



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Andrew Misiak
Contact No.: 604.673.8496
RTS No.: 19715
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: 7525 Cambie Street

Recommendations

- A. THAT the application by West 59th Avenue & Cambie Street Investments Ltd, the registered owners of the lands located at 7525 Cambie Street [*PID 009-692-657; Lot 12 Block K District Lot 323 Plan 9322*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 4.26 and the maximum building height from 10.7 (35 ft.) to 48 m (157 ft.), to permit the development of a 12-storey mixed-use mass timber building containing 97 market rental units with commercial space on the ground floor, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture received November 7, 2025;
- 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 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 application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (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 7525 Cambie Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 12-storey mixed-use mass timber building with 97 rental units and commercial space on the ground floor.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that 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 generally consistent with the objectives of the *Transit-Oriented Areas Rezoning Policy* and the *Mass Timber Policy for Rezonings*.

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

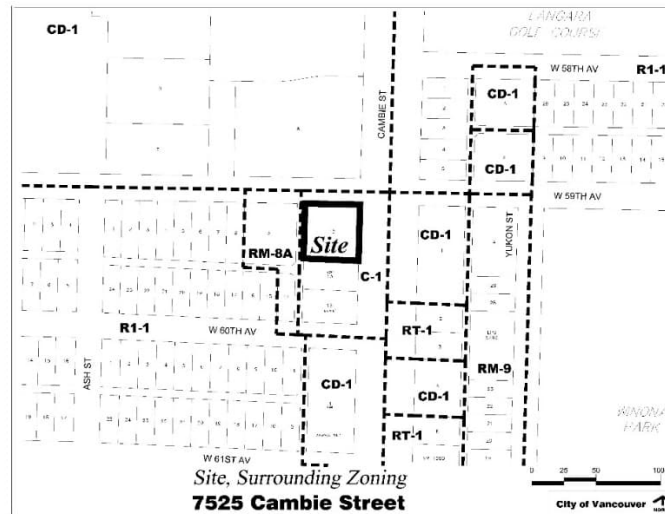
Context and Background

1. Site and Context

The site is located at the southwest corner of Cambie Street and West 59th Avenue (Figure 1). The frontage is 44 m (144 ft.) along Cambie Street with a site depth of 43 m (140 ft.) for a total site area of 1,836 sq. m (19,759 sq. ft.). The site is comprised of one lot, currently zoned C-1, which was a former gas station. The site is currently being used as a community garden. There are no residential tenants on site.

The surrounding area contains a mix of uses including residential, commercial, and institutional. The area is undergoing significant change, with buildings approved or under construction, including up to 26 storeys at the Pearson Dogwood development site, on the north side of 59th Avenue.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site's designation is identified as Mixed-Use Low-Rise. This designation may be described as mixed-use apartment buildings with a range of residential tenures in combination with non-residential uses in low-rise buildings up to eight storeys within a Transit-Oriented Area. The *Vancouver Official Development Plan* Table 3 provides heights exceptions to GLU designations for development proposals considered through the *Mass Timber Policy for Rezoning*.
- Cambie Corridor Plan:** The site is located within the 'Marpole' neighbourhood of the *Plan*. Subsection 4.5.2 considers rezoning for mixed-use buildings up to six storeys and a suggested FSR range between 2.50 and 3.00. Density can be above or below this range, depending on form of development. An additional partial floor above the roof for co-located common indoor and outdoor amenity space is also permitted.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** The site is within Tier 3 of the Marine Drive Station TOA and supports up to eight storeys and 3.4 FSR. Where 100% of the residential floor area is secured as rental, the *TOA Rezoning Policy* requires a minimum 20% of the net residential area be provided as below-market rental. The *TOA Rezoning Policy* can be considered in accordance with the *Mass Timber Policy for Rezoning*.
- Mass Timber Policy for Rezoning:** Additional height and density can be considered generally up to two additional storeys for sites where eight to 11 storeys are enabled. Projects will be evaluated on a case-by-case basis, with proposals for additional height and commensurate density evaluated alongside public realm impacts and urban design considerations, including view cones and shadow impacts on significant public spaces.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 12-storey mixed-use mass timber building with 97 rental units (Figure 2). Indoor and outdoor rooftop amenity space, and ground floor commercial uses, are proposed. A building height of 48 m (157 ft.) and a floor space ratio (FSR) of 4.26 is proposed. One level of underground parking is to be accessed from the lane.

This application proposes a mass timber building. In April 2024, City Council approved the *Mass Timber Policy for Rezonings* to advance mass timber through additional height and density. Expanding the use of mass timber is one of the priority actions under the *Climate Emergency Action Plan* in order to reduce carbon emissions related to construction materials. Mass timber is a low carbon material with good insulating properties that can be manufactured off-site. Building with mass timber can reduce the embodied carbon of construction; improve energy efficiency; and reduce the time, cost, and community impacts of on-site construction.

The project is a mass timber development being advanced through an innovative pilot initiative which will also inform the viability of mass timber development for broader application throughout the city. As part of this proposal, staff are not requiring the standard 20% below-market rental housing component. In consideration of the demonstrated value and increased costs associated with this emerging building typology, the relaxation of the below-market requirement is intended to support overall project viability and facilitate the broader uptake of mass timber construction. The proposal is also piloting above-grade parking as an additional strategy to mitigate construction costs. These approaches are further supported through the City's financial analysis of the project, discussed in further detail below.

Figure 2: Proposed Building Looking Southwest



2. Form of Development

The built form and urban design direction for this proposal is guided by the *Transit-Oriented Areas Rezoning Policy (TOA)* and the *Cambie Corridor Plan*. The TOA policy sets parameters for Tier 3 height and density (see Figure 3). The site is located across the street from Pearson Dogwood. It also borders the Oakridge Municipal Town Centre and Langara neighbourhoods in the *Cambie Corridor Plan*, which sets high-level urban design objectives to strengthen a walkable mixed-use urban centre and college campus.

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 B.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Evaluation	Response
Floor Area and Density	Up to 3.4 FSR (for mixed-use) + additional density for mass timber construction	4.26 FSR	Generally, the proposal meets the policies' expectations for height and density including increases for mass timber construction.	While the proposed massing (including shadow analysis) aligns with the policies and guidelines, the over-simplified and preliminary building expression exaggerates the perceived building bulk and massing. Staff recommend support with Condition 1.1 that seeks to mitigate this impact.
Height	Up to 10 storeys (2 storey bonus for mass timber)	12 storeys		
Building Bulk and Massing –	604 sq. m (6,500 sq. ft.)	~ 703 sq. m (7,570 sq. ft.)	The proposal exceeds the policies. However, the <i>Residential Tower</i>	Staff recommend support for the increased tower floor plates with Condition 1.1 that seeks additional

Issue	Policy	Proposal	Evaluation	Response
Tower Floor Plates			<i>Floor Plates Bulletin and Mass Timber Policy for Rezoning</i> support increases in floor plates up to 745 sq. m (8,000 sq. ft.).	design development to enhance visual and architectural articulation.
Livability – Private Open Space (Balconies)	One per unit	Additional outdoor amenity space.	Livability and residential amenity.	For mass timber buildings, the <i>Design and Development Guidelines</i> (2.5.2) support offsetting private balconies with commensurate (4.5 sq. m per unit) common outdoor amenities in addition to the minimum required outdoor amenity space (2.0 sq. m per unit). The proposal meets this expectation and provides approximately 6.5 sq. m per unit. Staff recommend support with Condition 1.4 that seeks consideration for balconies and additional outdoor space.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the application's consistency with the policy expectations.

Summary: This application is consistent with the *Plan* for a mixed-use tower-on-podium typology. The proposal generally meets the expectations of the *Plan* for tower separations, site frontage, setbacks, overall massing, contextual fit, amenities and public realm. The proposal seeks variation to the height and floor plate size. Staff recommend support for this form of development with Conditions of Approval in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Eleven on-site trees are proposed for removal, and three City-owned trees are proposed for retention. Approximately twenty-two new on-site trees and seventeen City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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 application, if approved, would add 97 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2, Appendix F).

- **Housing Mix:** The project proposes 40% two- and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires 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 units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix F. This innovative pilot initiative introduces an emerging building typology for mass timber development, and staff support a relaxation of the below-market housing requirement in recognition of overall project viability considerations.
- **Security of Tenure:** All 97 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.
- **Tenants:** The rezoning site is an empty lot and does not have any existing rental residential uses. There are no tenants on the site eligible for protections through the City's *Tenant Relocation and Protection Policy (TRPP)*.

6. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/7525-cambie-st-2>.

In total, approximately **35** submissions were received. Comments supported ground level retail, and the site's transit-oriented location, while concerns focused on building height and scale, neighbourhood character and views, parking availability, and infrastructure capacity. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class B waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$1,347,074 based on December 10 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$1,334,498.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of construction and securing the market rental for a mass timber project of this scale and location, no CAC is anticipated.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 97 rental units and DCLs. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan, Cambie Corridor Plan* and the *Mass Timber Policy for Rezoning*. 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

7525 Cambie Street 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 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building
 - (c) Institutional Uses
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Service Uses;
 - (i) Utility and Communication Uses; and
 - (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:

- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,836 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 4.26.
- 5.3 The total floor area for commercial uses must be a minimum of 485 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

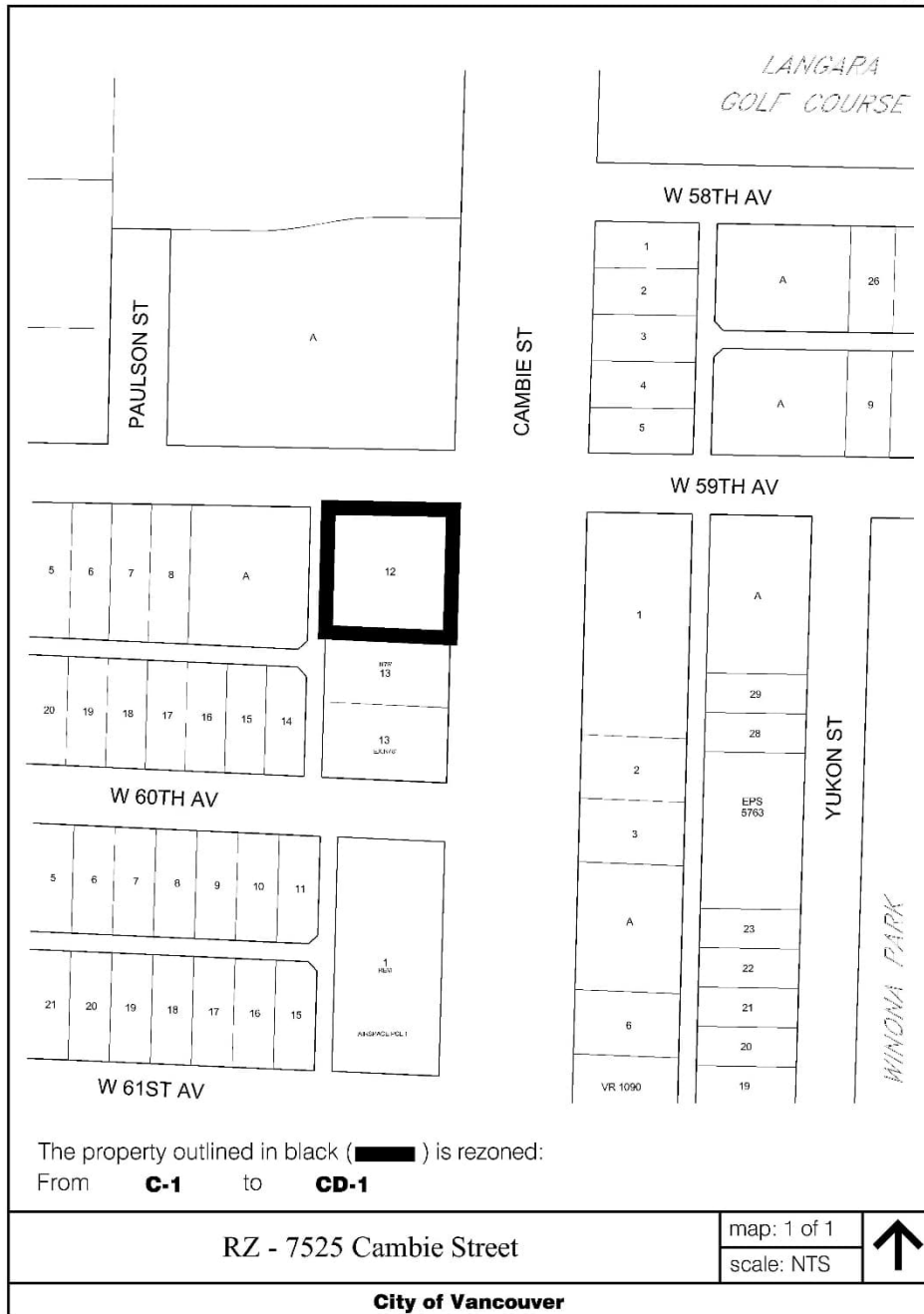
Building Height

- 6.1 Building height must not exceed 48 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features and appurtenances, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



* * * * *

APPENDIX B

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Yamamoto Architecture, received on November 7, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

- 1.1 Design development to reduce the perceived bulk and introduce visual variety.

Note to Applicant: Reduce blank walls, especially that of the podium. Building architecture should be authentic to its time while considering the surrounding context, the width of the street, and the building's relationship to the public realm. Refer to the *Cambie Corridor Plan*, Section 5.2 and the *Mass Timber Policy for Rezonings Policy*, Section 3.2.7.

- 1.2 Design development to mitigate the above grade visibility of underground parking structures.

Note to Applicant: Limit parking above grade protrusions as much as possible. Soften any visible portions with landscaping and cladding.

- 1.3 Design development to activate the lane as much as feasible.

Note to Applicant: Per the *Plan* (CCP 4.5.2), mixed-use buildings are to activate and enhance the adjacent lane by providing active uses on the rear. Suggested strategies include introducing lane-facing residential amenities, windows, and visually-engaging materials and tones.

- 1.4 Consideration for provision of private open spaces (e.g. balconies), additional outdoor amenities.

Note to Applicant: While the proposed provision of commensurate outdoor amenities in lieu of balconies is supported per the *Design and Development Guidelines*, Section 2.5.2, further exploration and consideration for private balconies is encouraged as the project progresses and more feasible construction methods and solutions could emerge. Consideration of additional outdoor amenities on the tower roof and communal terraces or larger balconies on each floor are some suggested strategies.

Landscape

- 1.5 Provision of a recently updated arborist's report.

- 1.6 Street tree retention, removal, and/or replacement will be coordinated with Park Board Urban Forestry. It is recommended to initiate this coordination “in advance of rezoning enactment” or “immediately following public hearing” by emailing pbdevelopment.trees@vancouver.ca.
- 1.7 Design development to deliver a high-quality public realm including planted areas and public seating along the street frontages.
- 1.8 Demonstrate additional support for the urban tree canopy by identifying replacement tree planting in the landscape plans, providing generous soil depths, and maximizing planted areas associated with tree planting, including on the podium. Explore how underground setbacks or notches along 59th Avenue can enable in-ground (off-slab) tree planting.

Sustainability

- 1.9 Applicants must demonstrate that the building meets the definition of mass timber in Section 2 of the *Zoning and Development By-law*.

Note to Applicant: All new buildings in the development must meet the requirements of the *Administration of Mass Timber Variances* bulletin at the development permit stage. The applicant will be required to demonstrate that the development meets the bulletin at each stage of the review process.

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

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

Housing

- 1.11 The proposed unit mix, including 18 studio units (19%), 40 one-bedroom units (41%), and 29 two-bedroom units (30%), and 10 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 the market rental units designed to be suitable for families with children.

- 1.12 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 (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); and
 - (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);

- (d) A balcony for each unit with 1.8 by 2.7m minimum dimensions (S.4.3.2). For mass timber building, commensurate outdoor amenity space may be provided in lieu of private balconies as per 2.5.2 of the *Design and Development Guidelines*.
- (e) 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.
- (f) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

Engineering

- 1.13 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.14 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>

- 1.15 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private

property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.16 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.
- 1.17 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.18 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with proposed access. Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

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

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

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

- 1.20 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the *Vancouver Building By-Law*.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

- 1.21 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for

details.”

- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

- (iv) "The required Green Instructure improvements for 7525 Cambie Street will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 7525 Cambie Street are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

- (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) Coloured concrete paving treatments along the City boulevard on Cambie Street;

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.
 - (ii) Portions of proposed accessibility ramp that may be encroaching on City property, if such encroachment exists.
- (d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.
- (e) Streetscape designed in compliance with *Cambie Corridor Streetscape Design Guidelines*.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The *Streets Design Guidelines* are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.22 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
- (a) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.
- 1.23 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free access to/from site uses;
- 1.24 Provision of a complete hydrogeological study, as required by the *Zoning and Development By-law* (Section 4.3), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:
- (a) 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, addendum or other documentation which includes potential mitigation as a result of nearby dewatering activities' impact on long-term groundwater elevation.

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.

This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact groundwater@vancouver.ca if flowing artesian conditions are encountered and controlled, however, contact 3-1-1 if there is uncontrolled groundwater flow and/or flooding. For additional information see https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf

1.25 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

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

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.26 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.

1.27 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>

- 1.28 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.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

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 the dedication of the following for road purposes:
- (a) The north 2.0 metres (West 59th Avenue); and
 - (b) An additional corner cut at the northeast corner of the site measuring 1.0 m along West 59th Avenue and 1.0 m along Cambie Street.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 263507M (commercial crossings), prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 59th Avenue, to achieve a 1.7 m offset distance from the new property line adjacent to the proposed retail unit, and adjacent to Cambie Street, to achieve a 1.0 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.4 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general *Latecomer Policy* information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Binnie dated November 13, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 59th Avenue. 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 7525 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm combined sewer along Cambie Street.

Note to Applicant: The City of Vancouver Council has approved a *Vancouver Building Bylaw* change effective January 1st, 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 Cambie Street adjacent to the site, including:
- (i) Minimum 1.8 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Minimum 3.0 m wide broom finish saw-cut concrete bus passenger boarding island;
 - (iv) Curb and gutter, including relocation of the existing traffic signal pole and street light pole, and road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Cambie Street to meet City higher zoned, arterial, bus lane standards.

- (v) Corner curb ramp;

- (vi) Integral concrete curb and slab at the bus stop on Cambie Street per City standards;
 - (vii) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk;
 - (viii) Minimum 2.5 m wide raised asphalt protected bike lane;
 - (ix) Type E curb between the sidewalk and bike lane and the bus passenger boarding island and bike lane;
 - (x) Protected intersection corner.
- (d) Provision of street improvements with appropriate transitions, along West 59th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb and gutter, including relocation of the existing catch basin, hydro poles, traffic signal pole, and street light pole, and road reconstruction as required to accommodate the new curb and gutter;
 - (iv) Corner curb ramp;
 - (v) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk;
 - (i) Minimum 2.1 m wide raised asphalt protected bike lane;
 - (ii) Type E curb between the sidewalk and bike lane;
 - (iii) Protected intersection corner;
 - (vi) Full depth road reconstruction of West 59th Avenue up to the centerline;

Note to Applicant: Asphalt pavement reconstruction on West 59th Avenue per City higher zoned pavement structure.

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

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. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

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

- (i) 50 mm mill and overlay;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 59th Avenue.

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

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

- (f) Provision of speed humps in the lane west of Cambie Street between West 59th Avenue and West 60th Avenue.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a rainwater tree trench (RTT) or bioswale feature along West 59th Avenue adjacent to the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil and perforated pipe sub drain connected to the sewer system under proposed bike lane and/or sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (i) Provision of Cambie Street / West 59th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) 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.

- (k) 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.

- (l) Provision of new electrical service cabinet/kiosk on West 59th Avenue if site triggers relocation/removal of existing City service panel U0575CEBHR affixed to BC Hydro pole on West 59th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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.

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

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

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

- 2.6 Provision of letter consent from the South Coast British Columbia Transportation Authority ("TransLink"), confirming that TransLink is satisfied that the impacts to traffic and safety on TransLink's services and infrastructure that may arise from the development have been addressed or mitigated to the reasonable satisfaction of TransLink.

Note to Applicant: Applicant is advised to contact TransLink (AIDreview@translink.ca) with regard to Limits of Approach and construction activities adjacent TransLink

infrastructure at <https://www.translink.ca/about-us/doing-business-with-translink/real-estate#adjacent-and-integrated-developments>

Housing

- 2.7 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 securing all residential units as for-profit affordable housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and 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 will include but not be limited to the following conditions and requirements:
- (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) None of the units are to be rented for less than 90 consecutive days at a time;
 - (d) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A (e) of the *Vancouver Development Cost Levy By-Law*; and
 - (e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy.

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

Environmental Contamination

- 2.8 As applicable:
- (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX C

PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“7525 Cambie Street [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 7525 Cambie Street”

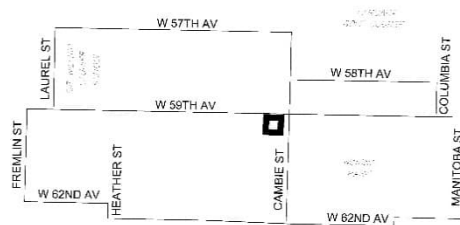
* * * * *

APPENDIX D**ADDITIONAL INFORMATION****Public Consultation Summary**

Approximately 512 page views were recorded. A total of 35 comments were received with 7 comments in support for the inclusion of retail space and location, and 16 expressing concerns about height, impact on neighbourhood character, and lack of parking capacity.

Event	Date(s)	Details
Webpage published	January 23, 2026	https://www.shapeyourcity.ca/7525-cambie-st-2
Postcard mailed	February 26, 2026	1,420 notices mailed (approximate)
Site sign installed	February 5, 2026	n/a
Online comment form	January 23, 2026 to March 31, 2026	25 submissions <ul style="list-style-type: none"> • 7 responses support • 16 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	March 4, 2026 to March 17, 2026	7 submissions
Other input (phone calls, direct emails, etc.)	January 23, 2026 to March 31, 2026	3 submissions
Total webpage views	January 23, 2026 to March 31, 2026	512 page views
Total Submissions (Comments submitted + questions asked + other input methods)		35 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

Retail: Respondents supported the inclusion of retail at grade, noting a lack of nearby convenience stores and welcoming more active uses along this part of the Cambie Corridor.

Location: Respondents supported the project's location near transit.

Areas of concern:

Building height: Respondents felt the proposed 12-storey height is excessive and out of scale with surrounding development, resulting in concerns about shadowing, loss of natural light, blocked views, reduced privacy, and a dominant streetscape presence.

Neighbourhood impact: Respondents were concerned that the scale and form of the proposal are incompatible with the intended low- to mid-rise building character of the area and could undermine community identity and cohesion.

Parking: Respondents expressed concern that reduced on-site parking and increased unit counts could exacerbate existing parking shortages and strain local infrastructure, including schools, utilities, and community facilities, without corresponding upgrades.

Response to Public Comments

Building height: The building height is generally aligned with *the Mass Timber Policy for Rezoning*s. Additional height and density will be considered generally up to two additional storeys for sites where eight to 11 storeys are enabled.

Neighbourhood impact: The surrounding area contains a mix of building heights and uses including residential, commercial, and institutional. The area is undergoing significant change,

with buildings approved or under construction, including up to 26 storeys at the Pearson Dogwood development site, on the north side of 59th Avenue.

Parking: This site is required to provide parking and loading as per the *Parking By-law*, and it is not anticipated that this site will put additional pressure on street parking in the area.

* * * * *

APPENDIX E

HOUSING

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	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 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

As the applicant is seeking a Class B DCL Waiver, average rents for each unit type will be set at the DCL By-law Maximum Average rents for the westside at the time of occupancy permit issuance, for initial building occupancy.

Figure 2: Market Rents in Newer Eastside/Westside/Downtown Buildings, DCL By-Law Maximum Average Rents, Costs of Ownership and Household Income Served

		Newer Rental Buildings Westside		DCL By-Law Maximum Averages Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rents ¹	Average Household Income Served ⁴	2025 Maximum Average Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-Payment at 20%
Studio	390 sq. ft.	\$2,003	\$80,120	\$2,284	\$91,344	\$3,118	\$124,720	\$108,000
1-bed	550 sq. ft.	\$2,601	\$104,040	\$2,668	\$106,700	\$3,829	\$153,160	\$136,000
2-bed	818 sq. ft.	\$3,706	\$148,240	\$3,620	\$144,804	\$5,892	\$235,680	\$210,000
3-bed	874 sq. ft.	\$4,875	\$195,000	\$4,475	\$178,992	\$9,050	\$362,000	\$336,000

- Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver
- For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2016 in the City of Vancouver as published by CMHC in the October 2025 Rental Market Report, [for Westside plus 10%, and set in the Rental Incentive Programs Bulletin for the year 2026
- Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).
- Incomes are estimated based on rents or monthly ownership costs at 30% of income

APPENDIX F
PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$338,206
Utilities DCL ¹	\$1,008,868
Public Art ³	\$0
TOTAL	\$1,347,074

Other Benefits (non-quantifiable components): 97 rental units.

¹ Based on rates in effect as of December 10, 2025 and the proposed 7,201 sq. m (77,515 sq. ft.) of residential floor area and 583 sq. m (6,270 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 This application has requested and is expected to be eligible for a Class B (100%) waiver of the City-wide DCL applicable to the residential portion of the building. 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 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. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$1,334,498.

³ 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.

* * * * *

APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
7525 Cambie Street	009-692-657	Lot 12 Block K District Lot 323 Plan 9322

Applicant Team

Applicant	West 59th Avenue & Cambie Street Investments Ltd.
Developer	Wesgroup
Architect	Yamamoto Architecture
Property Owner	West 59th Avenue & Cambie Street Investments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	1,836 sq. m (19,763 sq. ft.)	1,836 sq. m (19,759 sq. ft.)
Land Use	Commercial	Residential, Commercial
Maximum FSR	1.2 FSR	4.26 FSR
Maximum Height	9.2 m (30 ft.)	48 m (157 ft.)
Floor Area	2,202 sq. m (23,710 sq. ft.)	7,783 sq. m (83,785 sq. ft.)
Unit Mix	N/A	18 (19%) studio units 40 (41%) 1-bedroom 29 (30%) 2-bedroom 10 (10%) 3-bedroom 97 Total
Natural Assets	11 existing on-site By-law trees; 3 City trees	11 trees proposed for removal. 3 trees proposed for retention. 22 new street trees proposed. 17 new on-site trees proposed. Final numbers to be confirmed at development permit stage.