



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Riccardo Peggi
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RTS No.: 19737
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Revision of Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue

Recommendations for Council

- A. THAT the application by Musqueam Capital Corporation, on behalf of YMCA BC Properties Foundation, the registered owners of the lands located at 282 West 49th Avenue [*PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033*], to revise the proposed CD-1 By-law approved in principle by Council at its meeting of [February 25, 2025](#), to:
- i. increase the total floor area from 53,928 sq. m (580,472 sq. ft.) to 54,300 sq. m (584,480 sq. ft.) and the maximum floor area in Sub-Area C from 9,896 sq. m (106,520 sq. ft.) to 10,267 sq. m (110,513 sq. ft.) to increase the size of the community centre and associated childcare portions of the building; and
 - ii. increase the height of Building A from 102.0 m (335 ft.) to 103.0 m (338 ft.), Building B from 119.0 m (390 ft.) to 120.0 m (394 ft.), and Building C from 31.0 (101 ft) to 33.0 m (108 ft.),

be approved;

FURTHER THAT the draft CD-1 By-law, attached as Appendix A to this report, be approved in principle, subject to the Conditions of Approval attached as Appendix B to the Referral Report dated January 7, 2025, entitled, "[CD-1 Rezoning: 282 West 49th Avenue \(Langara Family YMCA\)](#)" (the "2025 Rezoning Report"), as revised by the Revised Conditions of Approval contained in Appendix B of this report;

AND FURTHER THAT subject to the satisfaction of the Conditions of Approval attached as Appendix B to the [2025 Rezoning Report](#), as amended by the Revised Conditions of Approval in Appendix B of this report, the Director of Legal Services be directed to bring forward for enactment the draft CD-1 By-law,

attached as Appendix A to this report, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#).

- B. THAT subject to approval of Recommendation A and the Housing Agreement(s) described in Part 2 of Appendix B of the [2025 Rezoning Report](#), the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment prior to enactment of the CD-1 By-law, instead of the CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#), 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 amendments to the Sign By-law and the Noise Control By-law, attached as Appendix C to the [2025 Rezoning Report](#), be approved subject to approval of the CD-1 By-law, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#);

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law and the Noise Control By-law at the time of enactment of the CD-1 By-law;

AND FURTHER THAT the amendments to CD-1 (103) By-law No. 4900, approved in principle after the Public Hearing on February 25, 2025, be subject to the enactment of the CD-1 By-law, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#).

- D. THAT Recommendation A to C 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
 - (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

On February 25, 2025 ([RTS #17707](#)), Council approved in principle an application to rezone 282 West 49th Avenue from CD-1 (103) to a new CD-1 District, to allow for a maximum floor area of 53,928 sq. m (580,472 sq. ft.) and a maximum building height of 119 m (390 ft.), to permit a mixed-use development consisting of: an eight-storey building containing a two-storey community centre facility with associated childcare and 88 social housing units above; a 33-storey rental residential tower with commercial space at ground level and 308 secured rental units; and a 37-storey strata residential tower with 269 strata-titled residential units.

This report recommends revisions to the approval in principle, including revisions to the draft CD By-law for 282 West 49 Avenue, to increase the total floor area from 9,896 sq. m (106,520 sq. ft.) to 10,267 sq. m (110,513 sq. ft.), increase the size of the community centre and associated childcare portions of the development by 371 sq. m (3,993 sq. ft.), and increase the height of the three buildings by 1.0-2.0 m, and to associated conditions in the Conditions of Approval for the rezoning. The proposed changes reflect minor design alterations and shifts in programming for the various uses on the site.

The original rezoning application was approved in principle on February 25, 2025, and the *Vancouver Official Development Plan (ODP)* was adopted by Council on March 31, 2026. Policy FG2.1.7 of the *Vancouver ODP* states that rezoning applications approved in principle prior to adoption of the *Vancouver ODP* are to be considered consistent with the *Vancouver ODP*. Further, Part 5, Policy 1.5.1 states that the City will expedite Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval processes, and regulations, and Part 4, Table 1 identifies that modest flexibility in height will be considered in detailed area planning processes where reconciliation goals are substantially addressed, and that large sites that accommodate a variety of uses and include community-serving uses such as social housing, childcare, etc. may have greater flexibility in built form where building scale can be managed on site. This application, on behalf of Musqueam Capital Corporation, proposes modest changes in height, and in floor area to accommodate the onsite childcare and community centre, and is considered consistent with the *Vancouver ODP*. In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that consistent with all relevant official development plans and the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and meets the intent of the *Transit-Oriented Areas Rezoning Policy* and the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

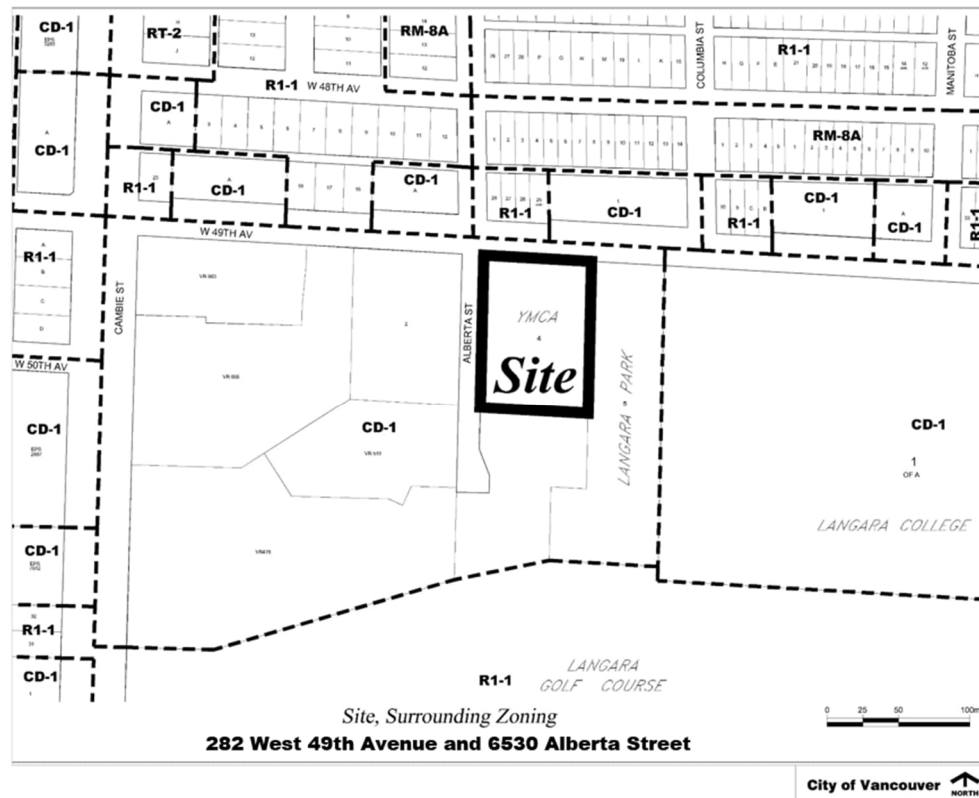
1. Site and Context

The subject site is comprised of one legal parcel located at the southeast corner of West 49th Avenue and Alberta Street (see Figure 1). The site has an area of 8,092.1 sq. m (87,103 sq. ft.), with a frontage of 75.6 m (248 ft.) along West 49th Avenue and a depth of 107 m (351 ft.) on Alberta Street. The site is currently developed with a two-storey YMCA recreational facility, including surface parking on the southern portion of the lot.

The site is owned by YMCA BC Properties Foundation (YMCA BC). Musqueam Capital Corporation, in partnership with Townline Homes Inc., have secured the site and are pursuing rezoning enactment and redevelopment.

The site's existing zoning is CD-1(103), and the surrounding properties are R1-1, CD-1, and RM-8A (see Figure 1). Uses are generally residential and institutional with Langara Park and Langara College to the east, Langara Golf Course to the south and the Langara Estates townhouse development to the west and southwest. The Langara Estates are currently part of the same CD-1 (103) zone as the rezoning site.

Figure 1: Site and Surrounding Zoning



At the February 25, 2025 Public Hearing, Council approved in principle a rezoning application at the site to enable the development of three mixed-use buildings:

- Building A: a 33-storey rental residential tower with commercial space at ground level and 308 secured rental units;
- Building B: a 37-storey strata residential tower with 269 strata-titled residential units; and
- Building C: an eight-storey mixed use building containing a two-storey community centre facility with associated childcare and six-storeys of non-profit owned social housing, including 88 social housing units.

2. Policy Context

- **Vancouver Official Development Plan:** The site is designated as Mixed-Use – High Rise 1 in the Generalized Land Use (GLU) map in the *Vancouver ODP*, which enables mixed-use residential developments of up to 26 storeys. In this case, the development approved in principle is up to 37 storeys in height.

Policy 1.5.1 in Part 5, 1. Housing of the *Vancouver ODP* states that the City will “expedite Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval processes, and regulations”. This development project is led in part by Musqueam Capital Corporation.

Table 1 in Part 4, FG1. Urban Structure Strategy of the *Vancouver ODP* identifies that modest flexibility in height will be considered in detailed area planning processes where

reconciliation goals are substantially addressed, and that large sites that accommodate a variety of uses and include community-serving uses such as social housing, childcare, etc. may have greater flexibility in built form where building scale can be managed on site. The site is considered a large site under the *Rezoning Policy for Sustainable Large Developments* and includes a variety of uses including social housing and childcare.

Based on the policies noted above, staff consider that the rezoning application is consistent with the *Vancouver ODP*.

- **United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy:** This application aligns with a number of Calls to Action within the UNDRIP Strategy and five-year *Action Plan* by respecting and upholding Indigenous rights, including the right to self-determination and economic participation. Specifically, this application aligns with Action 1.2B: Facilitate xʷməθkʷəy̓əm (Musqueam Indian Band), Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and səlilwətał (Tseil-Waututh Nation) (Local Nations) projects and prioritize or fast-track Nation-led affordable housing developments, an initial housing action within the five-year *Action Plan*.
- **Cambie Corridor Plan:** The *Plan* identifies this site as a Unique Site requiring site-specific policy direction to respond to the existing uses, unique characteristics, site size and local context. The *Plan* supports redevelopment of the Langara YMCA facility by introducing new housing options and on-site amenities within proximity of rapid transit. The proposal reflects the Unique Site objectives with a YMCA community hub, a childcare facility, commercial units, and a wide range of housing options.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA, which enable heights of 12 storeys, and a density of 4.0 FSR. Council may approve heights below the TOA minimums if requested by an applicant. Towers A and B exceed the TOA height minimums, and Tower C (8 storeys) is below the TOA minimum. The application exceeds the TOA density minimums, and as the *Cambie Corridor Plan* allows more density than the *TOA Rezoning Policy*, the application is being assessed under the *Plan* 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

The proposal is for minor revisions to the approval in principle of a draft CD-1 By-law.

The proposed revisions are to:

- Increase the maximum height of Building A by 1.0 m (3 ft.) from 102.0 m (335 ft.) to 103.0 m (338 ft.);

- Increase the maximum height of Building B by 1.0 m (3 ft.) from 119.0 m (390 ft.) to 120.0 m (394 ft.), plus additional height for rooftop amenity space;
- Increase the maximum height of Building C by 2.0 m (7 ft.) from 31.0 (101 ft) to 33.0 m (108 ft.), plus additional height for rooftop amenity space; and
- Increase the maximum floor area of Building C by 371 sq. m (3,993 sq. ft.) from 9,896 sq. m (106,520 sq. ft.) to 10,267 sq. m (110,513 sq. ft.) to increase the size of the community centre and associated childcare portions of the building. This will require an increase to the maximum allowable floor area for the whole site to 54,300 sq. m (584,480 sq. ft.).

The proposed revisions reflect minor design alterations and shifts in programming for the various uses on the site. The additional height for Building A is requested to shift mechanical space to different areas of the building to enable additional residential amenity space on Level 2 and 33. The change to Building B is requested due to minor design changes. The changes to Building C are requested to enable a second-floor mezzanine space, which will enable additional storage space and to accommodate a wider range of sports activities on the ground floor.

Figure 2: Proposed Buildings Looking Northwest



2. Form of Development

The proposed revisions include variations to building height, density, and floor plate size.

Building height increases range from approximately 1.0 m (3 ft) to 2.0 m (7 ft) to accommodate minor design alterations and shifts in programming for the various uses on the site, as well as necessary mechanical and structural systems. These changes result in an incremental increase in shadowing on the public realm and the adjacent park.

The floor plate size for the strata building remains unchanged at approximately 669 sq. m (7,200 sq. ft), while the floor plate size for the rental building has decreased from approximately 669 sq. m (7,200 sq. ft) to 641 sq. m (6,900 sq. ft), resulting in increased openness to the sky and improved residential livability.

The proposed increased density in Sub-Area C, from 9,896 sq. m (106,520 sq. ft) to 10,267 sq. m (110,513 sq. ft), reflects refined YMCA programming requirements intended to accommodate a broader range of uses.

Staff have reviewed the site-specific conditions and the overall proposed form of development and note that the project remains appropriate for its context. The proposed revisions are considered supportable, subject to the conditions attached as Appendix B to the [2025 Rezoning Report](#), as amended by the Revised Conditions of Approval in Appendix B of this report

Urban Design Panel: A review by the Urban Design Panel was not required due to the limited scope of the proposed revisions.

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

This project proposes three buildings, one building containing 306 market rental housing units to be owned by the Musqueam Capital Corporation, the economic development arm of the xʷməθkʷəy̓əm (Musqueam Indian Band), another containing 291 strata housing units, and a third building containing 88 social housing units to be owned by YMCA BC.

The changes to the housing delivery since the original rezoning application are described below.

- **Unit Count:** This application, if approved, would create two fewer market rental units (306 instead of 308), and 22 additional strata housing units (291 instead of 269) compared to the original rezoning application. The number of social housing units (88) remained unchanged.
- **Housing Mix:** In the strata building, the revised unit mix proposes 47% two and three-bedroom units, compared to 53% two and three-bedroom units approved under the original rezoning application. The revised unit mix continues to meet the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units including a minimum of 25% two-bedroom and 10% three-bedroom units.

The family unit mix proposed in the rental and social housing buildings remain unchanged. Conditions of approval and provisions in the CD-1 By-law have been included to ensure the project continues to meet the minimum unit mix requirements in all of the strata, market rental and social housing buildings.

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 site signage, and a webpage. Public input was collected primarily using an online comment form and email. Refer to the application webpage: <https://www.shapeyourcity.ca/282-w-49-ave-2>.

In total, three submissions were received. Comments supported the proposal in general terms. A comment of concern was that the City is not receiving any additional community contributions in exchange for the additional height being proposed. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. It is expected that the project will pay DCLs of \$15,379,002 based on December 10, 2025, rates. The increase in floor area to the community centre and associated childcare portions of Building C will not impact the anticipated DCLs because the rate for these uses is calculated per building permit and not based on floor area.
- **Community Amenity Contributions (CAC):** The approved CAC offering is unchanged from the rezoning that was approved in principle in 2025. The approved application includes 88 units of social housing valued at \$43,000,000 as an in-kind CAC, to be owned and operated by the YMCA, a non-profit corporation. A 49-space childcare facility valued at \$9,000,000 is proposed as an in-kind CAC, to be owned and operated by the YMCA, a non-profit corporation.
- **Public Art:** The public art contribution is estimated to be \$1,011,193 based on the current (2016) rate.

Financial Implications

This project is expected to provide market rental units, non-profit owned and operated community centre facility with associated childcare, social housing units, DCLs and a public art contribution. See Appendix D for additional details.

Conclusion

This application is consistent with the *Vancouver Official Development Plan* and meets the intent of the *Transit-Oriented Areas Rezoning Policy* and the *Cambie Corridor Plan*. The

General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the amended CD-1 By-law subject to the Conditions of Approval attached as Appendix B to the [2025 Rezoning Report](#), as amended by the Revised Conditions of Approval in Appendix B of this report.

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APPENDIX A
282 West 49th Avenue Street
PROPOSED CD-1 BY-LAW REVISION

The following revision to the conditionally approved CD-1 By-law will be replace the CD-1 By-law approved at Public Hearing on February 25, 2025, when brought forward for enactment. The recommendations in the prior approved rezoning remain in effect. Refer to [Agenda](#) and [Minutes](#), and report RTS [17707](#).

Zoning District Plan Amendment

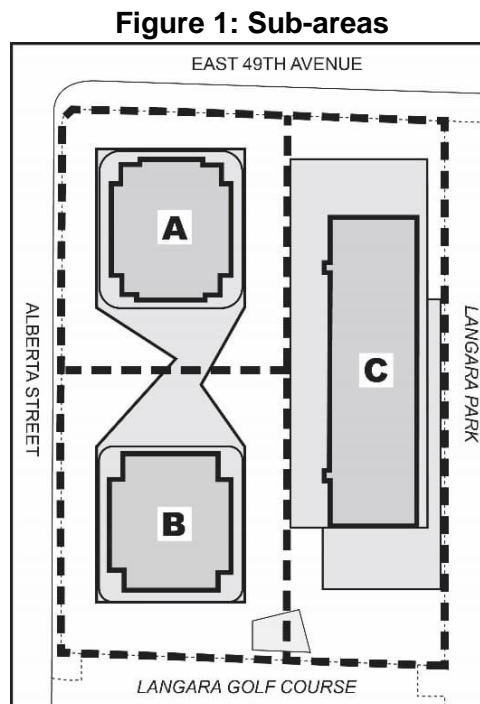
1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law,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

Designation of CD-1 District

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

Sub-areas

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



Uses

4. 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-use Residential Building and Multiple Dwelling;
 - (c) Institutional Uses;
 - (d) Retail Uses;
 - (e) Service Uses;
 - (f) Utility and Communication Uses; and
 - (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 The design and layout of at least 35% of the total market rental dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.2 The design and layout of at least 35% of the total social housing dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 The design and layout of at least of 35% of the dwelling units not used for market rental or social housing must:
 - (a) be suitable for family housing; and
 - (b) have two 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.
- 5.4 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 conjunction 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

- 6.1 Computation of floor area must assume that the site area is 8,092.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor area for all uses combined is 54,300 m².
- 6.3 The floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in in Table A.

Table A: Maximum Permitted Floor Area

Sub-Area	Maximum Permitted Floor Area (m²)
A	21,442
B	22,591
C	10,267

- 6.4 In sub-area A, the total floor area for commercial uses must be a minimum of 178 m².
- 6.5 In sub-area C, the total floor area for social housing must be a minimum of 6,697 m².
- 6.6 In sub-area C, the total floor area for community centre or neighbourhood house and child day care facility uses combined must be a minimum of 3,072 m², except that the total floor area for child day care facility uses must be a minimum of 700 m²
- 6.7 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.

6.8 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 floor area being provided, 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 and 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 of non-dwelling uses.

6.9 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area being provided;
- (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility;
- (c) additional floor area for balconies, decks, and any other appurtenances if the Director of Planning considers the impact on bulk, privacy, and overlook; and
- (d) unenclosed outdoor areas underneath building overhangs, except that they must remain unenclosed for the life of the building,

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

- 7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table B.
- 7.2 Despite section 7.1 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.

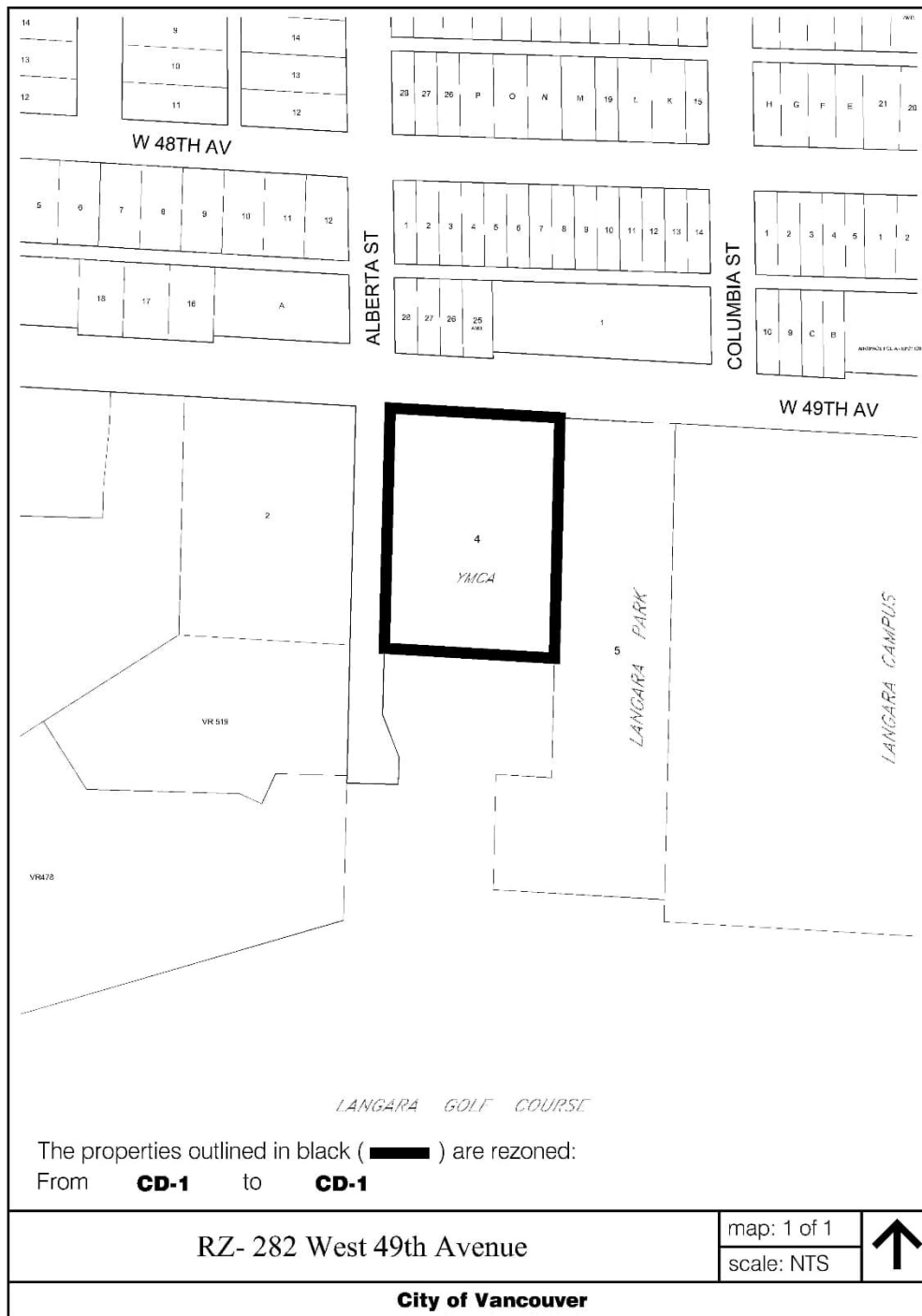
Table B: Permitted Building Height

Sub-area	Building height
A	103.0 m
B	120.0 m
C	33.0 m

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
- any part of the same building excluding permitted projections; or
 - the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - the minimum distance of unobstructed view is at least 3.7 m.

Schedule A



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APPENDIX B REVISED 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.

The following revisions are made to the Conditions of Approval attached as Appendix B to the [Referral Report](#) dated February 4, 2025, entitled, “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”.

A. The following changes are made to **“PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT”**:

1. Under **“Urban Design”**, the following is added as condition 1.6A:

1.6A Confirmation of adequate indoor and outdoor amenities for all buildings, including children’s play areas.

Note to Applicant: Tower developments are expected to provide a minimum of 1.2 sq. m of common indoor amenity space per dwelling unit and a minimum of 2.0 sq. m of common outdoor amenity space per dwelling unit, in accordance with *Design and Development Guidelines* Section 2.4.1. The size, distribution, and programming of amenity spaces should be commensurate with the scale of a high-density development. The integration of outdoor kitchen facilities and an adjacent washroom is encouraged to support communal meals and social gathering (*Cambie Corridor Plan*, Policy 5.3.2-15). A portion of the outdoor amenity space should be designed to support children’s play for all buildings, with an emphasis on flexible and inclusive play opportunities. Natural play elements and exploratory features are encouraged over traditional standalone play equipment. Refer to the *High-Density Housing for Families with Children Guidelines* for additional direction.

2. Under **“Housing”**:

(a) condition 1.15 is struck and replaced with the following:

1.15 The proposed market rental unit mix, including 61 studio units (20 %), 125 one-bedroom units (41 %) and 120 two-bedroom units (39 %) 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 designed to be suitable for families with children.

(b) condition 1.20 is struck and replaced with the following:

1.20 The proposed strata housing unit mix, including 19 studio units (7 %), 136 one-bedroom units (47 %), 107 two-bedroom units (37 %), and 29 three-bedroom units (10 %) 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 all strata units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

3. Under “**Childcare**”, condition 1.22 is struck and replaced with the following:

1.22 Applicant to provide a 49-space licensed childcare facility (2 x 12 spaces for 0-3 year olds, and 25 spaces for 3-5 year olds) that meets the intent of the City's *Childcare Design Guidelines and Childcare Technical Guidelines*, including a minimum of 611 sq. m (6,577 sq. ft.) functional indoor space (exclusive of elevators and corridors), and 552 sq. m (5,942 sq. ft.) of outdoor space, to be owned by and operated by the YMCA (or other non-profit childcare society).

Note to Applicant: Licensed capacity is determined by VCH Community Care Facility Licensing (CCFL) and is contingent upon meeting the BC Childcare Licensing Regulations, Director of Licensing Standards of Practice, and other Provincial childcare licensing requirements. A 49-space facility includes three childcare programs (2 x 12 spaces for infants/toddlers aged 0-3, and 25 spaces for 3-to-5 year olds). To meet Provincial Childcare Licensing standards, each program must function discretely, including e.g. contiguous indoor and outdoor spaces dedicated to each program, without requiring children to cross through one program to get to their own. Ensure that outdoor space provided has large enough dimensions accommodate all outdoor play elements required for the program it is meant to support (e.g. any climbing structures, play huts, bike paths, sand pits, etc.).

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APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	March 3, 2026	https://www.shapeyourcity.ca/282-w-49-ave-2
Site sign installed	April 14, 2026	n/a
Online comment form	March 3, 2026 to May 6, 2026	3 submissions <ul style="list-style-type: none"> • 2 responses support • 1 responses opposed • 0 response mixed
Total webpage views	March 3, 2026 to May 6, 2026	368 page views
Total Submissions (Comments submitted + questions asked + other input methods)		3 submissions

Map of Notification Area



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

Areas of support:

- **General support:** General support indicated without identifying specific aspects.

Areas of concern:

- **Community contributions:** The City is not receiving any additional community contributions in exchange for the additional height being proposed.

Response to Public Comments

- The submitted proposal is for a minor technical amendment. The additions to height and floor area are minor and no additional public benefits are anticipated.

* * * * *

**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ¹	\$9,462,056
Utilities DCL ¹	\$5,916,946
Community Amenity Contribution - In-kind social housing (non-profit owned)	\$43,000,000
Community Amenity Contribution - In-kind 49-space childcare facility (non-profit owned)	\$9,000,000
Public Art ²	\$1,011,193
TOTAL	\$68,390,195

Other Benefits (non-quantifiable components): Replacement YMCA community facility and 306 units of rental housing secured for the greater of 60 years and the life of the building. Contributes towards long-term economic prosperity and self-sufficiency for the xʷməθkʷəy̓əm (Musqueam Indian Band).

¹ Based on rates in effect as of December 10, 2025, and the proposed 43,854 sq. m. (472,039 sq. ft.) of strata and rental residential floor area, 178 sq. m. (1,915 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 E REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
282 West 49th Avenue	007-595-573	Lot 4 Block 1165 District Lot 526 Plan 16033

Applicant Team

Applicant	Musqueam Capital Corporation
Developer	Musqueam Capital Corporation
Architect	Boniface Oleksiuk Politano Architects
Property Owner	YMCA BC Properties Foundation

Statistics

	Conditionally Approved CD-1 By-law	Proposed Revisions
Zoning	CD-1	CD-1
Site Area	8,092.1 sq. m (87,103 sq. ft.)	8,092.1 sq. m (87,103 sq. ft.)
Land Use	Residential, Commercial, Cultural and Recreational	Residential, Commercial, Cultural and Recreational
Maximum FSR	6.66 FSR	6.71 FSR
Maximum Height	Building A: 102.0 m (335 ft.) Building B: 119.0 m (390 ft.) Building C: 31.0 (101 ft)	Building A: 103.0 m (338 ft.) Building B: 120.0 m (394 ft.) Building C: 33.0 m (108 ft.)
Floor Area	53,928 sq. m (580,472 sq. ft.)	54,300 sq. m (584,480 sq. ft.)
Market Rental Unit Mix (Building A)	61 studio units 127 1-bedroom 120 2-bedroom 308 Total	61 studio units 125 1-bedroom 120 2-bedroom 306 Total
Strata Unit Mix (Building B)	28 studio units 98 1-bedroom 116 2-bedroom 27 3-bedoom 269 Total	19 studio units 136 1-bedroom 107 2-bedroom 29 3-bedoom 291 Total
Social Housing Unit Mix (Building C)	18 studio units 24 1-bedroom 29 2-bedroom 17 3-bedoom	Unchanged

	88 Total	
Natural Assets	Retain 9 trees Approx. 46 new on-site trees (Confirmed at the development permit stage)	Unchanged

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