



COUNCIL REPORT

Report Date: April 28, 2026
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Meeting Date: May 19, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue

Recommendations

- A. THAT the application by Rafii Architects Inc., on behalf of:
- Aria Pacific Cambie Third Development Ltd., the registered owner of the lands located at 506 West 27th Avenue and 4339 Cambie Street [*Lots 8 and 9 Block 720 District Lot 526 Plan 6539; PIDs 007-090-536 and 003-650-278, respectively*], and
 - Aria Pacific Cambie Fourth Development Ltd., the registered owner of the lands located at 4361 and 4387 Cambie Street [*Lots 10 and 11 Block 720 District Lot 526 Plan 6539; PIDs 010-871-438 and 010-871-471, respectively*],

to rezone the lands from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 3.6 and increase the maximum building height from 11.5 m (38 ft.) to 28.7 m (94 ft.) to permit the development of a nine-storey mixed-use building containing 148 strata housing units, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared 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 Rafii Architects Inc., received May 13, 2024, with revised drawings submitted September 18, 2025;

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

- B. 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, be approved.
- C. 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;

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.

- D. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

- E. THAT Recommendations A to D 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 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
 - (ii) 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 rezone the site at 4339-4387 Cambie Street and 506 West 27th Avenue from R1-1 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a nine-storey, mixed-use building with 148 strata housing units and commercial space on the ground floor.

In accordance with section 559.02(4) of the *Vancouver Charter*, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official

development plans including the *Vancouver Official Development Plan* and contains majority residential use.

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

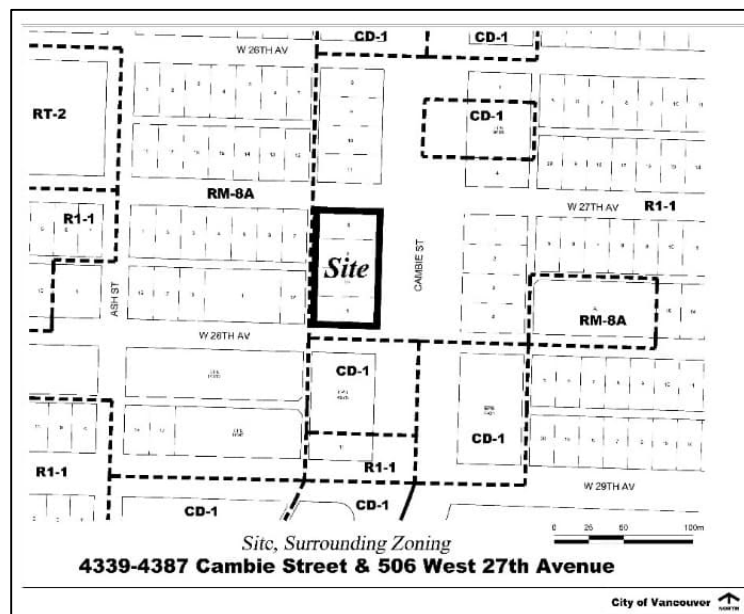
Context and Background

1. Site and Context

The subject site is a four-parcel block fronting the west side of Cambie Street between West 27th and 28th Avenues (see Figure 1). The existing zoning is R1-1 and is currently developed with four single-detached dwellings with a total of four existing tenants. All existing tenancies are eligible under the *Tenant Relation and Protection Policy*.

The surrounding neighbourhood consists of a mix of single-detached dwellings, townhouse developments and six-storey residential buildings. This area is undergoing change per the *Plan* and under the *Transit-Oriented Areas Rezoning Policy* with the King Edward Canada Line Station located 400 m to the north.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- ***Vancouver Official Development Plan:*** The land use and height is consistent with the Generalized Land Use (GLU) designation of Mixed-Use Mid-Rise for up to 12 storeys.
- ***Cambie Corridor Plan:*** The property is located within the Queen Elizabeth neighbourhood of the *Plan*. In this area, policy supports redevelopment for residential buildings up to six storeys and a density between 2.0 and 2.5 FSR, with flexibility for

additional density based on urban design performance. While the *Plan* sets out rezoning for residential uses at this location, the [2024 Cambie Corridor Commercial Demand Study](#) identified a commercial use gap in this area, thereby permitting commercial at key locations.

- ***Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:*** This site is within Tier 2 of the King Edward Station TOA which allows for 12 storeys and 4.0 FSR. While the *TOA* allows greater height and density than the *Plan*, *TOA* policy seeks to secure either secured market rental with below market rental, or strata with social housing. This proposal is offering a cash CAC in-lieu of securing in-kind social housing. The *TOA* policy also allows for a negotiation approach to the CAC where project viability or the proposal is contemplating alternatives to the preferred housing outcomes. The density within the *TOA* was considered when determining the supportable density for the subject site, while considering project viability.
- ***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

The proposal is for a nine-storey mixed-use building with 148 strata housing units and commercial space on the ground floor (Figure 2). A building height of 28.7 m (94 ft.) and a floor space ratio (FSR) of 3.6 is proposed. Two levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking West



2. Form of Development

While the *Plan* anticipates a six-storey residential building with an FSR of 2.5, the application proposes a nine-storey mixed-use building with a density of 3.6 FSR. Refer to the Urban Design Summary table below.

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Height	6 storeys	9 storeys	Shadowing Bulk	Height exceeds the <i>Plan</i> . Given that the site is also located within Tier 2 of the TOA that allows for 12-storey buildings, increase in height beyond the <i>Plan</i> is appropriate. The width of Cambie Street is exceptionally long at 200 ft., and as such, the extra height does not enclose public realm for Cambie Street. The additional height supports the addition of commercial at grade and retention of a beech tree in the front yard.
Density	2.5 FSR	3.6 FSR	Shadowing Bulk	While the proposed density exceeds the <i>Plan</i> , this density is supported to allow 0.25 FSR of commercial at this location. The additional density allows for the retention of a significant onsite beech tree while remaining aligned with the emerging context for this area under <i>TOA Policy</i> in this area.
Building Form / Massing	Building step-back at the fifth storey	Building step-back at the second, seventh, and eighth storeys	N/A	The proposed building step-backs reduce bulk and massing. While the additional storeys incrementally increase shadowing, the building step-backs on three levels help to minimize shadow impacts.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the modest scale of the application.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Twenty-three on-site trees are proposed for removal, and one on-site tree is proposed for retention. The final numbers of replacement trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Summary: Staff reviewed the site-specific conditions and have concluded that despite the moderate deviation in terms of floor area and building height, the proposal is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. 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.

3. Housing

The rezoning site contains existing rental residential uses, including four units of secondary rental housing. All four existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's *TRPP*, which is summarized in Appendix E of this report.

4. Transportation and Parking

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

5. Public Input

Public notification methods 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/4339-4387-cambie-st-and-506-w-27-ave-2>.

In total, approximately 72 submissions were received. Comments supported the addition of housing in a transit-rich area, the proposed density, and ground-floor commercial uses that could improve walkability and neighbourhood vitality. Concerns focused on building height, impacts on neighbourhood character and views, and increased traffic and parking associated with added density and commercial activity. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$4,670,483 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable for this rezoning. The applicant has offered a cash CAC of \$4,000,000. Staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted. If approved, the cash CAC will be allocated to support delivery of the Cambie Corridor Plan Benefits Strategy.
- **Public Art:** The public art contribution is estimated to be \$288,348 based on the current (2016) rate.

Financial Implications

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

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan* and the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A, subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
4339-4387 CAMBIE STREET AND 506 WEST 27TH AVENUE
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map and will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

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

Conditions of Use

- 4.1 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.2 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.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers 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

- 5.1 Computation of floor area must assume that the site area is 3,757.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.6.
- 5.3 The total floor area for commercial uses must be a minimum of 862.8 m².
- 5.4 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.
- 5.5 Computation of floor 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 28.7 m.
- 6.2 Despite section 6.1 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.

Access to Natural Light

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Rafii Architects Inc., received on received May 13, 2024, with revised drawings submitted September 18, 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:

Urban Design

- 1.1 Design development to provide continuous and clear sidewalk treatment to support pedestrian traffic in keeping with the *Cambie Corridor Public Realm Plan*.

Note to Applicant: Refer to Street Frontage section of the *Cambie Corridor Public Realm Plan*. Refer to Landscape Condition 1.3. This may be accomplished by relocating proposed planters along the building edge to provide more open access to commercial units.

- 1.2 Design development to improve the livability of the dwelling units.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.3.2). Ensure all units have access to private outdoor space and storage. Ensure that all units have principal living spaces and balconies oriented to the front or rear yards.

Landscape

- 1.3 Design development to facilitate retention of Tree #413. This is a large significant tree that is contributing to the urban canopy, public realm, and will enhance the livability of the site for all end users, and work to soften the transition of the built environment.

Note to Applicant: Redesign of the underground parkade and building envelope will be required to retain this tree, coordination with Project Arborist is essential to determine acceptable limits of development in order to demonstrate safe retention of this trees. Internal coordination with Engineering Departments has taken place, and they have confirmed there are no conflicts with retaining this tree.

- 1.4 Design Development to rooftop amenity areas to increase shade available for end users.

Note to Applicant: The addition of shade elements specifically along southern edges can help to provide shade to these otherwise exposed areas, providing respite from direct

sunlight. This can help to improve the livability for the end users. Shade could be provided by a variety of means, additional trees, physical structures, or other elements.

- 1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, rooftop areas, semi-private patio areas and planters.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Sustainability

- 1.7 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*

Engineering

- 1.8 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.

- 1.9 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>

- 1.10 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>

- 1.11 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.
- 1.12 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.13 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.14 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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 should enable access and pick up from a location 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.

1.15 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".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

- (iv) "The required Green Infrastructure improvements for 4339 Cambie Street will be as per City-issued design".

Note to Applicant: Callouts must be included along with the note.

(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 guy wires 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) Deletion of:

- (i) Proposed pavers from the front boulevard along Cambie Street;
- (ii) Non-standard lane treatments proposed in the lane (see L-1.01, A20-02).

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

- (d) 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.

- (e) 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.

- 1.16 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Safe, functional grades on the ramp and in parking areas, including:
 - (i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13 ft.) at the bottom of the main ramp.

Note to Applicant: 13.42% slope to 0% slope is not supported.

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

- (a) Resolution of maneuvering conflicts between the south Class B loading bay and the Commercial parking access;

Note to Applicant: The loading and parking access to be independent of each other.

- (b) Convenient, internal, stair-free loading access to/from all site uses;
- (c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

1.18 Provision of the following general revisions to architectural plans, including:

- (a) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.19 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) Adequate characterization and monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site;

Note to Applicant: This should include discussion / reconciliation of borehole logs with respect to published geology. One combined report for the proposed development site is expected.

- (b) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval;
- (c) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

1.20 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.
- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- 1.21 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.

- 1.22 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>

- 1.23 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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 8, 9, 10 and 11 Block 720 District Lot 526 Plan 6539 to create a single parcel.
- 2.2 Provision of a 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. 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>.

- (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 Creus Engineering Ltd dated July 24 and 28, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. 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. 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. If the Water Demand or Fire Underwriter's

Survey calculation changes in a manner that necessitates an upgrade to the water system, the developer is responsible for 100% of the cost of this upgrade.

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 4339 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 450 mm STM sewers in the lane west of Cambie Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be 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.

- (c) Provision of street improvements with appropriate transitions, along Cambie Street adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

Note to Applicant: the required sidewalk width may be reduced around tree 413 as required to allow for retention of this tree.
 - (ii) Corner curb ramps;
 - (iii) Curb and gutter, and road reconstruction as required to accommodate the curb and gutter;
 - (iv) Minimum 2.5 m wide raised asphalt protected bike lane;
 - (v) Protected intersection corner;

- (vi) Integral concrete curb and slab at the bus stop on Cambie Street per City standards.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (d) Provision of street improvements with appropriate transitions, along West 28th Avenue adjacent to the site, including:

- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramp;
- (iii) Curb ramp at the existing lane entry adjacent to the site;
- (iv) Removal of the existing driveway crossing on West 28th Avenue and reconstruction of the curb;
- (v) Full depth of asphalt removal and replacement from curb to curb along the site's frontage.

Note to Applicant: Road reconstruction on West 28th Avenue to meet City Higher-Zoned Street standards.

- (e) Provision of street improvements with appropriate transitions, along West 27th Avenue adjacent to the site, including:

- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramp;
- (iii) Curb ramp at the existing lane entry adjacent to the site;
- (iv) Curb bulge and road reconstruction as required to accommodate the curb bulge.

- (f) Provision of street improvements with appropriate transitions, along the lane west of Cambie Street adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet CoV "Higher-Zoned Lane" standards. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall meet the same loading performance as the CoV standard higher-zoned lane pavement structure.

- (ii) Relocate existing catch basins to the lane's centerline.

Note to Applicant: Refer to the City design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (g) Provision of speed humps in the lane west of Cambie Street between West 27th Avenue and West 28th Avenue.
- (h) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of porous asphalt to treat and retain 90% of average annual rainfall from the laneway west of Cambie Street, to the greatest extent practical.

Note to Applicant:

- Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. A pair of catch basins will be installed or relocated at the downstream end of the laneway to remove access runoff to the drainage system.
 - Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.
 - The proposed permeable laneway pavement structure should provide equal performance and design life as the CoV “Higher-Zoned Laneway” pavement structure.
 - CoV can provide a draft Permeable Lane Design Memo and Construction Spec with the consultant to assist them with the design.
- (ii) Installation of a subsurface infiltration trench along West 27th Avenue, connected to the existing catch basin, to treat and retain 90% of average annual rainfall from the right-of-way (RoW), to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

- (i) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

- (j) Provision of Cambie Street and West 27th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (k) Provision of Cambie Street and West 28th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (l) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

- (m) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (n) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (o) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

2.3 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant

summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the occupancy permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Cash Community Amenity Contribution

- 2.4 Pay to the City the cash Community Amenity Contribution of \$4,000,000 (cash CAC) which the applicant has offered to the City. Staff recommend that the amount be allocated to the Cambie Corridor Public Benefits Strategy.

Public Art

- 2.5 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture 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.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (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 or to set up a meeting to discuss the options further.

Environmental Contamination

2.6 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.

* * * * *

**APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“4339-4387 Cambie Street and 506 West 27th Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 4339-4387 Cambie Street and 506 West 27th Avenue”

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) Lot 8; PID: 007-090-536, Block 720 District Lot 526 Plan 6539;
- (b) Lot 9; PID: 003-650-278, Block 720 District Lot 526 Plan 6539;
- (c) Lot 10; PID: 010-871-438, Block 720 District Lot 526 Plan 6539; and
- (d) Lot 11; PID: 010-871-471, Block 720 District Lot 526 Plan 6539.

* * * * *

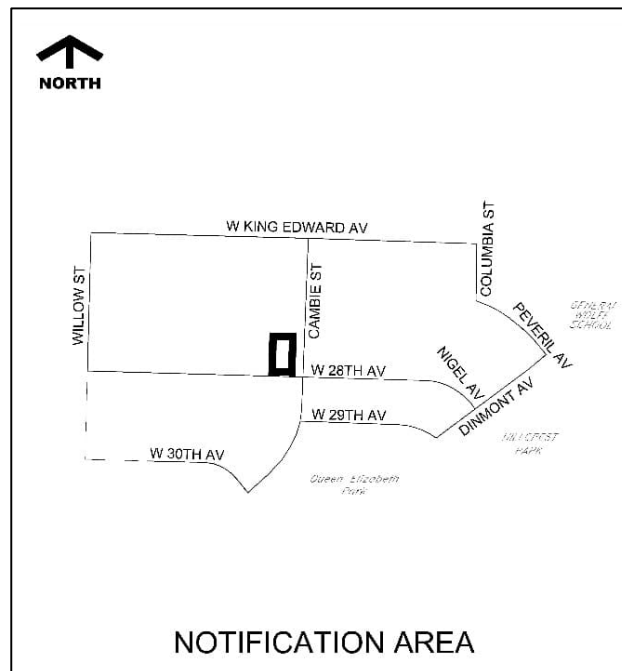
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,009 page views were recorded. A total of 72 comments were received with 47 comments in support for the density, increase in housing supply, and neighbourhood impact, and 10 expressing concerns about height, use, and parking.

Event	Date(s)	Details
Webpage published	January 9, 2025	https://www.shapeyourcity.ca/4339-4387-cambie-st-and-506-w-27-ave-2
Postcard mailed	January 27 2025	1,712 notices mailed (approximate)
Site sign installed	January 15 2025	n/a
Online comment form	January 2025 to December 2025	62 submissions <ul style="list-style-type: none"> • 47 responses support • 10 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 29, 2025 to February 11, 2025	6 submissions
Other input (phone calls, direct emails, etc.)	January 9, 2025 to January 7, 2026	4 submissions
Total webpage views	January 9, 2025 to December 16, 2025	1009 page views
Total Submissions (Comments submitted + questions asked + other input methods)		72 submissions

Map of Notification Area



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

Areas of support:

- **Housing Supply:** The development adds housing in a transit-rich area, including family-sized units, which helps address city-wide housing shortages and supports younger generations and growing families.
- **Density:** The proposed density is well-suited for the neighborhood and necessary given the site's proximity to the Canada Line and major bus routes, helping accommodate growth while reducing car dependence.
- **Neighbourhood Impact:** The project is viewed as an upgrade to the area that can replace aging properties with new multi-family housing that enhances vibrancy, safety, and overall neighbourhood character. The inclusion of ground-floor commercial space will animate the street, improve walkability, support local businesses, and address a lack of nearby retail and services.

Areas of concern:

- **Building height:** The proposed building height is inappropriate for the area. The building exceeds the six-storey limit of the *Plan* and is out of scale with surrounding development, blocking neighbourhood and skyline views.
- **Neighbourhood Impact:** Introducing commercial space is incompatible with this residential stretch of Cambie Street and threatens the arboretum character of the

Cambie Heritage Boulevard. The project will alter the established residential, park-like, and community-oriented character of the neighbourhood.

- **Traffic and safety:** Commercial uses and added density will increase traffic, parking demand, noise, and safety concerns while proposing excessive parking for a transit-oriented site.

Response to Public Comments

- **Building height:** The proposed height is generally in alignment with the heights for this area outlined in the *Plan* and Tier 2 of the *TOA Rezoning Policy* for this area. In addition, minor increases in height were supported to accommodate the additional of ground floor commercial and tree retention.
- **Neighbourhood Impact:** Staff have conditioned a notch in the building to retain a significant onsite tree (#413). The overall number of replacement trees will be determined at the development permit stage. Overall, this application aligns with the emerging character of the area as outlined in the *Plan* and in Tier 2 of the *TOA Rezoning Policy*.
- **Traffic and safety:** This proposal is in Tier 2 of the King Edward Station TOA and is well situated to reduce reliance on personal vehicles for transportation. Onsite parking for both residential and commercial uses has been conditioned per the Parking By-law. On-street parking demand is monitored by staff and if concerns are raised additional parking restrictions can be explored.

* * * * *

**APPENDIX E
DRAFT TENANT RELOCATION PLAN / HOUSING**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • City Housing staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant must monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant must provide assistance in securing a permanent, suitable affordable housing option.

* * * * *

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ¹	\$2,906,783
Utilities DCL ¹	\$1,763,700
CAC: Cash	\$4,000,000
Public Art ²	\$288,348
TOTAL	\$8,958,831

¹ Based on rates in effect as of December 10, 2025 and the proposed 12,666.7 sq. m (136,343 sq. ft.) of residential floor area and 862.8 sq. m (9,287 sq. ft.) of 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.

² The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
506 West 27th Avenue	007-090-536	Lot 8 Block 720 District Lot 526 Plan 6539
4339 Cambie Street	003-650-278	Lot 9 Block 720 District Lot 526 Plan 6539
4361 Cambie Street	010-871-438	Lot 10 Block 720 District Lot 526 Plan 6539
4387 Cambie Street	010-871-471	Lot 11 Block 720 District Lot 526 Plan 6539

Applicant Team

Applicant/Architect	Rafii Architects Inc.
Developer/Property Owner	Aria Pacific Cambie Third Development Ltd. Aria Pacific Cambie Fourth Development Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	3,757.4 sq. m (40,444 sq. ft.)	
Land Use	Residential Inclusive	Mixed-Use Residential/Commercial
Maximum FSR	0.7	3.6
Maximum Height	11.5 m (38 ft.)	28.7 m (94 ft.)
Floor Area	2,630.2 sq. m (28,311 sq. ft.)	13,529.5 sq. m (145,630 sq. ft.)
Unit Mix	N/A	53 1-bedroom 78 2-bedroom 17 3-bedroom 148 Total
Natural Assets	24 on-site trees 12 street trees	23 on-site trees proposed for removal 1 on-site tree proposed for retention. Final numbers to be confirmed at development permit stage.

* * * * *