



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Andrew Misiak
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RTS No.: 18382
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (878) Text Amendment: 357-475 West 41st 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.

Recommendations for Public Hearing

- A. THAT the application by Cambie 41st West Development (BT) Ltd. the registered owners of the lands at 357-475 West 41st Avenue¹ [*PID 032-348-592; Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP 122405*], to amend CD-1 (Comprehensive Development) District (878) By-law No. 14166 to increase the maximum floor space ratio (FSR) from 6.32 to 7.2 and increase the maximum building height from 72.6 m (238 ft.) to 78.0 m (256 ft.) to permit the development of a 17-storey and 25-storey mixed use building with ground-floor commercial space and 497 market rental units, of which 20% of the residential floor would be secured as below-market rental units be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (878) By-law No. 14166, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

¹ also known as 405/407/415/425/435/451/455/465/475/483/485 West 41st Avenue

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received May 23, 2025;

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.

Purpose and Executive Summary

This report evaluates an application to amend CD-1 (Comprehensive Development) District (878) for the site at 357-475 West 41st Avenue. The site was rezoned in 2021 to CD-1 (878) to permit a 14-storey and 22-storey mixed-use building with ground level commercial uses. The subject proposal includes an increase to the permitted maximum height and density as well as changes to the below-market rental offering.

The proposal is for a 17-storey and 25-storey mixed-use building, connected by a six-storey podium with ground floor commercial space, and 497 rental units, of which 20% of the residential floor area (approximately 81 residential units) would be secured as below-market rental, under the *Cambie Corridor Plan*. A maximum height of 78.0 m (256 ft.) for the west tower, 56m (184 ft.) for the east tower and an overall density of 7.2 FSR are proposed.

This application is generally consistent with the *Cambie Corridor Plan* and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

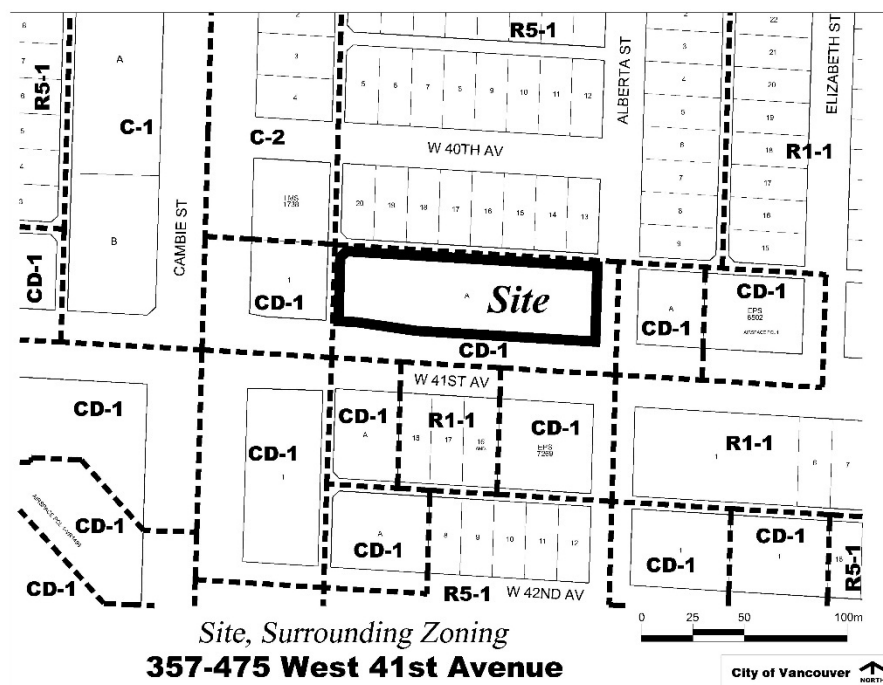
1. Site and Context

The subject site is located on the northwest corner of Alberta Street and West 41st Avenue, with a frontage of approximately 124.9 m (410 ft.) along 41st Avenue and approximately 36.5 m (120 ft.) along Alberta Street. The site is 4,506 sq. m (48,499 sq. ft.) in size (see Figure 1).

The site is located within the Oakridge Municipal Town Centre as part of the Cambie Corridor Plan, and is one block east of Oakridge Centre and Oakridge-41st Avenue Canada Line Station.

The lots to the north are primarily zoned R5-1 with sites along 41st Avenue having been rezoned to CD-1 for mid-rise residential projects, resulting in an urban context evolving from being primarily single-family houses to mid-rise residential and mixed-use, under the *Cambie Corridor Plan*.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Cambie Corridor Plan:** The *Cambie Corridor Plan* (Plan) guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. It introduces a strategically denser mix of housing and employment space in the Oakridge Municipal Town Centre and areas close to stations, while adding new townhouse opportunities to provide additional housing types for families and a sensitive transition to lower-density areas.

- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA and is consistent with the height designation. As the Plan allows more height, the application is being assessed under the Cambie Corridor policies.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

This application, being considered under the *Cambie Corridor Plan*, builds on the 2021 approved rezoning application. The proposal includes an increase in the permitted maximum height, density, and amount of below-market rental floorspace and a decrease to the below-market rental depth of affordability to improve overall viability of the project.

The proposed rezoning is for a 17-storey and 25-storey mixed use building connected by a six-storey podium with ground floor commercial space and 497 rental units, of which 20% of the residential floor area (approximately 81 residential units) would be secured at below-market rents. A maximum height of 78.0 m (256 ft.) for the west tower, 56 m (183.7ft.) for the east tower, and an overall density of 7.2 FSR are proposed. Two levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking North

	Rezoning Application (approved 2021)	Proposed Text Amendment
Height (west tower)	68.9 m (226 ft.) (top of parapet) 72.6 m (238 ft.) (top of amenity room)	74 m (242.8 ft.) (top of parapet) 78 m (256 ft.) (top of amenity room)
Height (east tower)	45.2 m (148 ft.) (top of parapet) 48.9 m (160 ft.) (top of amenity room)	52 m (170 ft.) (top of parapet) 56 m (183.7 ft.) (top of amenity room)
Storeys	22-storeys (west tower) 14-storeys (east tower)	25-storeys (west tower) 17-storeys (east tower)
Maximum FSR	6.32 FSR	7.2 FSR
BMR Floor Area	18% of residential floor area	20% of residential floor area
BMR %	20% less than the city-wide average market rents at the time of initial occupancy	10% less than the city-wide average market rents at the time of initial occupancy

Figure 3: Proposed Building Looking North



2. Form of Development

This application is consistent with the Plan for a high-rise mixed-use apartment tower on a podium (see Figure 4). The proposal generally meets the expectations of the Plan for tower form, setbacks, overall massing, contextual fit, amenities and public realm elements. It also reflects the original Council-approved form of development. The proposal seeks a height variation.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets the urban design guidelines. Refer to the Urban Design Analysis Summary below and the application statistics in Appendix F.

Figure 4: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Height	22 and 14 storeys	25 and 17	Shadowing	Staff support the increase in building height as there is no undue impacts on the sunlight, views and air circulation of surrounding areas.

- 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.
- Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. There are 22 on-site trees that are proposed for removal. The two city trees on City property are to be retained. Approximately 58 new on-site trees and 7 City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 497 units, including 416 market rental units and 81 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 5¹).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of September 30th, 2025

Housing Type	CATEGORY	10-YEAR TARGETS ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
 2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
 3. Unit numbers exclude the units in this proposal, pending council’s approval of this application.

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 South East Vancouver, which this site is located, is 0.9%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 35.8% family units in a mix of two-bedroom and three-bedroom units thereby meeting this policy. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements separately in both the market rental and below-market portions. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 5 below shows starting rents for below-market rental units for 2025 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 6 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 10% 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 10% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 6: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Proposed Average Unit Size (sq. ft.)	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
		2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	367	\$1,456	\$58,248	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	440	\$1,653	\$66,132	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	651	\$2,309	\$92,340	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	873	\$3,172	\$126,864	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 10 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2024 CMHC Rental Market Survey for 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)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

To be eligible for a BMR unit, a household’s gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Eligibility requirements for the below-market units are described in the Rental Incentive Programs Bulletin. All residents will have access to common indoor and outdoor amenities.

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 497 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 Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including seven units of secondary rental housing.

Three out of six the existing residential tenancies were eligible under the City’s Tenant Relocation and Protection Policy (TRPP) at the time of the original application. As this is an

amendment to the original application, tenant eligibility has not been reassessed at the time of this text amendment application.

All residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Transportation and Parking

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

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/375-475-w-41-ave>.

In total, approximately 11 submissions were received. Comments supported the added rental housing, increased height and density at a major transit hub, and the improved design compared to earlier versions. Concerns focused on the building becoming too tall for the area, shadowing and insufficient infrastructure such as schools, transit capacity, and community amenities to support the added density. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the development. It is expected that the project will pay DCLs of \$4,588,089 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$6,597,105.
- **Community Amenity Contributions (CAC):** Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The project is expected to provide a total public art contribution estimated to be \$688,618 of which \$74,881 is associated with this text amendment. The final public art contribution will be determined at the Development Permit stage.

Financial Implications

This project is expected to provide 497 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution.

See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

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APPENDIX A
357-475 West 41st Avenue
PROPOSED BY-LAW PROVISIONS TO AMEND CD-1 (878)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 14166.
2. Council strikes out sections 3 through 10 and substitutes the following:

“

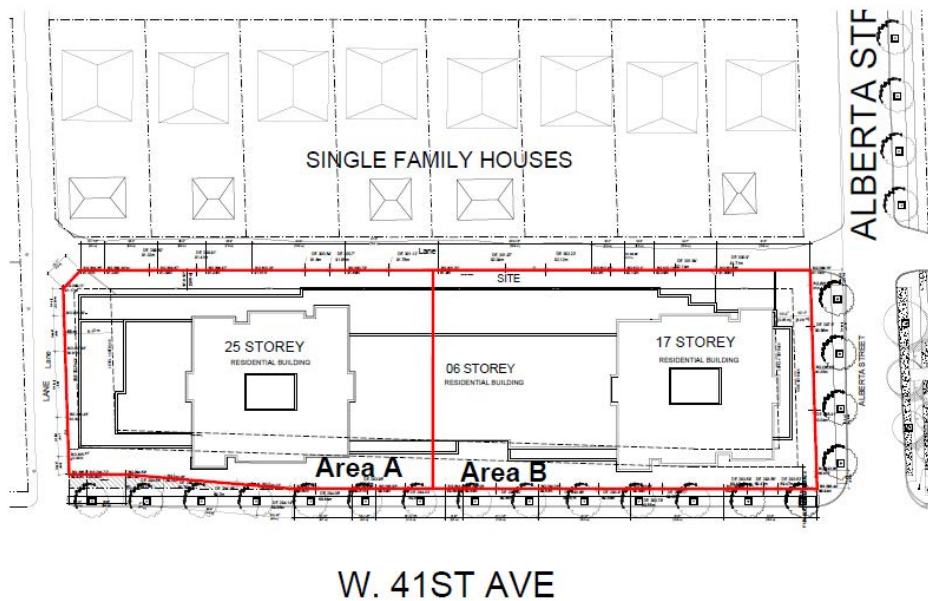
Definitions

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 6.1 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 7.5 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.

Sub-areas

4. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to Council 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 CD-1 (878) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 6.1 A minimum of 20% of the total dwelling unit area must be secured as below-market rental housing units.
- 6.2 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) include two or more bedrooms.
- 6.3 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) farmers' market;
 - (b) neighbourhood public house;
 - (c) public bike share;
 - (d) restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 6.5 The Director of Planning may vary the use conditions of section 6.4 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 7.1 Computation of floor area must assume that the site area is 4,506 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 7.2 The floor space ratio for all uses combined must not exceed 7.2.
- 7.3 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.
- 7.4 The total floor area for commercial uses must not be less than 1,610 m².
- 7.5 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, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses and 8% of the floor area being provided for all other uses, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of

sunroofs and walls;

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

7.6 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

- 8.1 Buildings in each sub-area must not exceed the maximum permitted height for that sub-area, measured from base surface, as set out in Table 1.
- 8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Table 1: Maximum Permitted Building Height

Sub-area	Building height
A	74 m
B	52 m

Access to Natural Light

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.”

3. Council renumbers sections 11, 12 and 13 as sections 10, 11 and 12, respectively.

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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 Arcadis received on May 23, 2025.

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:

Housing

- 1.1 The proposed unit mix, including 170 studio units (34.2%), 149 one-bedroom units (30.0 %), 169 two-bedroom units (34.0%) and 9 three-bedroom units (1.8%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin.

- 1.2 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 and urban agriculture 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 (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (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).

Note to Applicant:

The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. Provided the same ratio per dwelling unit for indoor and outdoor amenity space as the original rezoning application is provided, staff will consider those performance criteria to have been met.

Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

- 1.3 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.

Engineering

- 1.4 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.5 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>

- 1.6 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>

- 1.7 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.
- 1.8 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 use types, 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. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.9 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 8 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 feet long and 18 inches 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 guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Streetscape designed in compliance with Cambie Corridor 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 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.

- 1.10 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

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

- (a) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;
- (b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;
- (c) Removal or relocation of columns/encroachments/conflicts from maneuvering aisles;

Note to applicant: Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.12 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development 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.

1.13 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.

1.14 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>

1.15 Show all City supplied building grades and entranceway design elevations 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 Provision of an amendment to, or replacement of Services Agreement CB1632224 – 29 to detail the additional 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. The 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>.

The following items replace conditions 2.6 (a) and 2.6 (b) in Schedule A of Services Agreement CB1632224 – 29, and all other servicing requirements in that agreement are still required:

- (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 Aplin & Martin Consultants Ltd. dated March 20, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Alberta Street and 200 mm on West 41st Avenue. 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 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.

Note to Applicant: Implementation of development(s) at 475 West 41st Avenue does not require any sewer upgrades.

Development to be serviced to the existing 600 mm COMB sewers in West 41st Avenue.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

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.

Housing

- 2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living 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 to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the

General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 10% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 10% 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 dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units;

and

- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Note to Applicant: This requirement is intended to be a replacement for Housing Agreement CB1632240, authorized by Housing Agreement By-law No. 14125. Repeal of Housing Agreement By-law No. 14241 and release of Housing Agreement CB1632240 is anticipated as part of this new housing agreement process.

Public Art

- 2.3 Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services (ACCS) 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 General Manager of ACCS.

Note to Applicant: Provide development details to the satisfaction of the General Manager, or their designate (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash-in-lieu of art.

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

Environmental Contamination

- 2.4 The following conditions must be met prior to enactment of the rezoning:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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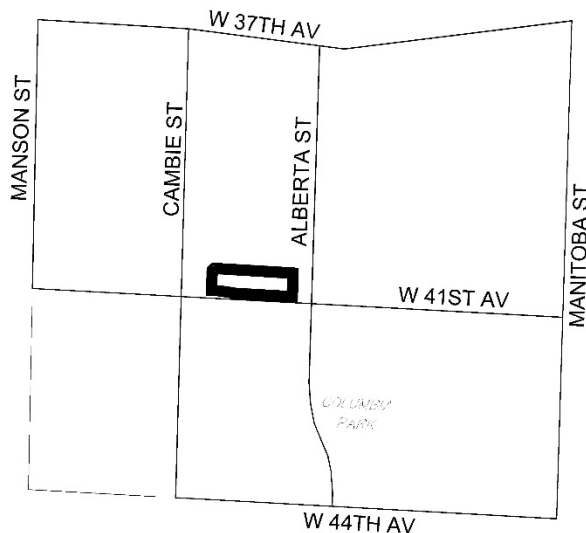
APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 350 page views were recorded. A total of 10 comments were received with 4 comments in support for the height, density and design, and 6 expressing concerns about height, shadow and infrastructure.

Event	Date(s)	Details
Webpage published	August 19, 2025	https://www.shapeyourcity.ca/375-475-w-41-ave
Postcard mailed	October 17, 2025	865 notices mailed
Site sign installed	October 14, 2025	n/a
Online comment form	August 2025 to December 2025	10 submissions <ul style="list-style-type: none"> • 4 responses support • 6 responses opposed • 0 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 29, 2025 to November 11, 2025	0 submission
Other input (phone calls, direct emails, etc.)	August 19, 2025, to December 10, 2025	1 submission
Total webpage views	August 19, 2025, to December 10, 2025	350 page views
Total Submissions (Comments submitted + questions asked + other input methods)		11 submissions

Map of Notification Area



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

Areas of support:

- **Density:** Oakridge Municipal Town Centre makes it highly appropriate for taller buildings.
- **Transit:** A major reason why higher density is suitable and should even be increased in this area.
- **Improved building design:** Compared to previous versions, the additional height results in a more attractive building.

Areas of concern:

- **Building height:** Additional height is unnecessary and would create a “wall” effect among several nearby towers already approved or under construction.
- **Shadowing:** Reduced natural light for nearby homes, streets, and Franklin Elementary School.
- **Infrastructure and transit strain:** Schools, pools, parks, and transit, especially the Canada Line and R4 are already over capacity.

Response to Public Comments

- **Building height:** The height, form and density aligns well with the intents of the *Cambie Corridor Plan* and fits well with the surrounding neighbourhood and evolving urban context.

- **Shadowing:** The proposal meets the *Cambie Corridor Plan's* urban design expectations for shadowing and is in alignment with the Solar Access Guidelines, and does not shadow any public parks or schoolyards.
- **Infrastructure and transit strain:** The Cambie Corridor Plan's Public Benefits Strategy provides a high-level vision and outlook for public benefits in the area over the 30-year life of the Plan, including for childcare, community facilities and parks. 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. The proposed development is well-sited to encourage reduced vehicle trips as it is in close proximity to frequent transit and multiple cycling routes.

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**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$345,970
Utilities DCL ¹	\$4,242,119
Public Art ³	\$688,618
TOTAL	\$5,276,707

Other Benefits (non-quantifiable components): 497 market rental units, of which 20% of the residential floor area (or 81 units) would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

Development Cost Levies (DCL): Based on rates in effect as of December 2025 and the proposed 30,700 sq. m of residential floor area and 1,610 sq. m of commercial floor area. 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.

The applicant has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. Based on the rates in effect on December 2025, it is expected that the project will pay a DCL of \$4,588,089. The value of the DCL waiver for the residential floor area is estimated to be \$6,597,105.

Public Art: The project is expected to provide a total public art contribution estimated at \$688,618, of which \$73,881 is associated with this text amendment. This is based on the published (2016) rate, or provide 60% cash in lieu. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**APPENDIX E
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
357-475 West 41st Avenue ²	032-348-592	Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP 122405

Applicant Team

Applicant	Cambie 41st West Limited Partnership
Developer	Cambie 41st West Limited Partnership
Architect	Arcadis
Property Owner	Cambie 41st West Limited Partnership

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (878)	CD-1 (878)
Site Area	4,506 sq. m (48,499 sq. ft.)	4,506 sq. m (48,499 sq. ft.)
Land Use	Residential and commercial mixed-use	Residential and commercial mixed-use
Maximum FSR	6.32 FSR	7.2 FSR
Maximum Height	68.9 m (226 ft.) (west tower, top of parapet) 72.6 m (238 ft.) (west tower, top of amenity room) 45.2 m (148 ft.) (east tower, top of parapet) 48.9 m (160 ft.) (east tower, top of amenity room)	74 m (242.8 ft.) (west tower, top of parapet) 78 m (256 ft.) (west tower, top of amenity room) 52 m (170 ft.) (east tower, top of parapet) 56 m (183.7 ft.) (east tower, top of amenity room)
Floor Area	28,843.9 sq. m (310,470 sq. ft.)	32,310.2 sq. m (347,783.7 sq. ft.)
Unit Mix	Total residential units: 419 Studio units: 92 (22%) One-bedroom units: 175 (42%) Two-bedroom units: 144 (34%) Three-bedroom units: 8 (2%)	Total residential units: 497 Studio units: 170 (34%) One-bedroom: 149 (30%) Two-bedroom: 169 (34%) Three-bedroom: 9 (1.8%)
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law

* * * * *

² also known as 405/407/415/425/435/451/455/465/475/483/485 West 41st Avenue.