

CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue) - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-10	22:33	CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)	Oppose	<p>The Transit-Oriented Area policy allows a max 20 storey building or max 5.5 FSR, whichever comes first, for the site. This means that if the developer wants to construct a 20 storey building (not 26 storeys as they're proposing), they would need to consolidate adjacent properties to bring down the FSR to max of 5.5. This is to ensure developers who are firstcomers don't purchase a relatively small plot of land and build a tower over the majority of the property area and relegate the adjacent properties to a future low-rise (certainly much less than 5.5 FSR) due to the 90 feet tower separation.</p> <p>This development completely disregards both the max 20 storey building and max 5.5 FSR criteria.</p>	Nick Traber	Oakridge	