



## REFERRAL REPORT

Report Date: January 6, 2026  
Contact: Leifka Vissers  
Contact No.: 604-829-9610  
RTS No.: 18365  
VanRIMS No.: 08-2000-20  
Meeting Date: January 20, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (776) Text Amendment: 118-150 Robson Street (Now 828 Cambie Street)

### **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.

### **RECOMMENDATIONS FOR PUBLIC HEARING**

- A. THAT the application by Amacon Development, on behalf of Amacon Development (Robson) Corp. the registered owner of the lands located at 118-150 Robson Street (now 828 Cambie Street) [*PID: 031-375-499; Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127*], to amend the text of CD-1 Comprehensive Development District (776) By-law No. 12996 to increase the floor space ratio (FSR) from 10.33 to 11.05 and increase the maximum building height from 87.2 m (286 ft.) to 89.7 m (295 ft.) to permit the development of a 30-storey mixed-use building be approved in principle;

FURTHER THAT the draft amending 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 GBL Architects Inc., received April 30, 2025, with revised drawings received September 16, 2025, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT Recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **Purpose and Executive Summary**

This report evaluates an application to amend the CD-1 (Comprehensive Development) District 776 By-law No. 12996 to increase the permitted floor space ratio (FSR) from 10.33 to 11.05 by adding 1,620 sq. m (17,431 sq. ft) of hotel floor area to the podium of the building, and to increase the maximum building height of the residential tower from 87.2 m (286 ft.) to 89.7 m (295 ft.) to permit increased floor-to-floor height.

This application is consistent with the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

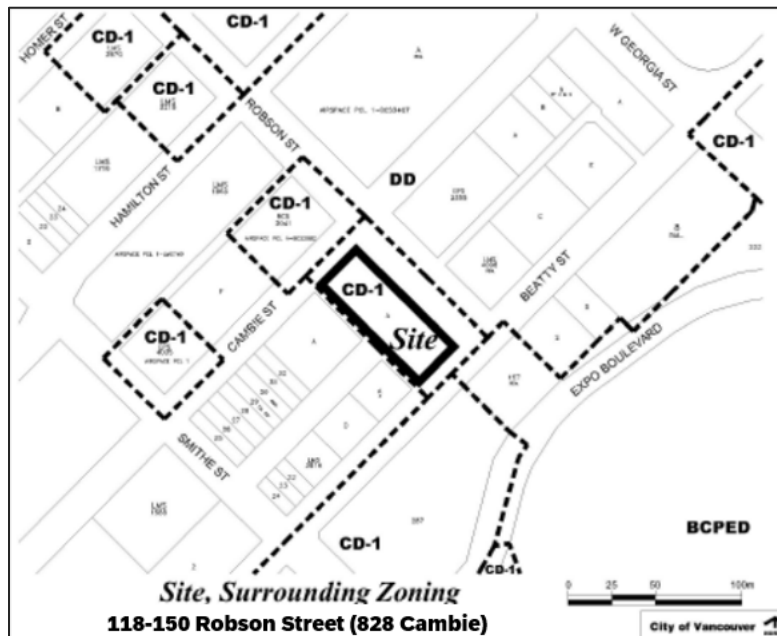
## **Context and Background**

### **1. Site and Context**

The subject site is comprised of one parcel, and encompasses an entire blockface fronting Robson, Beatty and Cambie Streets (see Figure 1). The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings as well as hotel and commercial buildings up to 30 storeys in height. This site is across the street from Terry Fox Plaza and BC Place Stadium.

This site was rezoned CD-1 (776) in 2021, last amended June 21, 2022 during which a thorough rezoning review was completed to assess the technical and design components of the proposal. The By-law allows a 30-storey mixed-use development that includes strata residential units, rental residential units, a hotel, and retail and service uses at grade. This amendment request was received during the development permit process for the original rezoning to add approximately 1,620 sq. m (17,431 sq. ft) of new hotel space to the podium and increase the height of the residential tower by 2.5 m to allow for increased floor-to-floor height.

The CD-1 (776) By-law was addressed as 118-150 Robson Street; however during the development permit application process the site was consolidated and readdressed as 828 Cambie Street.

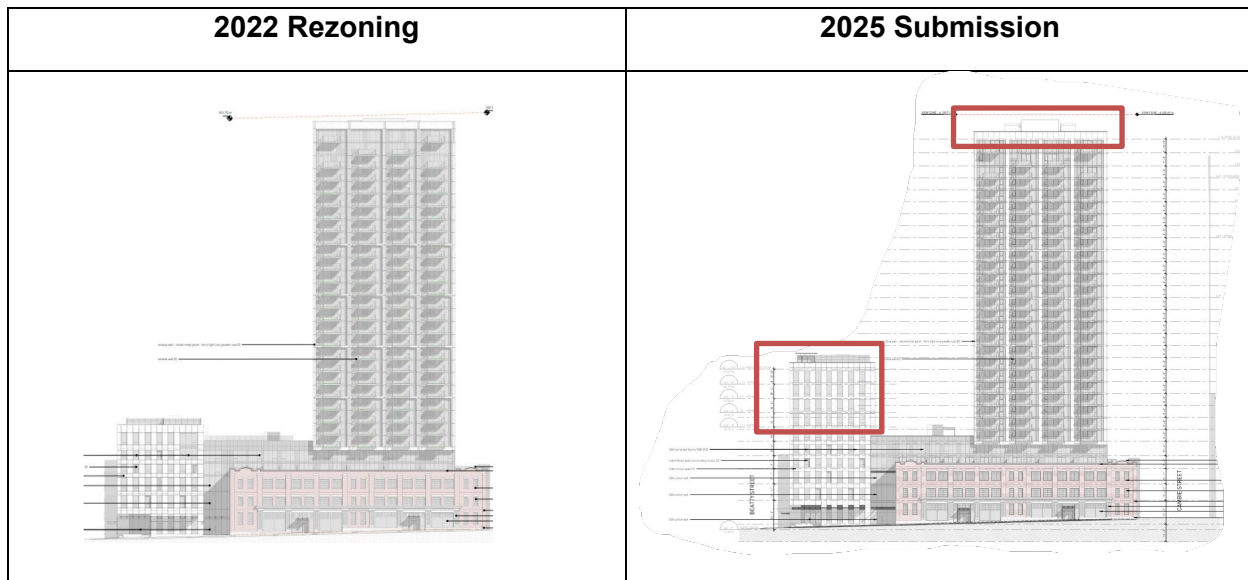
**Figure 1: Site and Surrounding Zoning**

## 2. Policy Context

- **CD-1 (776) By-law No. 12996** – Approved on May 19, 2021, last amended June 21, 2022, this By-law allows a 30-storey mixed-use development that includes strata residential units, rental residential units, a hotel, and retail and service uses at grade.
- **Rezoning Policy for the Central Business District (CBD) and CBD Shoulder** – the Rezoning Policy seeks to increase the potential for commercial capacity of non-residential buildings to heights and densities up to the Council-approved public views.

## 3. Proposal

The proposal is for a 30-storey mixed-use residential and hotel building with 187 strata titled residential units, six rental residential units and 138 hotel units. A building height of 89.7 m (294.5 ft.) and a floor space ratio (FSR) of 11.05 is proposed. Five levels of underground parking are to be accessed from the lane.

**Figure 2: Proposed Building North Elevation**

#### 4. Form of Development

The existing CD-1 (776) By-law allows for a maximum tower height of 87.2 m (286 ft.). This application proposes an increase in building height to 89.71 m (295 ft.) as a result of increase in floor-to-floor height.

Additionally, previous view cone height has been amended with the council-approved protected public view 3.2 – Queen Elizabeth Park, 9 – Cambie Street and A – Alder Terrace. The tower development is proposed to comply with the height parameters of the protected view.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets urban design guidelines.

- **Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. There are no on-site trees. See Appendix B of the original rezoning report stipulate landscape and tree conditions.
- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

#### 5. Transportation and Parking

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

## 6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/118-150-robson-st-and-828-cambie-st>.

In total, approximately **23** submissions were received. Some respondents expressed concerns about the proposed increase in height and density, noting that it could overwhelm an already busy area and change the neighbourhood's character. Commenters highlighted issues such as loss of sunlight and views, increased traffic and parking pressure, and long construction impacts. A few also felt the proposal exceeded what the area's zoning and infrastructure can reasonably support. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

## 7. Public Benefits

Refer to Appendix D for full summary of public benefits anticipated to be generated by this amendment.

- **Development Cost Levies (DCLs):** It is expected that the project will pay additional DCLs of \$457,197 based on rates in effect as of December 10, 2025 for the additional commercial floor area proposed in this amendment.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. The applicant has offered a cash CAC of \$300,510 for the additional density proposed by this amendment. Real Estate Staff recommend that the offering be accepted.
- **Public Art:** The incremental public art contribution for the additional density proposed in this amendment is estimated to be \$34,513 based on the current (2016) rate.

## **Financial Implications**

This project is expected to provide DCLs, a cash CAC as well as a public art contribution. See Appendix D for additional details.

## **Conclusion**

The proposed land use, form of development and public benefits are consistent with the directions of the original CD-1 By-law, as amended, and the objectives of the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the amending by-law in Appendix A subject to conditions contained in Appendix B.

\* \* \* \* \*

**APPENDIX A**  
**118-150 Robson Street (now 828 Cambie Street)**  
**DRAFT BY-LAW PROVISIONS TO AMEND CD-1 (776) BY-LAW NO. 12996**

*Note: A By-law to amend CD-1 (776) By-law No. 12996 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. In Section 4.2, Council strikes out “10.33” and substitutes “11.05”
2. In Section 5, Council strikes out “87.2” and substitutes “89.7”

## **APPENDIX B 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 GBL Architects Inc., received April 30, 2025, with revised drawings received September 16, 2025 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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:

The conditions of approval of the form of development are specified in the Policy Report dated May 22, 2018 and the Referral Report dated November 23, 2021.

### **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 If necessary, provision of a Services Agreement (or amendment to the existing Services Agreement) to detail the on-site 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 or such other form of alternative security that may be acceptable to the City in its sole discretion, 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. Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

- (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 Cardinal Engineering Ltd. dated October 28, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Cambie Street, 200 mm on Robson Street or 300 mm on Beatty Street. 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. 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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90m 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.

Note to Applicant: Implementation of development(s) at 150 Robson Street does not require any sewer upgrades.

Development to be serviced to the existing 375 mm STM and 250 mm SAN sewers in the lane north of Beatty Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at [vancouver.ca/rainwater](https://vancouver.ca/rainwater).

## **Sustainability**

- 2.2 Any new building in the development must meet the requirements of the preceding Green Buildings Policy for Rezonings (as amended up to January 14, 2016), including a



minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Further Note to Applicant: In lieu of registration, certification, and achieving a minimum of 63 points (LEED Gold rating), the project may, to the satisfaction of the Director of Planning, demonstrate at time of Building Permit application a greenhouse gas intensity of 4.0 kgCO<sub>2</sub>e/m<sup>2</sup>a or less, and produce a case study on achieving low-carbon heating and hot water in a hotel.

### **Community Amenity Contribution**

- 2.3 Pay to the City the cash Community Amenity Contribution of \$300,510 which the applicant has offered to the City, to be allocated to support the delivery of public benefits in and around the Downtown and Metro Core area. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### **Public Art**

- 2.4 If necessary, execute a new Public Art Agreement (or an amendment to the existing Public Art Agreement) satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the additional density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

### **Agreements**

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any,

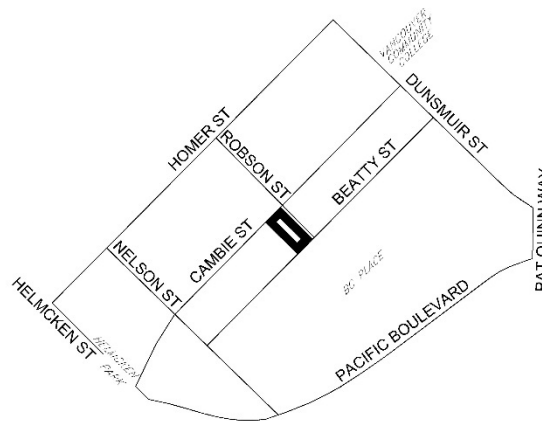
shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

## APPENDIX C ADDITIONAL INFORMATION

### Public Consultation Summary

Event	Date(s)	Details
<b>Webpage published</b>	August 5, 2025	<a href="https://www.shapeyourcity.ca/118-150-robson-st-and-828-cambie-st">https://www.shapeyourcity.ca/118-150-robson-st-and-828-cambie-st</a>
<b>Postcard mailed</b>	September 5, 2025	7,067 notices mailed (approximate)
<b>Site sign installed</b>	August 7, 2025	n/a
<b>Online comment form</b>	August 2025 to November 2025	17 submissions <ul style="list-style-type: none"> <li>• 6 responses support</li> <li>• 10 responses opposed</li> <li>• 1 response mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	September 10, 2025, to September 23, 2025	1 submission
<b>Other input (phone calls, direct emails, etc.)</b>	August 2025 to November 2025	5 submissions
<b>Total webpage views</b>	August 2025 to November 2025	397 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		23 submissions

### Map of Notification Area



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

Areas of support:

- **Support for more housing and higher density:** Some commenters said Vancouver is in a housing crisis, and projects like this help increase the needed supply. They believe building more homes—especially in central areas—is important for meeting current demand and future growth.
- **Good location and positive for downtown:** A few people noted that downtown is the right place for tall buildings, and this project fits the area well. They feel adding density in the core is efficient, makes use of existing services, and keeps the city vibrant.
- **Flexibility with height and FSR rules:** A few commenters feel the city should allow taller buildings or more floor space instead of sticking to strict limits. They support using setbacks or design measures to manage impacts rather than restricting density.

Areas of concern:

- **Height and density are too much for the neighbourhood:** Many people feel the added height and density would overwhelm an area that is already very built-up. They worry it will change the character of the neighbourhood, remove the “human scale,” and go beyond what local planning rules or the CD-1 zoning originally allowed.
- **Loss of sunlight, views, and neighbourhood feel:** Commenters are concerned that taller buildings will block mountain and city views, reduce natural light, and affect privacy for nearby homes. Several people also worry about the impacts on trees, plant life, and the overall comfort and identity of the area.
- **Traffic, parking, and construction impacts:** Many residents say the area is already busy and that more height and units will increase congestion, noise, and pressure on roads, transit, and services. Long construction periods, lane closures, and noise are already affecting daily life, and people fear extending the project will make things worse for nearby homes and businesses.

**Response to Public Comments**

- Staff reviewed the proposed height and density and note it is consistent with policy direction in this area.
- Staff completed a thorough view analysis and shadow analysis to ensure the proposed amendment did not conflict with City policy to protect both public views and to reduce shadowing on protected and public spaces.
- A traffic demand management plan (TDM Plan) has been conditioned and is required at the development permit stage.

## APPENDIX D PUBLIC BENEFITS

City-wide DCL <sup>1</sup>	\$348,122
Utilities DCL <sup>1</sup>	\$109,075
CAC: Cash	\$300,510
Public Art <sup>3</sup>	\$34,513
<b>TOTAL</b>	<b>\$792,220</b>

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 1,620 sq. m (17,431 sq. ft.) of additional commercial floor area.

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

<sup>2</sup> Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

## APPENDIX E REZONING APPLICATION SUMMARY

### Property

Address	Parcel Identifier (PID)	Legal Description
118-150 Robson Street (now 828 Cambie Street)	031-375-499	Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127

### Applicant Team

<b>Applicant</b>	Amacon Development
<b>Developer</b>	Amacon Development
<b>Architect</b>	GBL Architects
<b>Property Owner</b>	Amacon Development (Robson) Corp.

### Statistics

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	CD-1 (776)	Amended CD-1 (776)
<b>Site Area</b>	2,250.4 q. m (24,223 sq. ft.)	2,250.4 q. m (24,223 sq. ft.)
<b>Land Use</b>	Cultural and Recreational Uses, Dwelling Uses, Retail uses, Service Uses, Accessory Use.	No change
<b>Maximum FSR</b>	10.33	11.05
<b>Maximum Height</b>	87.2 m (286 ft.)	89.7 m (295 ft.)
<b>Floor Area</b>	23,255 sq. m (250,320 sq. ft.)	24,875 sq. m (267,751 sq. ft.)