



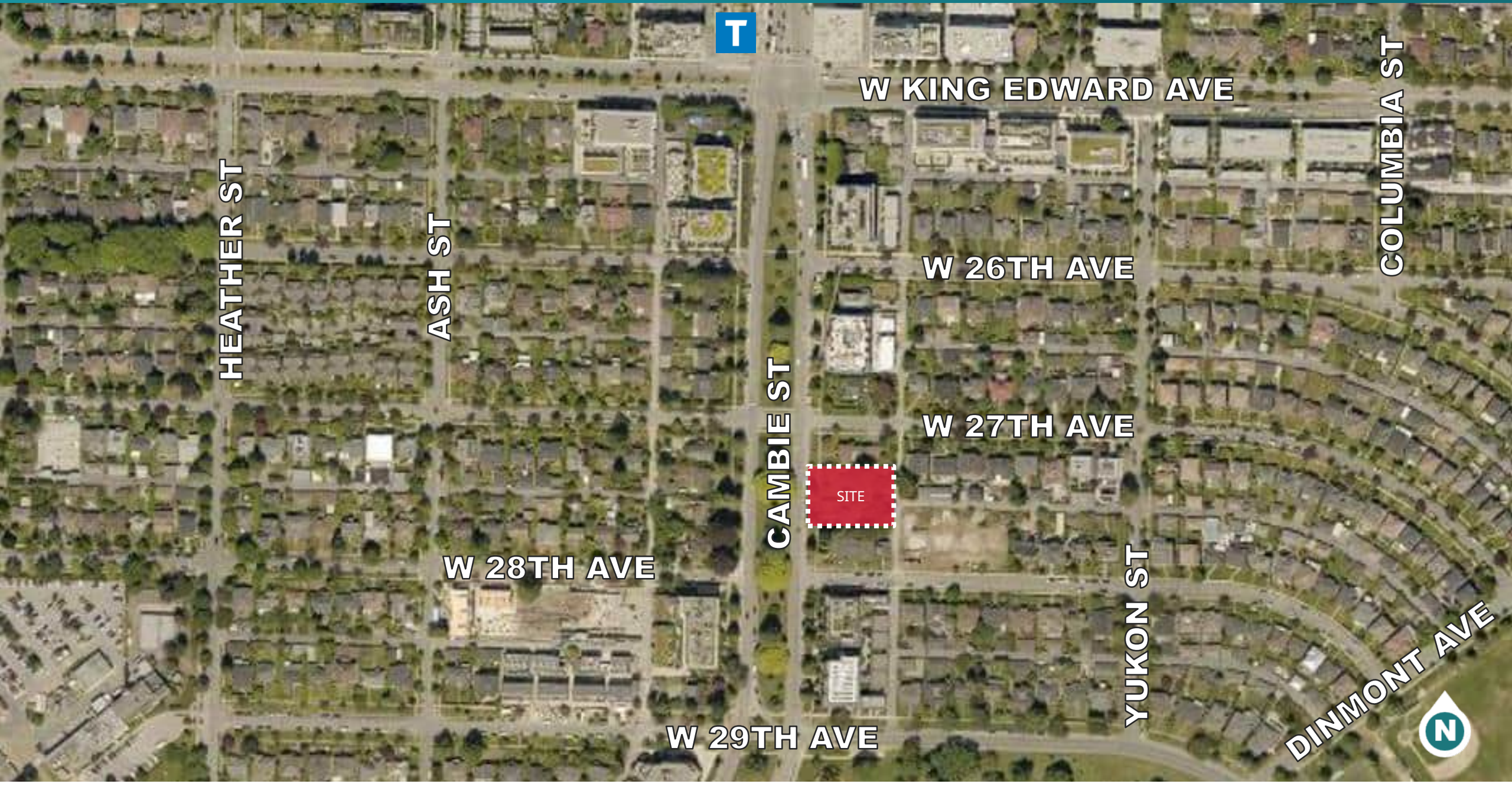
# CD-1 Rezoning

4338 and 4362 Cambie Street

**COUNCIL**

June 2, 2026

Recommend **Support**



T

HEATHER ST

ASH ST

CAMBIE ST

COLUMBIA ST

W KING EDWARD AVE

W 26TH AVE

W 27TH AVE

W 28TH AVE

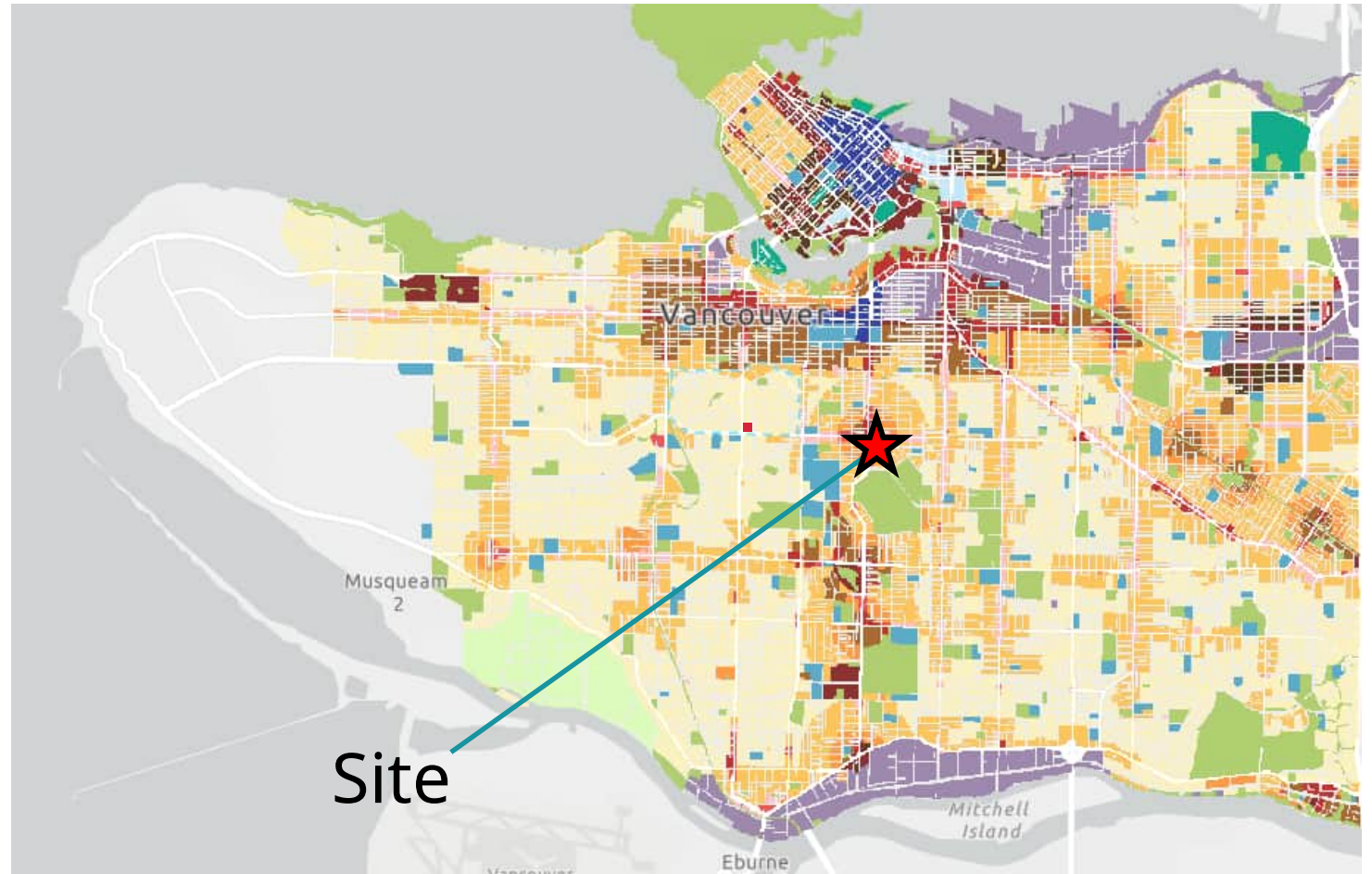
YUKON ST

W 29TH AVE

DINMONT AVE

SITE





 Mixed-Use – Mid-Rise

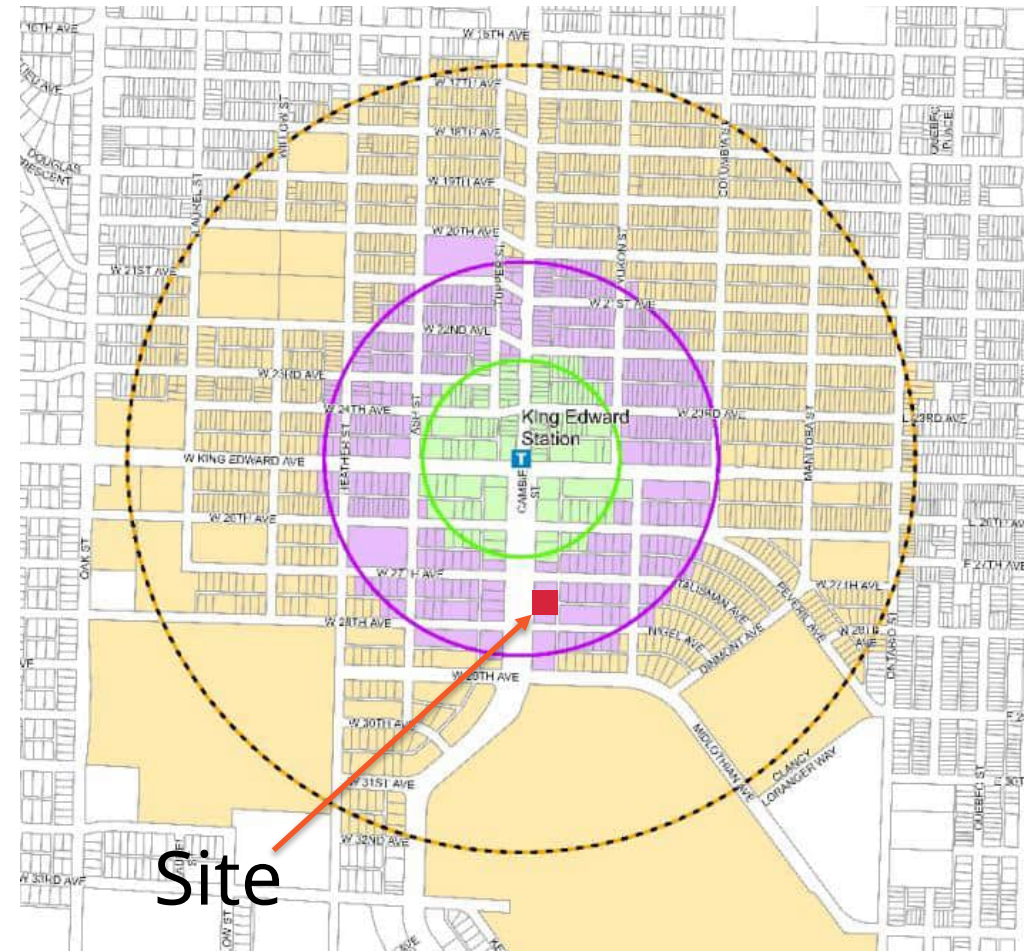


# Policy

## Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024

Amended on March 31, 2026



Site



## Summary

Height	43.9 m (144 ft.) 12 storeys
Density	5.4 FSR
Land use(s)	Residential, Commercial
Details	101 strata units Ground floor commercial units



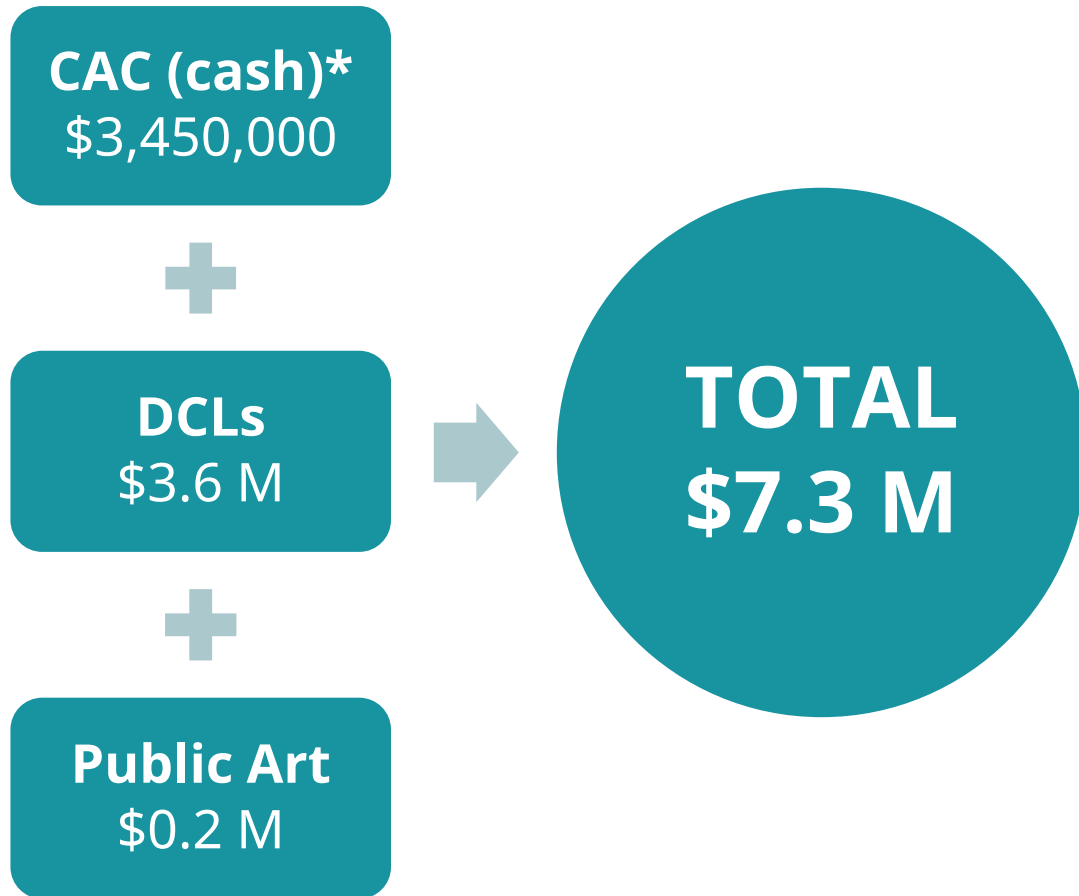


## Support:

- **Housing**
- **Density**
- **Use**

## Concerns:

- **Building Height**
- **Traffic and Congestion**



## Incentive-Based CAC\*

\$1,500,000 to \$3,450,000

*\*See Conditions of Enactment in Appendix B*



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- Application meets policy
- Staff support, subject to Appendix B

**COUNCIL**

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Recommend **Support**