

**4. CD-1 (730) AMENDMENT: 6428-6438 Cambie Street and 480-488 West 48th Avenue (formerly 478-496 West 48th Avenue)**

**Summary:** To amend CD-1 (Comprehensive Development) District (730) to permit the development of a 25-storey mixed-use building containing 182 rental units, with 20% of the residential floor area for below-market rental units and commercial space. A floor space ratio (FSR) of 10.30 and a height of 77.0 m (253 ft.), are proposed.

**Applicant:** Urban Solutions Architecture Ltd.

**Referral:** This relates to the report entitled “CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (formerly 478-496 West 48th Avenue)”, dated November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 2025.

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

- A. THAT the application by Urban Solutions Architecture Ltd., on behalf of 1041782 B.C. Ltd.<sup>1</sup>, the registered owner of the lands located at 6428-6438 Cambie Street and 480-488 West 48th Avenue [*PID 030-794-382; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP88089*], to amend CD-1 (730) (Comprehensive Development) District By-law No. 12464 to increase the maximum floor space ratio (FSR) from 3.91 to 10.30 and the maximum building height from 33.0 m (108 ft.) to 77.0 m (253 ft.) to permit the development of a 25-storey mixed-use building with commercial space on the ground floor and containing approximately 182 rental units, of which 20% of the residential floor area will be secured at below-market rents, generally as presented in the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd., received November 22, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

<sup>1</sup>Represented by Global Education Communities

C. THAT Recommendations A to 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.

**[CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue  
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