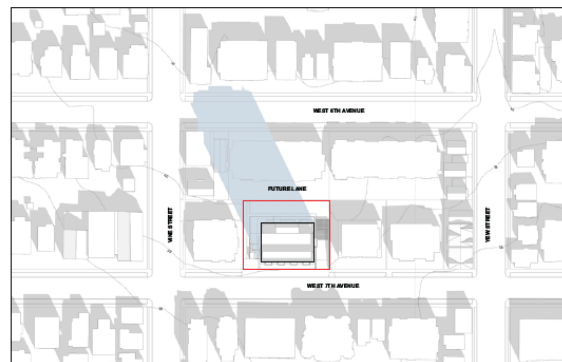


Shadow Studies

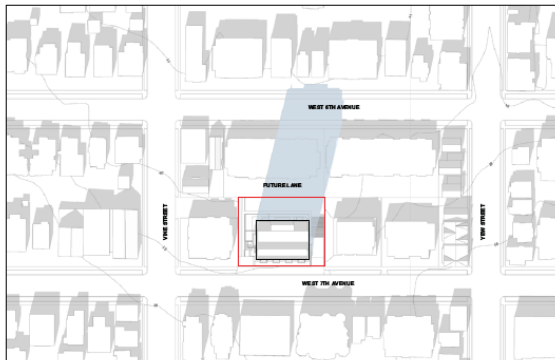
Spring



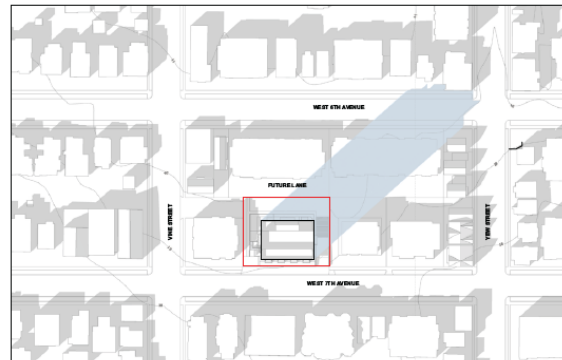
March 21 - 10am (UTC-7)



March 21 - 12pm (UTC-7)

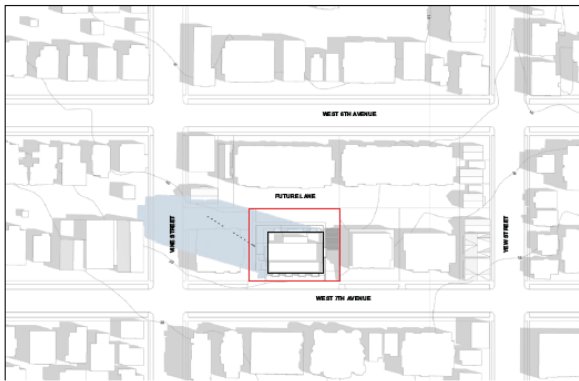


March 21 - 2pm (UTC-7)

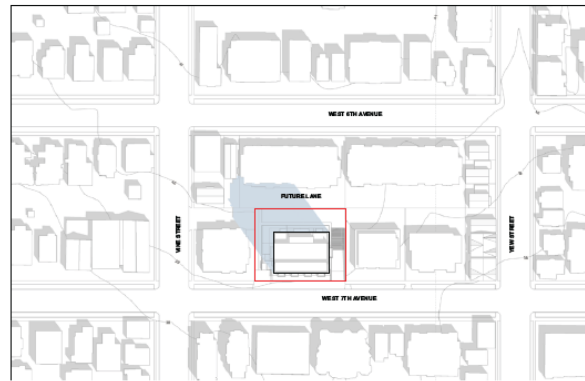


March 21 - 4pm (UTC-7)

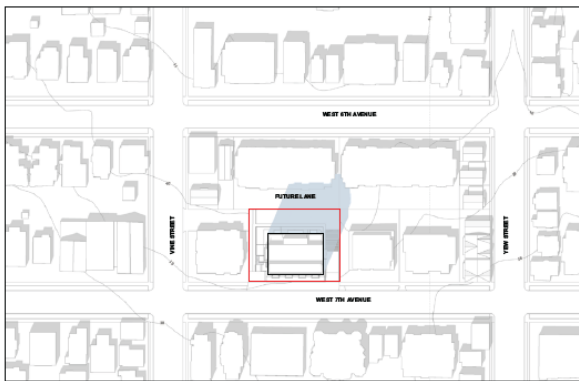
Summer



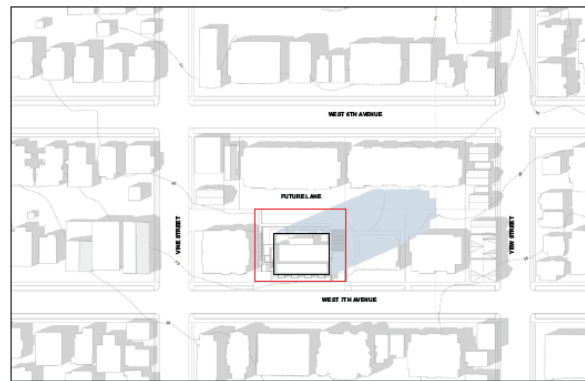
June 21 - 10am (UTC-7)



June 21 - 12pm (UTC-7)

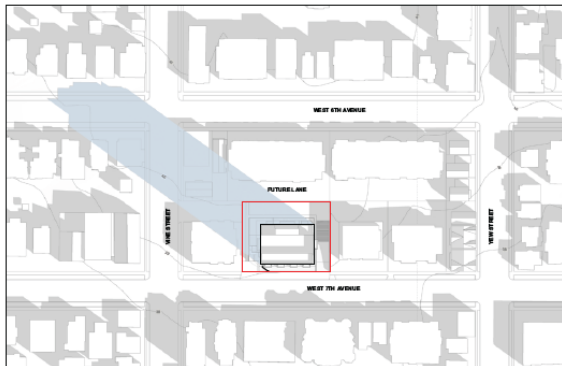


June 21 - 2pm (UTC-7)

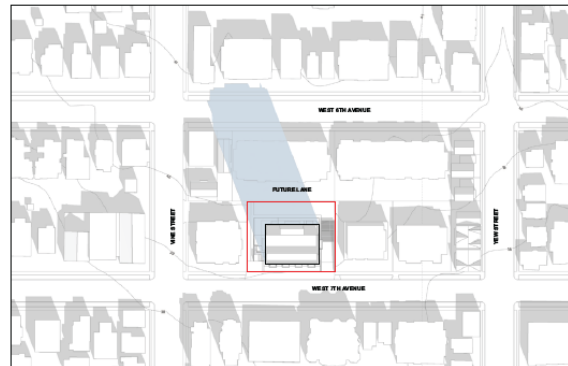


June 21 - 4pm (UTC-7)

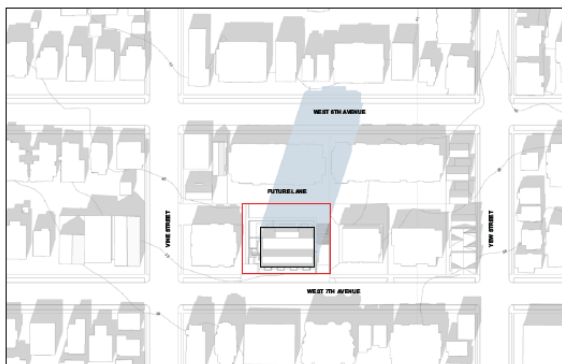
Fall



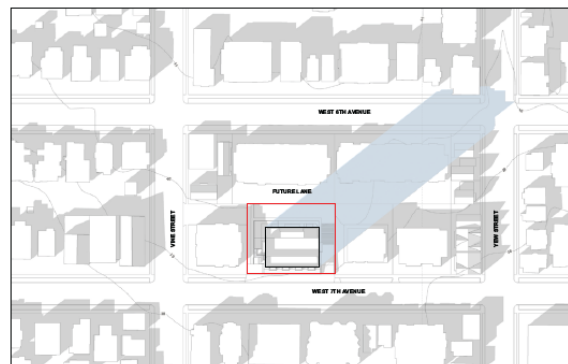
Sept 22 - 10am (UTC-7)



Sept 22 - 12pm (UTC-7)



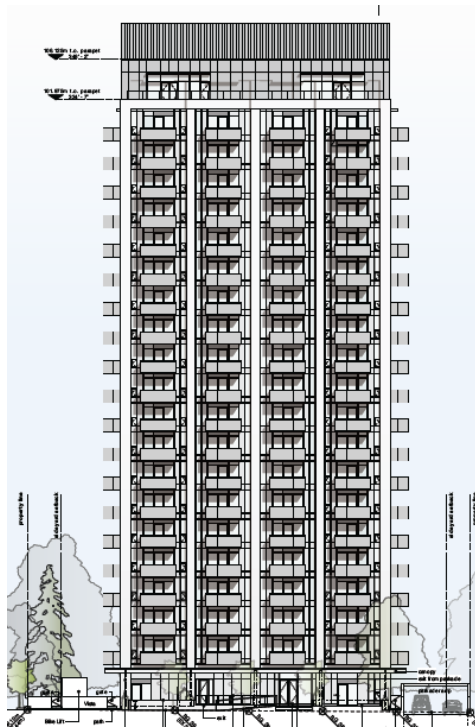
Sept 22 - 2pm (UTC-7)



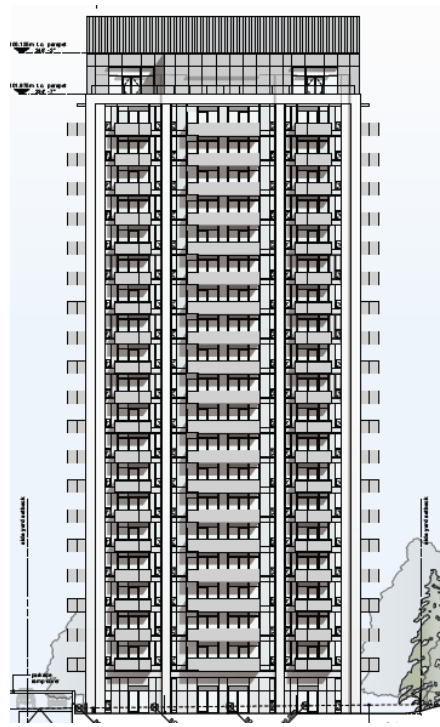
Sept 22 - 4pm (UTC-7)

Elevations

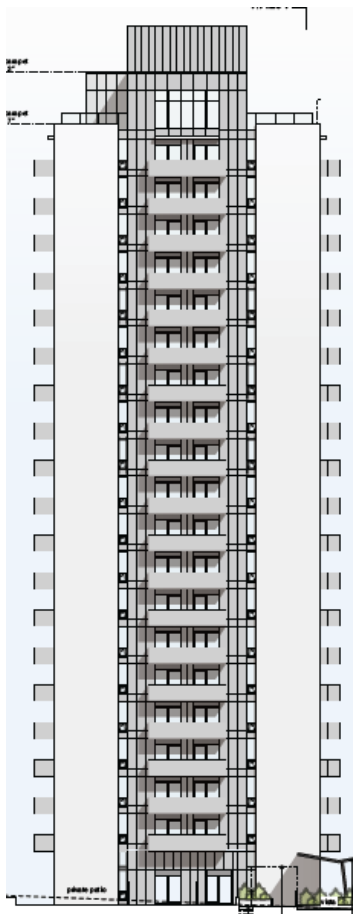
South Elevation



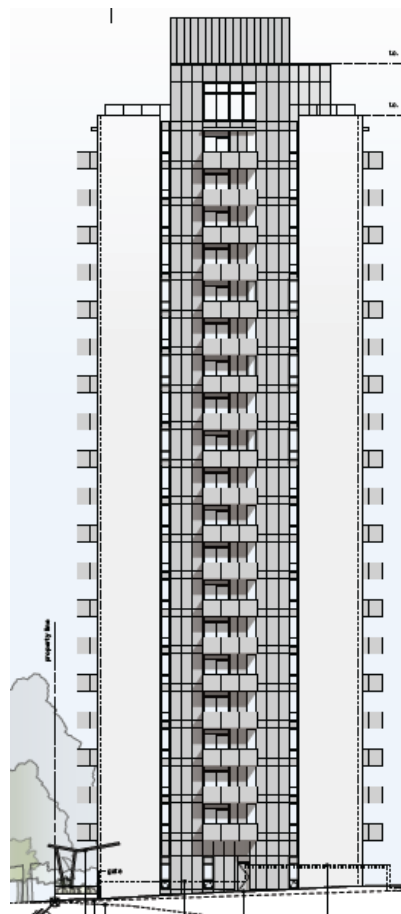
North Elevation



West Elevation



East Elevation



Renderings

View from Southwest



View from Northwest



* * * * *

2267-2275 West 7th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

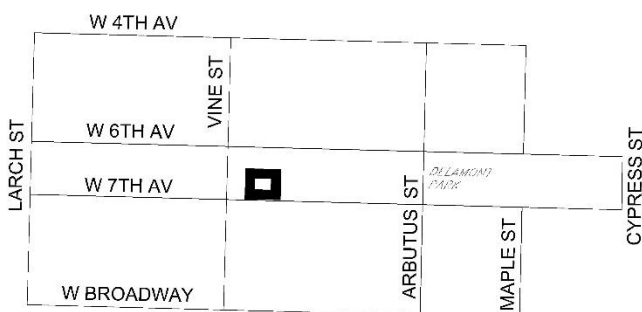
	Date	Results
Event		
Question and Answer Period (City-led)	June 19, 2024 – July 2, 2024	359 participants (aware)* <ul style="list-style-type: none"> • 177 informed • 89 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	June 19, 2024	3,366 notices mailed
Public Responses		
Online questions	June 19, 2024 – July 2, 2024	10 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2024 – February 2025	120 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2024 – February 2025	120 submittals <ul style="list-style-type: none"> • 18 responses • 41 responses • 12 responses
Other input	May 2024 – February 2025	8 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2024 – February 2025	1,332 participants (aware)* <ul style="list-style-type: none"> • 619 informed • 126 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds rental housing stock and is considered an appropriate way to address the lack of supply.
- **Neighbourhood:** The proposed development will positively impact the neighbourhood.
- **Location and Transit:** Development in this area is supported given it is well-served by existing and future transit options.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** People expressed a preference for low-to-midrise buildings and that the building's height is excessive for the neighbourhood.
- **Location and neighbourhood character:** There are concerns that this development is not appropriate for this location, and that it does not fit or maintain the character of the neighbourhood and will negatively affect the area.
- **Traffic and parking:** Insufficient parking is provided and there are concerns it will negatively affect the availability of on-street parking. There are also concerns the

development will negatively impact traffic and will lead to increased congestion within the area.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The development is supported given the proximity to existing amenities.
- The development is supported as it allows for aging in place.
- The development provides affordable and below-market rental housing options.

General comments of concern:

- There is concern the development will displace current renters.
- There is a lack of existing amenities and infrastructure to support the development.
- The development will negatively impact neighbourhood liveability.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed.
- Stronger tenant protections should be provided.
- More park space should be provided.

* * * * *

2267-2275 West 7th Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to 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. <p>Or:</p> <ul style="list-style-type: none"> • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 36 months (3 years).
Notice to End Tenancies	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none">• Tenant needs assessment surveys still to be distributed. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.• Applicant will be required to commit to monitoring the 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	<ul style="list-style-type: none">• For low-income tenants and tenants facing other barriers to housing, as defined in the <i>TRP Policy</i>, the applicant.
First Right of Refusal (if applicable)	<ul style="list-style-type: none">• The applicant will be required to 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.

* * * * *

2267-2275 West 7th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey building containing 190 rental residential units, of which 20% of the residential floor area are below-market rental units, which replaces an existing three-storey rental building with 25 units.

Public Benefit Summary:

190 rental residential units, of which 20% of the residential floor area are delivered at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building as well as DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,671.8 sq. m [17,995 sq. ft.])	1.45	6.50
Buildable Floor Area	2,424.1 sq. m (26,093 sq. ft.)	10,866.7 sq. m (116,968 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,730,957
Public Art ³	\$231,597
TOTAL	\$1,962,554

Other benefits (non-quantified):

190 rental housing 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 by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$2,762,424.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

2267-2275 West 7th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2267 West 7th Avenue	015-224-708	The East 1/2 of Lot 16 Block 283 District Lot 526 Plan 590
	015-224-759	The West 1/2 of Lot 16 Block 283 District Lot 526 Plan 590
	015-224-775	The East 1/2 of Lot 17 Block 283 District Lot 526 Plan 590
	015-224-783	The West 1/2 of Lot 17 Block 283 District Lot 526 Plan 590
2275 West 7th Avenue	015 224 791	Lot 18 Block 283 District Lot 526 Plan 590

Applicant Information

Architect / Applicant	Acton Ostry Architects Inc.
Registered Owner	West 7th Avenue Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,671.8 sq. m (17,995 sq. ft.)	
Land Use	Residential	Residential
Maximum FSR	1.45	6.50
Maximum Height	10.7 m (35 ft.)	63 m (207 ft.) to top of parapet 71 m (233 ft.) m to top of mechanical/amenity
Floor Area	2,424.1 sq. m (26,093 sq. ft.)	10,866.7 sq. m (116,968 sq. ft.)
Unit Mix	N/A	Below-Market units: 38 4 3+-bedroom units 9 2-bedroom units 8 1-bedroom units 17 studio units Family Units: 34.2% Market Rental units: 152 15 3+-bedroom units 39 2-bedroom units 23 1-bedroom units 75 studio units Family Units: 35.5% Total: 190 units 19 3+-bedroom units 48 2-bedroom units 31 1-bedroom units 92 studio units
Parking and Bicycle Spaces	As per Parking By-law	42 vehicle spaces 407 bicycle spaces 3 loading spaces To be confirmed at development permit stage

Natural Assets	One on-site by-law tree; four City trees; 32 off-site trees	One on-site tree to be retained; three City trees to be retained; one City tree for removal; 32 trees on neighbouring properties to be retained/protected; nine new trees proposed. To be confirmed at development permit stage
-----------------------	---	---

* * * * *