



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Dr. Susanne Rühle
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RTS No.: 19733
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 466-476 West 27th Avenue

Recommendations

- A. THAT the application by Raffaele Architecture Inc. on behalf of 1535762 B.C. Ltd.¹, the registered owner of the lands, located at 466-476 West 27th Avenue [*Lot 6 and 5 Block 721 District Lot 526 Plan 6539; PIDs 010-869-689 and 010-869-671, respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.0 to 5.89 and the building height from 11.5 m (38 ft.) to 45.6 m (150 ft.), to permit the development of a 15-storey residential building containing 140 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, 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 Raffaele Architecture Inc. received January 29, 2025 and revised February 23, 2026;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be

¹ Represented by Vittori Developments Ltd.

required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.

- C. 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.

- D. THAT Recommendations 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

This report evaluates an application to rezone the site at 466-476 West 27th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for a 15-storey residential building, containing 140 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units.

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 the *Transit-Oriented Areas Rezoning Policy (TOA)* within the *Cambie Corridor Community Plan* area and associated policies.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

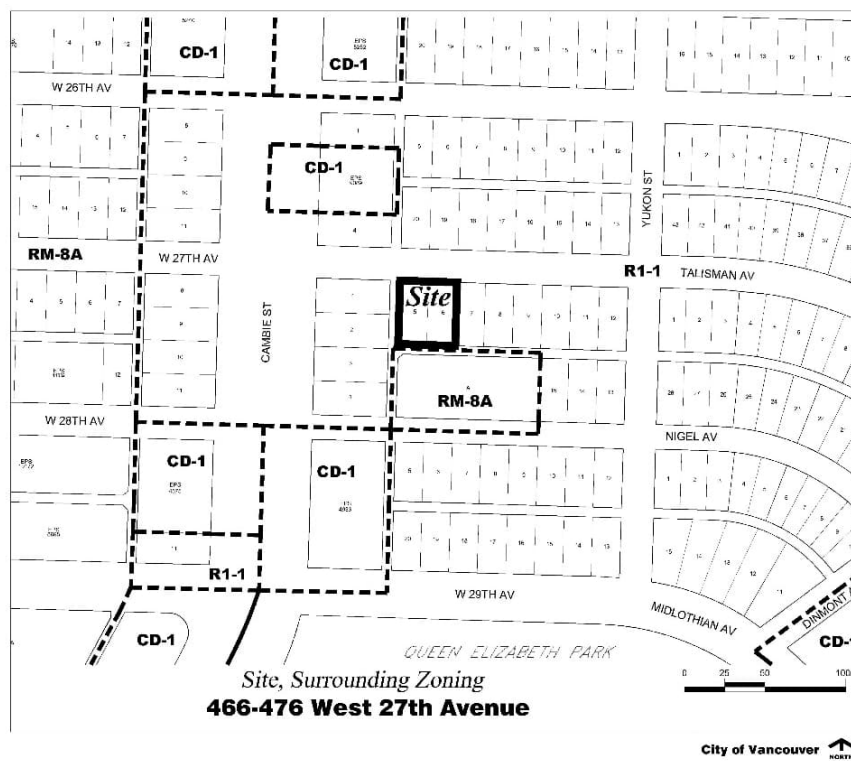
1. Site and Context

The subject site is comprised of two legal parcels located mid-block on the south side of West 27th Avenue between Cambie and Yukon Streets (see Figure 1). The site has an area of approximately 1,389.9 sq. m (14,961 sq. ft.). The site and surrounding area are zoned R1-1

(Residential Inclusive), with several CD-1 (Comprehensive Development) zones along Cambie Street for midrise residential developments, and one RM-8A (townhouse) development on West 28th Avenue adjacent to the proposal site. There are no existing tenants on site and the proposed development replaces the existing owner-occupied ground-oriented houses.

The site is located within 400 m of King Edward Canada Line Station. Cambie Street, West King Edward Avenue and West 29th Avenue are part of TransLink's Frequent Transit Network with frequent bus service. The property is located within a block of the Yukon Street bikeway and two blocks away from West 29th Avenue bikeway.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan (ODP):** The Generalized Land Use (GLU) designation is Residential – Mid-Rise, which consists of mid-rise residential apartments up to 12 storeys. Lower density forms and compatible non-residential uses are permitted. Under the ODP policy FG2.1.1 and Table 3 [GLU height exemptions](#), sites that meet the *Below-Market Rental Housing Policy for Rezoning (2019)* are able to exceed the heights permitted in the GLU designation without an amendment to the ODP.
- Transit-Oriented Areas Designation By-law and Transit-Oriented Areas Rezoning Policy (TOA Policy):** This site is within Tier 2 of the King Edward Station Transit-Oriented Area, which allows up to 4 FSR and 12 storeys. It also requires 20% of the rental units be delivered at below-market rates. As the *TOA Policy* allows more height and density than the *Cambie Corridor Plan*, the application is being assessed under the *TOA Policy*.

- **Cambie Corridor Plan (Plan):** The site is located within the Queen Elizabeth neighbourhood. The site is within the sub-section 4.2.9, which anticipated family-oriented housing opportunities, such as townhouses, to complement the existing residential character of the neighbourhood.
- **Below-Market Rental Housing Policy for Rezoning:** The *Below-Market Rental Housing Policy for Rezoning* allows additional height and density for rezoning projects to achieve below-market rental housing in areas of the city where change is already enabled. Section 1.1 provides that up to three additional storeys are permissible where the existing community plan allows for 12 storeys, where 20% of the residential floor area are secured as below-market rental units. This policy was amended by Council in December 2025 as part of the *Rental Development Relief Program (RDRP)* to further allow consideration of additional height and density for projects considered through the *RDRP*.
- **Rental Development Relief Program (RDRP):** The *RDRP* was launched on February 2, 2026, and permits in-stream rezoning applications to apply to adjust the below-market rental rates, providing specific eligibility criteria are met. Under the *RDRP* Stream 2, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the CMHC city-wide average rents. Stream 2 also allows for added height and density, up to 15 storeys in *TOA* Tier 2 areas within community plans, providing the application follows the *Below-Market Rental Housing Policy for Rezoning*.
- **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.

Figure 2: Proposed Building Looking North



Discussion

1. Proposal

The proposal is for a 15-storey residential building, containing 140 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units (see Figure 2). The proposed height is 45.6 m (150 ft.), and the floor space ratio (FSR) is 5.89. Vehicle and bicycle parking are provided underground with access from the lane.

2. Form of Development

Built form and urban design direction for the proposal is guided by the *TOA Policy* and the *Plan* in combination with the *RDRP*, Stream 2. The *TOA Policy* sets parameters for Tier 2 heights and densities. The *Plan* sets high-level urban design objectives for development to strengthen the park-like setting and provide pedestrian public realm features.

This application reflects the *Plan’s* direction for a residential tower-in-open-space typology. While this proposal is in a location originally not considered as a tower site, the proposal generally meets the built form expectations of the *Plan*, policies and guidelines for overall massing, tower separation, contextual fit, amenities and public realm. The proposal seeks variation to the site frontage, tower setbacks and floor plate size.

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

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Height	Up to 15 storeys (<i>TOA</i> in combination with <i>RDRP</i> , Stream 2)	15 storeys 45.6 m (150 ft.)	Complies	The proposal generally achieves the urban design guideline objectives with variations as outlined in this table. The proposed density reflects the smaller-than-typical site size due to its frontage. A condition as been added that seeks design development to mitigate some impacts of bulk and massing on the public realm and surrounding context.
Density	Up to +4.00 FSR (4.0 per <i>TOA</i> and commensurate density per <i>RDRP</i>)	5.89 FSR	Exceeds density of <i>Plan</i> resulting in greater perceived building bulk and massing.	
Site Configuration - Frontage	40.2 m (132 ft.)	35.36 m (116 ft.)	Livability, Openness-to-the-Sky, Encumbering Neighbouring Sites.	Refer to Tower Separations & Setbacks.

Setbacks and Stepbacks – Tower separation	24.4 m (80 ft.)	24.4 m (80 ft.)	Tower separations comply. Setbacks from shared property lines are notably less than regulations.	While the proposal does not meet the typical tower setbacks, it demonstrates through a block study that impacts to the surrounding sites' potential of accommodating a tower are minimized. The block study considers the specific emerging context of recently approved developments and future potential sites. Staff recommend support with Condition 1.6 that seeks continued coordination with adjacent active application(s) to maintain the tower separation.
Setbacks and Stepbacks – Setbacks	South & West PL: 9.1 m (30 ft.) East PL: 12.2 m (40 ft.)	South PL: 6.8 m (22.3 ft.) West PL: 4.4 m (14.5 ft.) East PL: 6.6 m (21.7 ft.)	Impacts include Livability, Openness-to-the-Sky, Encumbering Neighbouring Sites.	
Building Bulk and Massing - Tower Floor Plate	604 sq. m (6,500 sq. ft.)	622 sq. m (6,700 sq. ft.)	Shadowing, building bulk and massing.	The proposal exceeds the <i>Plan's</i> direction, resulting in minor and incremental decrease in openness-to-the-sky, increased sense of enclosure and shadowing on the immediate public realm. However, for a corner site, the <i>Residential Tower Floor Plates Bulletin</i> recommends a floor plate in the range of 510 sq. m (5,500 sq. ft.) to 670 sq. m (7,200 sq. ft.). The proposed floor plate is within this range.

Urban Design Panel: A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policies of the *Plan*.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Four on-site trees are proposed for removal, and two City-owned trees are proposed for retention. One off-site tree on a neighbouring property is to be retained, and three proposed for removal. Currently, no new onsite trees are proposed, but a condition has been added that asks for replacement trees. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Urban Design Conclusion: The proposed form of develop has a greater density and height than the regulatory framework originally anticipated due to the smaller lot size and other site-specific constraints. However, the impact on the surrounding neighbourhood due to the building bulk and massing has been evaluated by staff and, with the Conditions of Approval in Appendix B, is generally considered consistent with the *Plan* expectations. Staff recommend support for the proposed form of development.

Refer to the originally submitted rezoning [application booklet](#) for rational and overall proposal, the revised [architectural drawings](#) and the Council agenda for revised application drawings and renderings. Note that these drawings and statistics are posted as submitted by the applicant. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

4. Housing

This application, if approved, would add 140 units to the City's inventory of rental housing, including approximately 112 market rental units and 28 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3, Appendix D).

Housing Mix: The project proposes 35% two- and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects Guidelines*, which require a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.

Average Rents and Income Thresholds: The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 4, Appendix D.

If approved, starting rents for the below-market units will be at city-wide average market rents at the time of initial tenancy, and upon unit turnover, if the applicant meets the timeline requirements under the *Rental Development Relief Program (RDRP)*. Under the *RDRP*, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the CMHC city-wide average rents, contingent upon the applicant obtaining a Stage 1 Building Permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement would secure that the below-market rental will revert to the *TOA Tier 2* requirement of 20% of residential floor area at 20% below the Canada Mortgage and Housing Corporation (CMHC) city-wide average rents. Per the *TOA Policy*, eligibility and monitoring requirements for the below-market rental units are described in the *Rental Incentive Programs Bulletin*.

Security of Tenure: Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 140 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units. Conditions related to securing the units are contained in Appendix B.

Tenants: The rezoning site does currently not have any existing rental residential units and no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

5. Transportation and Parking

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

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/466-476-w-27-ave>.

In total, approximately 56 submissions were received. Comments supported adding rental housing and increased density near transit, while concerns focused on building height, neighbourhood character, and pressure on local infrastructure. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$1,102,314 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$1,759,199.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no additional CAC is anticipated.
- **Public Art:** No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

Financial Implications

This project is expected to provide 140 rental units, with a minimum of 20% of the residential floor area secured at below-market rates as well as DCLs. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the *Vancouver Official Development Plan* and the intent of the *Transit-Oriented Areas Designation By-law* and *Transit-Oriented Areas Rezoning Policy* in the *Cambie Corridor Plan* area in conjunction with the *Rental Development Relief Program, Stream 2*. 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 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.

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) “Below-Market Rental Dwelling Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

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) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.

- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units, and at least 35% of the total number of other rental dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,389.9 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 space ratio for all uses combined is 5.89.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, 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.

- 6.5 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.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

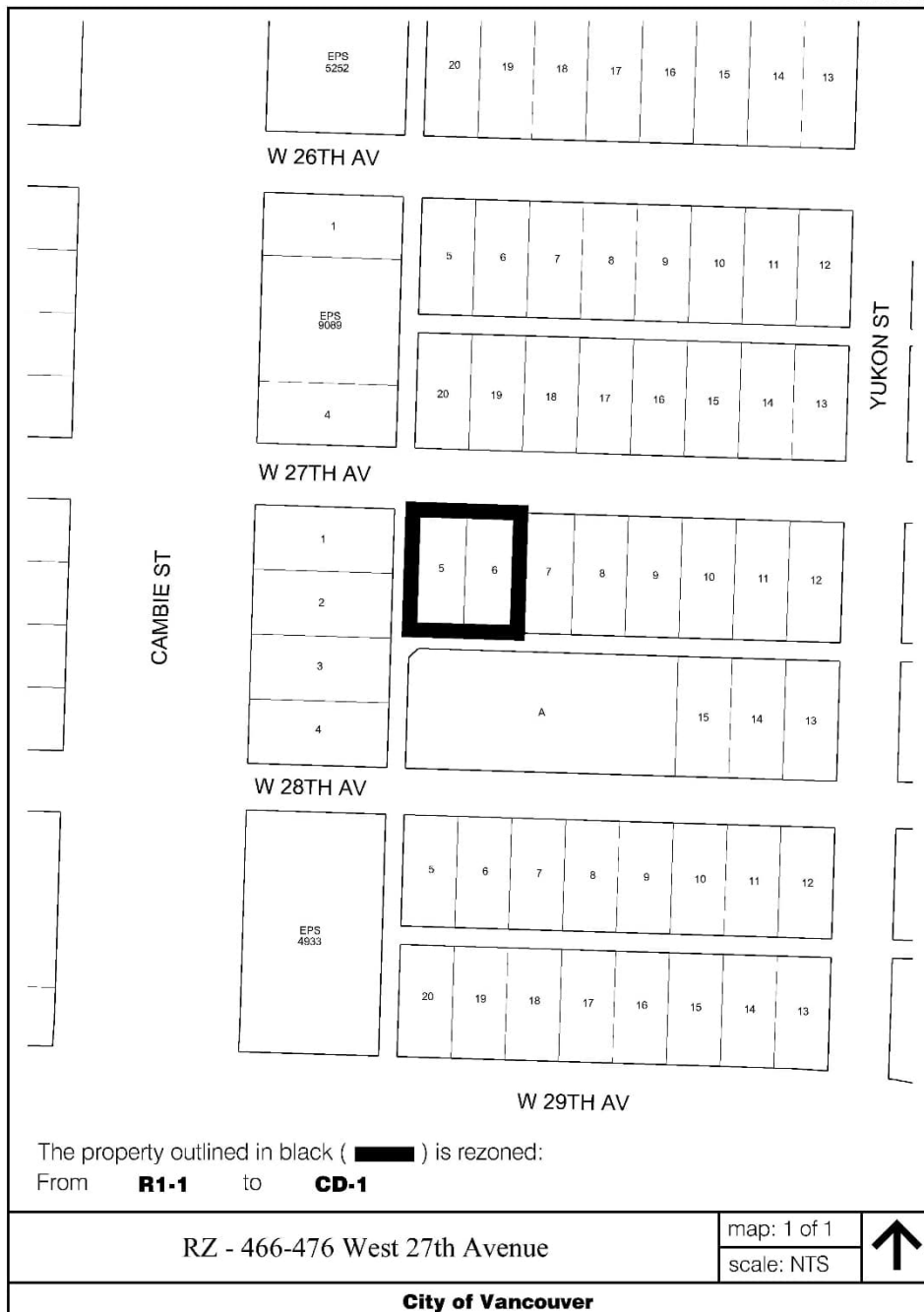
- 7.1 Building height must not exceed 45.6 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may 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.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 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.

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Schedule A



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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 hearing 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 Raffaele Architecture Inc. received January 29, 2025 and revised February 23, 2026.

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 reduce the perceived bulk and introduce visual variety.

Note to Applicant: Reduce blank walls. Building architecture should be authentic to its time while considering the surrounding context and the public realm. Site design along the street and lanes should follow natural grading with added pedestrian porosity along the north, west and south edges. The public and semi-public realm should integrate seamlessly into the existing grade. Retaining walls and stairs should be avoided, natural grading and landscaping solutions are preferred (Section 5.5 of the *Cambie Corridor Plan*).

- 1.2 Design development to improve the relationship to finished grade and the public realm.

Note to Applicant: Setbacks should be landscaped and clear of any obstructions. Loading should be integrated into the building footprint (Section 5.5.16-18 of the *Cambie Corridor Plan*).

- 1.3 Design development to expand the quality and quantity of on-site open space as much as possible.

Note to Applicant: Towers in open space are characterized by a residential tower that meets the ground without the presence of a podium element and is surrounded by shared open space for residents. The relationship to the street should be complimentary and provide visual amenity from the street. Treatment at edges should allow for visual interaction (Sections 5.5, 5.5.36-38, 5.5.41 of the *Cambie Corridor Plan*). Suggested strategies include integrating the parking ramp into the building footprint as much as possible to allow for more useable outdoor space, additional landscape elements and outdoor programming.

- 1.4 Design development to set back underground structures for improved soil health and infiltration.

Note to Applicant: Sites greater than 33.5 m (110 ft.) in depth should limit underground structures within the setbacks (approximately 3.7 m (12 ft.)). This space may be used for

green infrastructure strategies, soil retention and increased planting space (Policy 5.5.43 of the *Cambie Corridor Plan*).

- 1.5 Design development to enhance the quality and functionality of indoor and outdoor amenities, including the children's play area.

Note to Applicant: Consider introducing co-located rooftop amenities, per the *Plan* (Section 5.5.1 of the *Cambie Corridor Plan*). Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (*Design and Development Guidelines* 2.4.1). The amenities should include design elements that support a variety of activities. Indoor amenities should include a kitchenette and a universal washroom. Outdoor amenities should include a variety of landscape elements. Ensure the children's play area features design elements that encourage play and activities for different ages. See the *High-Density Housing for Families with Children Guidelines* and the *Design and Development Guidelines*.

- 1.6 Confirmation of maintaining tower separations and coordination with surrounding active applications during future stages of the approval process.

Note to Applicant: Recognizing that adjacent sites might include active application(s), continued coordination with these projects is expected to ensure maintenance of the tower separation.

Landscape

- 1.7 Provision of a Letter of Consent for the removal of trees #OS1, OS2 and OS3 from the neighbouring property at 456 West 27th Avenue.

Note to Applicant: These trees are on the neighbouring property and are proposed for removal in the submitted documents. If tree removal consent cannot be obtained, design development will be required to retain these trees.

- 1.8 Design development to improve the ground floor landscape design by increasing the amount of soft landscaping and improving the public realm interface by providing a minimum of four (4) new replacement trees on-site, per section 6.3 of the *Protection of Trees Bylaw*.

Note to Applicant: Prioritize new tree planting within the 12 ft. underground setback along the front property limit. Refer to Urban Design Condition 1.2.

- 1.9 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 in.: 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.

- 1.10 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, 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.

- 1.11 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements.

Provide a notation on the plan as follows, "*Final spacing, quantity and tree species 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. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.12 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Housing

- 1.13 The proposed unit mix, including 28 studio units (20.0%), 63 one-bedroom units (45.0%), 42 two-bedroom units (30.0%) and 7 three-bedroom units (5.0%) 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 the percentage of each of the market rental units and the below-market rental units designed to be suitable for families with children do not go lower than 35%.

- 1.14 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met; and
- (ii) Bulk storage should be designed in accordance with *the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

- 1.15 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Sustainability

- 1.16 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located at <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

- 1.17 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>

- 1.18 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 or 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>

- 1.19 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.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for use types, and label each amenity.

- 1.22 Amenities designed below-grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

- 1.23 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 eight 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 ft. long and 18 in. 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) "The required Green Infrastructure improvements for 466 West 27th Avenue will be as per City-issued design".

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

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

(b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

- (i) Proposed lawn within the 10 x 10 ft. corner cut dedication area.

(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.

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.

- (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.

- 1.24 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) Ramps exposed to weather with a 15% slope and greater must be heated
- 1.25 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space, plus maneuvering space, as required;
 - (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading / unloading;
- 1.26 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
 - (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to Applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside.
 - (b) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.
- 1.27 Provision of the following general revisions to architectural plans, including:
 - (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
 - (b) Dimension of columns and column encroachments into parking spaces;
 - (c) 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;
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.28 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

- (a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction/diversion; and

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- (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.

Note to Applicant: Provide a revised hydrogeological study or addendum with an updated seepage analysis which includes consideration of estimated or measured seasonal ranges of water level, the latest architectural design and lowest slab elevations.

1.29 Compliance with the Zoning and Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system.

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.

1.30 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 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.

1.31 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.

1.32 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>

1.33 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, the Director of Legal Services and the Approving Officer for consolidation of Lots 5 and 6 Block 721 District Lot 526 Plan 6539 to create a single parcel and dedication of the 10 x 10 ft. corner cut on the southwest corner of the site for lane purposes.

Note to Applicant: Restrictive Covenants 25198M and GB47570 on title require the approval of the Canadian Pacific Railway Company (CPR) for any new houses proposed and that they have a minimum dollar value. The applicant may wish to pursue having these charges released from title; however, as these Restrictive Covenants are not in favour of the City, their release is not a condition of redevelopment of these properties.

- 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 Flow and domestic flows submitted by Vector Engineering dated February 17, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 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.

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 466 West 27th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 250 mm combined sewer in West 27th Avenue.

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

Council has approved a Vancouver Building By-Law change effective January 1, 2026. The onsite rainwater release rate requirement has been updated 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 West 27th Avenue adjacent to the site, including:

- (i) Minimum 2.1 m wide broom-finish saw-cut concrete sidewalk; and
- (ii) Full-depth road reconstruction from curb to curb on West 27th Avenue.

Note to Applicant: Road reconstruction on West 27th Avenue to meet City higher-zoned standards.

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

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards with a center valley cross section;

- (ii) Relocate the two existing lane catch basins to the centerline; and

- (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 27th Avenue.

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

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

- (e) Provision of street improvements with appropriate transitions, along the lane south of West 27th Avenue adjacent to the site, including:
 - (i) Full depth pavement reconstruction.
- (f) Provision of speed humps in the north-south lane east of Cambie Street between West 27th Avenue and West 28th Avenue;
- (g) Provision of Green Infrastructure (GI) improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a subsurface infiltration trench or dry well in the lane east of Cambie Street to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant:

Infiltration Trench: These improvements generally include a subsurface storage area filled with drain rock.

Dry well: These improvements generally include a deep perforated sump surrounded by drain rock connected to a catch basin.

Note to Applicant: 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.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (h) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- (i) 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.

- (j) 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.

Note to Applicant: 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.

- (k) Provision of street trees where space permits; and

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.

- (l) 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 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as Class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Transit-Oriented Areas Rezoning Policy* and *Cambie Corridor Plan* for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) Pursuant to the “*Rental Development Relief Program*”, if a stage one building permit for the development is issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:

- (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will not exceed the city-wide average monthly market rent for all private rental apartments as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of occupancy; and
 - (ii) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting monthly rent for such new tenancy will not exceed the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (e) If a stage one building permit for the development **is not** issued in accordance with the time period outlined in section d), above, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued; and
 - (ii) Following initial occupancy, on change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of the change in tenancy;
- (f) That, subject to Council approval, the housing agreement will be amended prior to issuance of an Occupancy Permit to confirm the applicable below-market rental rates as outlined in subsections d) and e), above;
- (g) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (h) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e., at least 25% of household income is spent on rent); and

- (ii) There should be at least one occupant per bedroom in the unit.
- (i) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (j) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Environmental Contamination

2.4 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, 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 registrable 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-laws 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
DRAFT AMENDMENT 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 *Lot 5 and 6 Block 721 District Lot 526 Plan 6539; PIDs 010-869-671 and 010-869-689, respectively* from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**APPENDIX D
HOUSING**

**Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033)
for Purpose-Built Rental Housing as of March 31, 2026**

Housing Type	CATEGORY	10-YEAR TARGETS^{1, 2}	Units Approved Towards Targets³
Purpose-Built Rental Housing Units	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below-Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

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

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Units			Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	n/a	\$1,364	\$54,560	\$2,003	\$80,120	\$3,118	\$124,720	\$108,000
1-bed	635	\$1,488	\$59,520	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	774	\$2,118	\$84,704	\$3,706	\$148,240	\$5,892	\$235,680	\$210,000
3-bed	998	\$2,891	\$115,648	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000

1. Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
2. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in 2016 or later on the Westside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

If approved and if the applicant meets the timeline requirements under the RDRP, starting rents for the below-market units will be at the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to the city-wide average market rent by unit type current at the time of unit turnover.

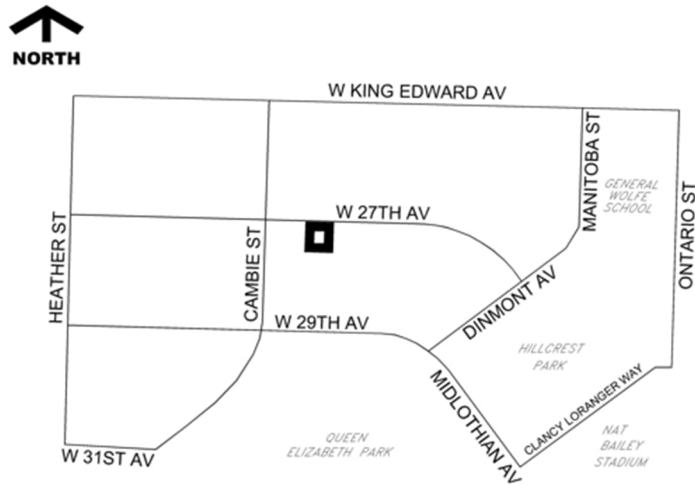
APPENDIX E PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

Approximately 1,195 page views were recorded. A total of 48 comments were received with eight comments in support for the additional housing and rental mix, and access to transit, and 38 expressing concerns about impact to neighbourhood character and livability, and strain on infrastructure and services.

Event	Date(s)	Details
Webpage published	January 31, 2025	https://www.shapeyourcity.ca/466-476-w-27-ave
Postcard mailed	April 22, 2025	1,488 notices mailed (approximate)
Postcard mailed (Revised Application)	February 25, 2026	1,495 notices mailed (approximate)
Site sign installed	March 31, 2025	n/a
Online comment form	January 2025 to February 2026	31 submissions <ul style="list-style-type: none"> • 8 responses support • 21 responses opposed • 2 responses mixed
Online comment form (Revised Application)	February 2025 to April 2026	17 submissions <ul style="list-style-type: none"> • 0 responses support • 17 responses opposed • 0 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 23, 2025 to May 6, 2025	2 submissions
Other input (phone calls, direct emails, etc.)	January 2025 to April 2026	6 submissions
Total webpage views	January 31, 2025 to April 13, 2026	1,195 page views
Total Submissions (Comments submitted + questions asked + other input methods)		56 submissions

2. Map of Notification Area



3. Analysis of All Comments Received

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

Areas of support:

Housing: The proposal was viewed positively for delivering much needed purpose-built rental housing, including a range of unit sizes, contributing to overall housing supply in the city.

Transit access: Respondents supported adding higher density housing near King Edward Station, noting the site is well-located to accommodate growth close to rapid transit and reduce car reliance.

Areas of concern:

Building height: The proposed building height is significantly taller than surrounding low-rise development and is widely viewed as incompatible with the established residential context and intended height limits for the area.

Livability: The development is expected to block views, reduce sunlight, remove tree canopy, increase noise and traffic, and strain local streets, parking, and community infrastructure.

Neighbourhood character: Respondents felt the development would remove the quiet residential feel of the neighbourhood and appear visually intrusive, out of place, and inconsistent with nearby townhouses and mid-rise buildings.

Infrastructure and services: Respondents were concerned that local streets, laneways, transit, schools, parks, and community facilities are already strained and not equipped to support the level of density proposed.

The following miscellaneous comments were received from the public.

General comments of support:

- General support for the proposed development's general form and use.

General comments of concern:

- Increases in noise pollution due to construction and added density.
- Negative impacts on traffic and parking due to increased density.
- The proposed building would result in fewer street parking.
- The project would place greater stress on public transit.
- Concerns the new housing units will not be affordable.
- The proposed development will negatively affect nearby parks and green spaces.
- Property values of existing homes will decrease.

Neutral comments/suggestions/recommendations:

- Allow for commercial spaces at ground level, such as a grocery store.

Response to Public Comments

Building height: The proposed height aligns with the *Transit-Oriented Area Rezoning Policy*, which supports increased density near rapid transit. Additional height under the *Rental Development Relief Program* enables much-needed purpose-built rental housing and has been evaluated against urban design guidelines to ensure appropriate fit, including massing, shadowing, and transitions to neighbouring development. The building height is appropriate due to the proximity to transit routes, schools, services and shopping amenities in the neighbourhood, away from arterials.

Livability: Potential impacts to sunlight, privacy, and views have been assessed and are considered acceptable within an urban, transit-oriented context. Conditions have been included to further improve contextual fit and the connection to the public realm.

Neighbourhood character: The height and density enabled through the provincial *TOA* legislation supersedes what had been enabled through existing City land use policy, namely, the *Cambie Corridor Plan*. Rezoning applications in *TOAs* are expected to build on already approved area plan goals and objectives, respond to existing and emerging neighbourhood conditions, and plan for infrastructure upgrades which all contribute towards building vibrant and resilient neighbourhoods. The proposal reflects the planned evolution of the Cambie Corridor toward more compact, transit-supported housing forms. While differing from existing low-density conditions and adding more density than originally envisioned, the design responds to City guidelines to achieve compatible massing, setbacks, and architectural quality as the area transitions over time.

Infrastructure and services: Impacts on infrastructure and services are reviewed through the rezoning process and managed through City planning and investment strategies. Development contributes to upgrades through established funding tools, and concentrating growth near transit helps support efficient service delivery and long-term infrastructure improvements.

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**APPENDIX F
PUBLIC BENEFITS**

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,102,314
TOTAL	\$1,102,314

Other benefits (non-quantified):

140 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of December 10, 2025 and residential floor area of 8,186.51 sq. m; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$1,759,199. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "Class A for-profit affordable rental housing" as per the DCL By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
466 West 27th Avenue	010-869-689	Lot 6 Block 721 District Lot 526 Plan 6539
476 West 27th Avenue	010-869-671	Lot 5 Block 721 District Lot 526 Plan 6539

Applicant Information

Applicant / Architect	Raffaele Architecture Inc.
Developer	Vittori Developments Ltd.
Registered Owner	1535762 B.C. Ltd., represented by Vittori Developments Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	1,389.9 sq. m (14,961 sq. ft.)	
Land Use	Residential	Residential
Maximum FSR	1.0	5.89
Maximum Height	11.5 m (38 ft.)	45.6 m (150 ft.)
Floor Area	1,389.9 sq. m (14,961 sq. ft.)	8,186.511 sq. m (88,119 sq. ft.)
Unit Mix	N/A	Total: 140 units 7 three+-bedroom units 42 two-bedroom units 63 one-bedroom units 28 studio units
Parking and Bicycle Spaces	As per Parking By-law	32 vehicle spaces, 217 Class A and 7 Class B bicycle spaces, To be confirmed at development permit stage
Natural Assets	Four on-site by-law trees; one off-site tree; two City trees	Four on-site trees for removal; two City trees for retention; one tree on neighbouring property to be retained; no new on-site trees proposed. To be confirmed at development permit stage

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