

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 888-896 Cambie Street and 111-191 Smithe Street

Summary: To rezone 888-896 Cambie Street and 111-191 Smithe Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey mixed-use building containing 165 rental units, 246 hotel rooms, commercial space on the ground floor, and the retention of a Vancouver Heritage Register listed building (Stanley Brock Building). A floor space ratio (FSR) of 19.5 and a height of 85.4 m (280 ft.), are proposed.

Applicant: Nonni Property Group

Referral: This relates to the report entitled “CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street”, dated March 31, 2026 (“Report”), referred to Public Hearing at the Council Meeting of April 14, 2026.

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 Nonni Property Group, on behalf of:

- A J Six Holdings Ltd., the registered owner of 888 Cambie Street [*Lots 27 and 28 Block 68 District Lot 541 Plan 2565 and Lot 29 Except the East 2 Feet Block 68 District Lot 541 Plan 2565; PIDs 011-209-453, 011-209-470 and 011-209-488, respectively*]; and
- 888 Cambie Holdings Ltd., the registered owner of 896 Cambie Street and 111-191 Smithe Street [*Lots 25 and 26 Block 68 District Lot 541 Plan 2565; PIDs 008-407-193 and 008-407-215, respectively*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 19.5 to permit the development of a 29-storey mixed-use building containing 165 rental units, 246 hotel rooms, and commercial space on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by McKinley Studios, received May 21, 2025 with supplemental plans submitted November 18, 2025;

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.

C. THAT the heritage designation of the Cambie Street facade of the existing building known as the “Stanley Brock Building”, located at 888 Cambie Street [*Lots 27 and 28 Block 68 District Lot 541 Plan 2565 and Lot 29, Except the East 2 Feet Block 68 District Lot 541 Plan 2565; PIDs 011-209-453, 011 209-470 and 011-209-488, respectively*], as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Report, prior to enactment of the CD-1 By-law.

D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.

E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

F. THAT Recommendations A to E 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.

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