



COUNCIL REPORT

Report Date: July 7, 2026
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Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8530-8550 Cambie Street

Recommendations

- A. THAT the application by PCI Developments LP, on behalf of 8530 Cambie Holdings Corp., the registered owner of the lands located at 8530-8550 Cambie Street [*Lot 1 Block 8 District Lot 311 Plan 20886; PID 004-489-365*], to rezone the lands from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.1 and the maximum building height from 30.5 m (100 ft.) to 139.0 m (456 ft.), to permit the development of a mixed-use residential development with two 43-storey, one 10-storey, and one seven-storey building connected by a three-storey podium, with 1,000 rental units, of which 20% of the residential floor area will be for below-market rental units, one level of commercial space, two levels of industrial space, a privately owned childcare facility, a privately owned seniors centre, and a privately owned public space, 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 Perkins + Will Canada Architects Co., received June 27, 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 as set out in Appendix C;

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

- 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 8530-8550 Cambie Street from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use residential development with two 43-storey, one 10-storey, and one 7-storey building connected by a three-storey podium, with 1,000 rental units, of which 20% of the residential floor area will be for below-market rental units, one level of commercial space, two levels of industrial space, a privately owned childcare facility, a privately owned seniors centre, and a privately owned public space (POPS).

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.

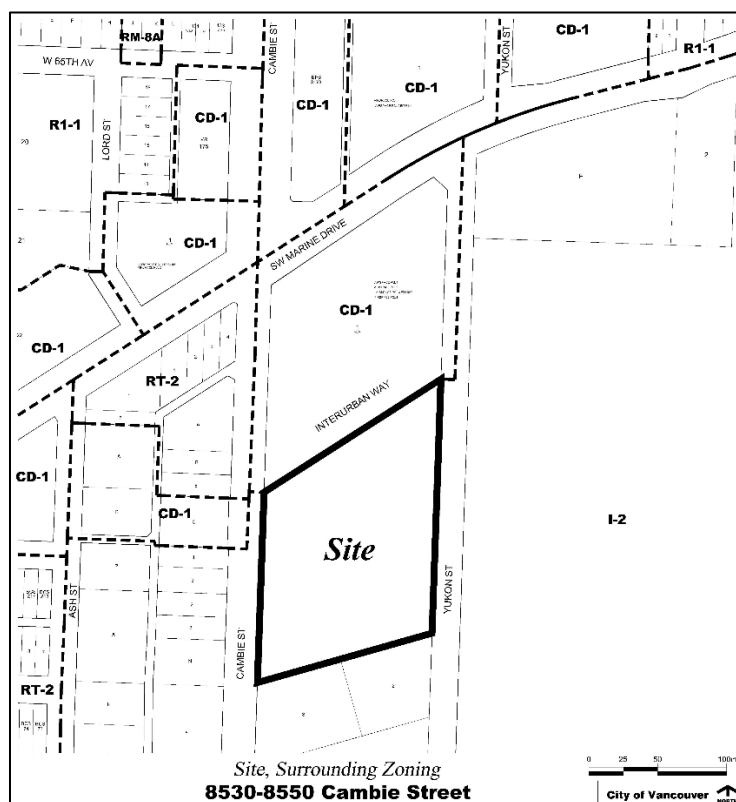
This application is consistent with the *Vancouver Official Development Plan, Metro 2050: Regional Growth Strategy, Cambie Corridor Plan, and Marine Landing Policy Updates*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of one legal parcel located mid-block along Cambie and Yukon Streets, between Marine Drive and Kent Avenue (see Figure 1).

Figure 1: Site and Surrounding Zoning



The site is currently developed with an automotive dealership containing retail and service uses. The surrounding area contains a mix of uses and is undergoing significant change, with new buildings approved or under construction. The site is south of Marine Gateway One, a mixed-use development that contains the Canada Line Station, TransLink bus loop, and two residential towers of 35 and 26 storeys. To the south and east is the South Vancouver Industrial Area, zoned I-2 and M-2, and the City of Vancouver Waste Transfer Station and Works Yard across Yukon Street. To the north and west of the site are low- and high-rise residential developments.

2. Policy Context

- **Vancouver Official Development Plan (Vancouver ODP):** The site is designated Industrial and Employment in the *ODP*. The General Land Use (GLU) Designations for the Industrial and Employment Designation (page 92 of the *ODP*) specifies that Employment designated sites within 200 m of a rapid transit station may be considered for residential uses under the “Metro 200 m clause” (see map B6 on p. 238 of the *ODP*). Consistent with *Metro 2050*, the *Vancouver ODP* requires that commercial and/or light industrial uses be included on lower floors, with residential uses (with an emphasis on affordable rental housing) supported above. Per the *Vancouver ODP*, sites that are eligible for the Metro 200 m clause for residential uses on Employment lands do not require an amendment to the *Vancouver ODP*.
- **Metro 2050 Regional Growth Strategy (Metro 2050):** *Metro 2050* is the Regional Growth Strategy (RGS) for the Metro Vancouver region. The RGS sets land use designations at the parcel level to ensure sensitive and important lands are protected. The City is required to demonstrate consistency and compliance with the RGS through a *Regional Context Statement*, which is contained in the *Vancouver Official Development Plan*. The subject site has an Employment lands designation within a Frequent Transit Development Area.

Residential uses are prohibited for regionally designated Employment lands, with the exception of Employment lands that are within 200 m of a rapid transit station and within a designated Urban Centre or Frequent Transit Development Area (referred to as the “Metro 200 m clause”).

Staff have developed a framework for evaluating applications for housing on regionally designated Industrial and Employment lands. Council received a [memo](#) on March 17, 2025 outlining the proposed framework listed in Table 1 below. This site qualifies for Type A staff recommendation, which is further detailed in the Policy Analysis in Section 3 below.

Table 1: Framework for Evaluating Housing on Regionally Designated Industrial and Employment lands

Staff Recommendation	Site Typology	Process
TYPE A: ✓ Consider co-location of housing and industrial/employment. Creates no or little expectations for future conversion	Employment land sites that qualify for the “Metro 200 m clause”	• Rezoning application required • No Metro approval required
	Clear, obvious and unique sites, such as those surrounded by non-industrial uses and are no longer suitable for industrial uses	• Rezoning application required • Metro approval to change land use designation required • <i>ODP</i> amendment may be required
TYPE B: ✗ Do not support housing. Creates expectations for future conversion	All other Industrial and Employment lands, including sites on the edge of an industrial area and those surrounded by industrial parcels	• Rezoning application required • Metro approval to change land use designation required • <i>ODP</i> amendment may be required

- **Cambie Corridor Plan (Plan) and Marine Landing Policy Updates (Policy):** The site is located in the Marine Landing neighbourhood of the *Plan*. This site is identified in the *Plan* and *Policy* as an intensive employment site that encourages transit-trip generating

high-intensity employment uses, and other non-industrial uses in combination with high-intensity employment uses.

- **Rezoning Policy for Sustainable Large Developments:** This policy is applicable to proposals with a minimum of 45,000 sq. m (484,375 sq. ft.) of new development floor area. The intent is to establish conditions to meet the following target areas: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Groundwater Management, Zero Waste Planning, and Affordable Housing.
- **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 mixed-use residential development with two 43 storey, one 10-storey, and one seven-storey building connected by a three-storey podium, with 1,000 rental units, of which 20% of the residential floor area will be for below-market rental units, one level of commercial space, two levels of industrial space, a private 37-space childcare facility, a private seniors centre, and a privately owned public space (POPS). The proposed building height is 139.0 m (456 ft.) and the floor space ratio (FSR) is 5.1. Parking spaces, loading spaces, and bicycle spaces are proposed from Yukon and Cambie Streets.

Figure 2: Proposed Development Looking Northeast

2. Form of Development

This application is consistent with the *Marine Landing Policy Updates* for a mixed-use building typology with residential towers and mid-rise buildings atop commercial and industrial podiums. The proposal generally meets the expectations of the *Policy* and urban design guidelines for tower separation, overall massing, contextual fit, amenities, and public realm elements.

Staff reviewed the site-specific conditions and concluded 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.

Figure 3: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Height	Marine Gateway being the high point (36 storeys)	43 storeys	Proposed height and density impact shadowing of public spaces, city skyline, and contextual fit within lower density surroundings.	The <i>Policy</i> acknowledges that unique consideration of each site may result in some variation of the heights. The proposed towers maintain the vision for a skyline where the Marine Gateway towers are the high point.

Density	+/- 4.5 FSR (based on urban design and public realm performance)	5.1 FSR	There will be an incremental shadow increase on Marine Gateway 1 Plaza noting that the towers on that site already cast some shadows.	Staff support the additional height and density based on urban design and public realm performance with Condition of Approval 1.1 seeking improvements to the skyline profile in Appendix B.
Public Realm	Provide a pedestrian mews as well a plaza and open spaces.	Proposal includes central mews, publicly accessible rooftop green space, and pedestrian bridge connection to Marine Gateway Tower 1's high street.	Public realm design and open spaces contribute positively to pedestrian amenity and connectivity.	Staff have included conditions to improve the pedestrian experience at the central mews and the visibility and access to the rooftop green space. Refer to Condition 1.2, 1.3 and 1.6 in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Two on-site trees and two street trees are proposed for removal. Approximately 238 new on-site and street trees are proposed. See Appendix B for landscape and tree conditions.

Urban Design Panel (UDP): The Urban Design Panel reviewed the project on November 26, 2025, and supported this application with recommendations to improve the relationship between different uses, the public realm interface, and access to open spaces. Staff have included conditions to address the recommendations (see Appendix B).

Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions summarised above in Appendix B to respond to the panel's recommendations.

Summary: The proposed form of development generally aligns with *Policy* expectations for height, density, bulk and massing, and other urban design objectives. Improvements are sought by Urban Design and Landscape Conditions of Approval 1.1 through 1.6 for skyline profile, public realm elements, and setbacks to respond to existing and anticipated urban context.

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

The Metro 200 m clause is the primary policy framework guiding this application. It permits consideration of residential uses on Metro-designated Employment lands where specific

locational criteria are met.

As outlined in Table 1, the proposal qualifies for the Metro 200 m clause, which means that an amendment to the Regional Growth Strategy (RGS) or approval from the Metro Vancouver Board is not required. Further, no amendment to the *Vancouver ODP* is required for sites eligible for the Metro 200 m clause. As previously noted, this provision is specified within the *Vancouver ODP* on [Page 92](#).

Citywide analysis identified only eight sites in Vancouver that meet the eligibility criteria for the Metro 200 m clause. By contrast, all other RGS-designated Industrial or Employment lands seeking to develop residential uses would require a *Vancouver ODP* amendment, redesignation to General Urban, and Metro Vancouver Board approval. Given the limited number of eligible sites, this application represents a relatively uncommon condition and warrants a tailored evaluation that examines the addition of a new residential land use with additional height, density, and form of development analyses.

Additional policy direction is provided through the *Rezoning Policy for Sustainable Large Developments*, which requires an inclusionary housing requirement of 30% of the total residential floor area set aside for affordable housing, with a target of 20% social housing and 10% secured rental and below-market rental housing. This application proposes 100% of the residential floor area secured as purpose-built rental housing with 20% of the residential floor area provided as below-market rentals at a 10% discount to CMHC city-wide average rents, which is supported by staff, based on proforma analysis indicating an increased discount would render the project unviable due to the costs of securing the rental and below-market housing and the prioritization of employment space. The application includes a substantial amount of employment space, comprising of 18,226.8 sq. m (196,192 sq. ft.) of industrial space and 12,151.2 sq. m (130,794 sq. ft.) of commercial space.

Overall, the provision of employment space aligns with the intent of the *Cambie Corridor Plan* and *Marine Landing Policy Updates*, and for these reasons, staff support the proposal from a policy perspective.

4. Housing

This application, if approved, would add 1,000 units to the City's inventory of rental housing, including 20% of the residential floor area as below-market rental units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

Housing Mix – The project proposes 36% 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 and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix E. If approved, starting rents for the

below-market units will be 10% less 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 10% less the city-wide average market rent by unit type current at the time of unit turnover.

Security of Tenure – All 1,000 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.

Tenants – The rezoning site does not currently have any 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 included mailed postcards, four site signs, a webpage with a digital model, an online comment form, and a question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/8530-cambie-st.

In total, approximately 47 submissions were received. Comments supported new purpose-built rental housing near transit, community amenities, and the mixed-use nature of the proposal. Concerns focused on strained infrastructure capacity and congestion. Refer to Appendix D 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 DCL. Based on the rates in effect on December 2025, it is expected that the project will pay a DCL of \$18,390,233. The value of the DCL waiver for the residential floor area is estimated to be \$15,667,028.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. Real Estate Services staff have determined that based on the cost of securing the market rental and below market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$2,201,266 based on the current 2016 rate.

Financial Implications

This project is expected to provide 1,000 rental units, of which 20% of the residential floor area will be secured at below-market rents, a public art contribution, and a DCL payment. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan, Metro 2050: Regional Growth Strategy, Cambie Corridor Plan, and Marine Landing Policy Updates*. 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.

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APPENDIX A
8530-8550 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 (___).

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 6.6 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) 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) Parking Uses;
- (h) Retail Uses;
- (i) Service Uses;
- (j) Transportation and Storage Uses, except that Mini-Storage Warehouse is not permitted;
- (k) Utility and Communication Uses;
- (l) Wholesale Uses; and
- (m) 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 dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) retail – limited food service,

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.

- 5.4 Creative products manufacturing use is not permitted on the first storey or on any mezzanine serving the first storey.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 20,252.0 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 5.1.
- 6.3 A minimum floor space ratio of 1.5 must be used for non-residential uses, of which a minimum floor space ratio of 0.9 must be used for industrial uses.
- 6.4 For the purposes of this by-law, Industrial Uses means:
- (a) Cultural and Recreational Uses, limited to Artist Studio – Class B;
 - (b) Manufacturing Uses;
 - (c) Service Uses;
 - (d) Transportation and Storage Uses;
 - (e) Utility and Communication Uses; and
 - (f) Wholesale Uses.
- 6.5 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.
- 6.6 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;

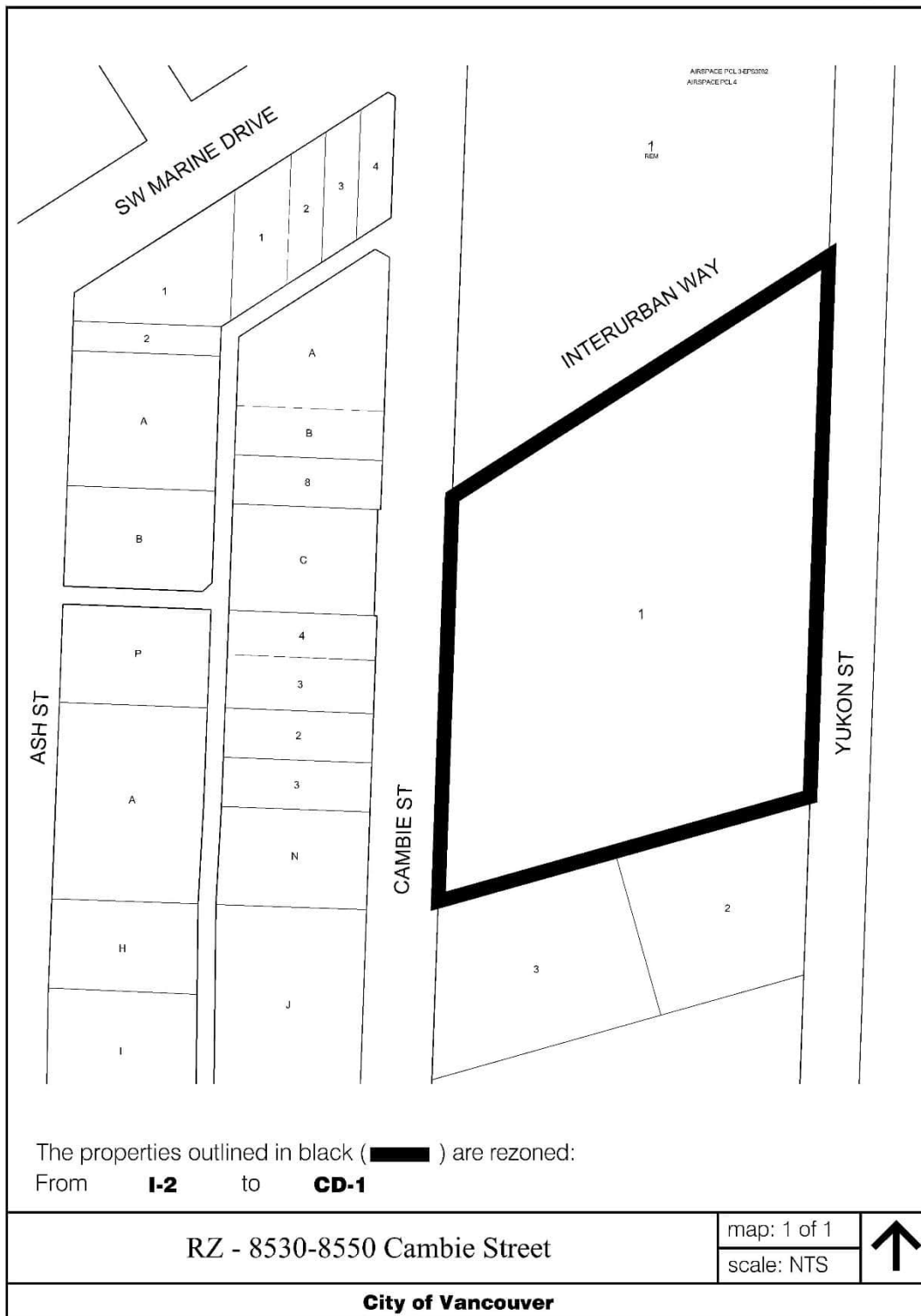
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the 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.
- 6.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:
- (a) common amenity areas, to a maximum of 10% of the total permitted floor area;
 - (b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building,
- if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.8 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 139.0 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.

Schedule A

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**APPENDIX B
8530-8550 CAMBIE STREET
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 Perkins + Will Canada Architects Co., received on June 27, 2025.

THAT, prior to approval by Council 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 enhance the architectural expression of the towers, with the intent of strengthening their contribution to the skyline.

Note to Applicant: Strategies may include creating a more distinctive articulation of the tower tops.

- 1.2 Design development to improve on the pedestrian experience along the central mews.

Note to Applicant: Suggested strategies include increasing openings to the sky and incorporating materials that allow light transmission into the ground level at select portions along the length of the mews.

- 1.3 Design development to improve access to and visibility of the publicly accessible rooftop green space from the ground level at the northeast corner of the site (also see Landscape Condition 1.5(a)).

Note to Applicant: Suggested strategies include:

- (i) Design improvements to the ground-floor public plaza to create a more inviting space and clearer point of entry to the elevated open space; and
- (ii) The provision of wider and more prominent access stairs connecting the ground floor public plaza to the elevated public green space.

- 1.4 Building design to incorporate measures to minimize exposure of residential uses to potential odour impacts. The intent of this condition is to enhance the livability of units located in close proximity to the Waste Centre situated to the east of the site.

Note to Applicant: Suggested strategies include, provision of filtration systems on air intakes serving residential units or any other strategies outlined in the Preliminary Building Code and Livability Assessment.

Landscape

- 1.5 Design development to demonstrate effective strategies for delivering a high-quality public realm, focused on improving the pedestrian experience of spaces and connections at ground level, including:
- (a) Improve visibility and entries into the Privately Owned Public Space (POPS) from the ground level and design more engaging, welcoming entry points to encourage greater public use. Include wayfinding and POPS signage at the ground level. Consider how people might access the POPS west of Cambie Street and explore ways that the stairs on the north could be enhanced or programmed as a design feature;
 - (b) Improve the usability of the ground level plaza at the bus loop edge by reducing overhead structures to increase solar access and sky views, by adding further programming and improve integration of the stairway and elevator into that plaza. Explore opportunities to incorporate ground level trees and planting aligned with notches in the parkade structure below to support healthier, in-ground growing conditions for trees (off slab). Provide landscape lighting within the plaza and on the stairs; and

Note to Applicant: The intent is to significantly enhance the at-grade plaza and entry point to the POPS encouraging people to spend time in both the ground-level plaza and the podium-level POPS.

- (c) Yukon Street and Cambie Street frontages – enhancements to create a pedestrian friendly sidewalk experience along the building frontages.

Note to Applicant: May include unique paving treatments (on-site, and not on City property), tree planting, pedestrian scale lighting, weather protection and exploring opportunities to have more active moments along the building face.

- 1.6 Design development of the podium level POPS as a high-quality public space, including but not limited to:
- (a) Consider implementing noise mitigation measures for the POPS to reduce levels as close as practicable to 55 dBA adjacent Skytrain operations;
 - (b) Explore how active edges at the building face can contribute to a livelier POPS space; and

- (c) Incorporate landscape lighting into the design.

Housing

- 1.7 The proposed unit mix, including 248 studio units (25%), 395 one-bedroom units (40%), 283 two-bedroom units (28%), 74 three-bedroom units (7%), 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 and 35% of the below-market rental units, designed to be suitable for families with children.

- 1.8 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 (Sections 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 (Section 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 (Section 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (Section 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.
 - (ii) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.
- 1.9 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.

Employment Lands

- 1.10 Industrial occupancies located on Levels 1 and 2 shall be limited to those consistent with a medium hazard industrial (Group F-2) or a low hazard industrial (Group F-3) as defined in the Vancouver Building By-law (VBBL).

Note to Applicant: Per meeting with the project code consultant and as part of the proposed alternative solution mitigating measures to allow the combination of industrial and residential occupancies in the building, the Level 3 commercial space shall remain as a “buffer zone” to separate the industrial occupancies from the residential occupancies on floors above. Uses on this buffer floor (Level 3) shall be limited to those for assembly (Group A-2), offices (Group D), retail (Group E), or a low hazard industrial (Group F-3) occupancy as defined in the VBBL.

Sustainability

- 1.11 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 for *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Sustainable Food Systems

- 1.12 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: The applicant has proposed the development to provide 1) urban agriculture, 2) edible landscaping, and 3) food truck and outdoor dining infrastructure.

- 1.13 Design development to include urban agriculture space consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to support facilities, siting and access, and the number, size and design of the urban agricultural plots.

Note to Applicant: Staff noted 1,000 sq. m of private outdoor space is dedicated to community gardening on the south side of the garden level. At Development Permit stage, the Applicant should provide:

- (a) A table noting the expected number of garden beds based on guidance in the *Bulletin*; and
- (b) Drawings indicating the growing space and support facilities in alignment with the *Bulletin* and *Guidelines*.

Staff are amenable to a hybrid individual plot and shared garden model which could enable greater participation (similar to the “James” development at 288 West 1st

Avenue). A shared garden model could involve larger beds and utilize pavers or stepping stones to navigate, provided 10-20% of agriculture space still be provided in the form of accessible planters (see [Accessible Community Garden Guidelines](#)).

- 1.14 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: At the Development Permit stage, the Applicant should provide:

- (a) Confirmation on the location and scale of the edible landscaping relative to the total landscaping; and
 - (b) A plant list of the specific plants proposed for edible landscaping.
- 1.15 Design development to include at grade outdoor dining infrastructure, including:
- (a) Covered outdoor seating;
 - (b) Access and parking that meet Engineering standards for a minimum of four food trucks (parking must be secured on private property);
 - (c) Considerations for access to a class B loading bay; and
 - (d) Electrical infrastructure to support a minimum of four food trucks or other potential food-based activities, such as community food markets, including:
 - (i) At minimum, the following receptables, each on a separate circuit:
 - 1. Six 20A, 120V (NEMA 5-20R) receptacles; and
 - 2. Four 30A, 120/240V (NEMA L14-30) locking receptacles;
 - (ii) A panel and kiosk within a weatherproofed and lockable enclosure at the proposed market site.

Note to Applicant: At the development permit stage, the Applicant should provide drawings indicating sufficient turnaround space for the four food trucks, the location of the outdoor dining, and food truck infrastructure (including location of electrical infrastructure). The Applicant is also encouraged to include at least one 50A, 120/240V (NEMA 14-50R) receptable to enable broader food truck and other event uses.

Engineering

- 1.16 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction

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

- 1.17 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 building occupancy. Provision of written acknowledgement of this condition is required. 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/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 a crossing design applications to the satisfaction of the General Manager of Engineering Services, prior to Development Permit issuance.

Note to Applicant: Submission of a crossing application is required. Please review the

City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

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

- 1.22 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services, particularly the following prior to the issuance of the Development Permit:

- (a) Provision of a waste staging area on the architectural drawings, and

Note to Applicant: If staging area is required on ground level, please indicate staging location on the architectural plan. All collection activities shall occur on private property, not City property.

- (b) An increase in size to the waste room.

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either an increase to the size of the residential waste room and number or capacity of the containers, or an increase in collection frequency.

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 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. 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 Provision of a waste management plan prior to issuance of the Development Permit, that includes the following:

- (a) Description of types of waste streams to be provided: garbage, organics, mixed papers, mixed containers and glass;
- (b) Description of quantity, stream and capacity of container for each waste stream; and
- (c) Description of the collection frequency of each waste stream.

- 1.24 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, installed with approved root barriers, and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid material, 8 feet long and 12 inches in depth. 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 8530 Cambie Street will be as per City-issued design"; and

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

- (iv) "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.

(b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires;

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

- (c) Deletion of:

- (i) Portion of building shown encroaching over Cambie Street (see North Elevation on RZ-A2001);

- (ii) Any structure proposed within Statutory Right of Way H48211, (over the east 10 feet (3.05 m) of Lot 1, for sewer, water and utilities purposes), or make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the relocation or decommissioning of any utility works contained within it, and the release of the right of way agreement;

Note to DMP: Clarification if the underground utilities can be relocated and the potential release or modification of this charge.

- (iii) Any gates/doors proposed to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area; and

- (iv) Bike racks shown encroaching into Cambie Street;

- (d) All proposed streetscape materials on City property to be City standard materials; and

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 hardscape areas of the boulevard and plaza are to be in standard concrete.

- (e) Streetscape designed in compliance with the 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 Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

- 1.25 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies, include Class B loading.

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

(a) Convenient, internal, stair-free loading access to/from all site uses.

- 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) Dimensions of columns and column encroachments into parking spaces; and

(c) 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 on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the Plumbing Permit application stage. Note that the City's rainwater management requirements are being updated effective January 1, 2026. Please refer to vancouver.ca/rainwater for more information on the updated requirements.

- 1.29 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/or impact assessment to confirm that there are no significant risks from groundwater extraction/diversion, including the following:

(i) Details of the recommended groundwater management strategy;

(ii) Discussion/analysis on risk of subsidence due to dewatering peat during temporary and/or permanent conditions; and

(iii) Discussion/analysis on risks associated with potential artesian groundwater conditions encountered on site;

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 8.1 of the preliminary hydrogeological study (dated March 22, 2025).

- (c) 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.

A revised version of the *Groundwater Management Bulletin* was released on November 1, 2024. All Rezoning and Development Permit applications for developments with one or more levels of below-ground structure (but excluding lower density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here: <https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>

Note to Applicant: 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

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.

At the Building Permit Stage, the City expects that the geotechnical risks associated with dewatering peat during construction (i.e., potential impacts beyond the property line given the presence of compressible soils and the associated zone of influence) will be addressed in the geotechnical report. For sites located in areas of known peat deposits, peat shall not be dewatered due to the associated risk of offsite settlement.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

- 1.30 Provision 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.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit. Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

- 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 shall be primary. 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 (BGs) 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 Development Permit 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>.

- 1.34 Provision of a letter of commitment for the submission of three (3) preconstruction surveys over a period of three months, prior to issuance of any Building Permit, to assess the proposed development in a peat region with further monitoring surveys both during, and post construction.

Note to Applicant: Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards. The required surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards to the satisfaction of the City Engineer.

For further information and survey submissions, contact: streets.design@vancouver.ca.

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:

Landscape

- 2.1 Provision of a surface Statutory Right-of-Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over the ground level and podium level privately owned public space ("POPS") intended for public access and use.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

Engineering

- 2.2 Provision of letter consent in writing 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>

- 2.3 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.

- (a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by InterCAD Services Ltd. dated May 1, 2025 and GHLC Consultants Ltd. Dated May 23, 2025, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm on Cambie Street and 300 mm on Yukon Street. Should the development require water service connections larger than the 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.

- (b) Provision of a fire hydrant on Yukon Street. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to ensure these upgrades are delivered and to secure payment for the new hydrant installation. The developer is responsible for 100% of the cost of the upgrading;

Note to Applicant: 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 additional new hydrants 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.

- (c) Provision of a “Water Parcel Strategy” to detail the planned water servicing, plumbing and fire protection configurations, to the satisfaction of the General Manager of Engineering Services. The accepted Water Parcel Strategy must be implemented in the build out of the development;

Note to Applicant: Vancouver Coastal Health and the City of Vancouver limit the building area served by one set of interconnected services to approximately 90,000 m². Understanding that the site is not planning to subdivide, the City can serve the site with multiple sets of interconnected water services; The plumbing design would have to ensure that the site is separated into discrete “water parcels”, i.e. portions of the site that have isolated and completely independent plumbing and fire protection systems, with each water parcel independently metered and served by separate sets of water services.

This condition is to meet the intents of the BC Drinking Water Protection Act (the “Act”) and the BC Drinking Water Protection Regulation (the “Regulations”). If appropriate water parcelling strategies are not implemented, Vancouver Coastal Health would not consider the water infrastructure on site a “system within a system” as defined in the Act and Guidelines. This would mean that the development site would be its own “Water Supply System” under the Act and Regulations, triggering the requirement for the developer to receive an operating permit from Vancouver Coastal Health to operate the internal water network.

- (d) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project;

Note to Applicant: Implementation of development(s) at 8530 – 8550 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 375 mm SAN and 525 mm STM sewers in Yukon Street.

The sewer easement #H48211 on the west of the development site for the existing 375 mm SAN and 525 mm - 600 mm STM on Yukon Street needs to be maintained as existing condition. No structure encroachment is accepted. The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect on January 1, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified.

This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (e) Street improvements, and appropriate transitions, along Yukon Street adjacent to the site, including:
 - (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Two mid-block curb bulges, including road reconstruction as required to accommodate the curb bulges, and

Note to Applicant: Road reconstruction on Yukon Street to meet CoV higher zoned standards.

- (iv) Removal of the existing driveway crossing and replacement with full-height curb, boulevard, and sidewalk;

Note to Applicant: The mid-block curb bulges on Yukon Street will be located near the existing catch basins and will accommodate green infrastructure.

- (f) Provision for the construction of, or full funding for, future street improvements, and appropriate transitions from the centerline of Cambie Street adjacent to the site, including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineer Services. These improvements will generally include the following:

- (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb and gutter, including relocation of the existing catch basin, three street light poles, and road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Cambie Street to meet CoV higher-zoned and bus lane standards.

- (iv) Removal of the existing driveway crossing and replacement with full-height curb, gutter, boulevard, and sidewalk;
 - (v) Minimum 2.5 m wide raised asphalt protected bike lane; and
 - (vi) Type E curb between the sidewalk and bike lane;

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

- (g) Provision of upgraded street lighting (roadway, sidewalk, and bikeway) to current City standards and IESNA recommendations;
- (h) Provision of mid-block crosswalk street lighting upgrade to current City standards and IESNA recommendations;
- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards;

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

- (j) Provision of new electrical service cabinet/kiosk on Cambie Street;

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 will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (k) Provision of street trees where space permit;

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' long and 18" 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 Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Along Yukon Street adjacent to the site, install bioretention system in the two mid-block curb bulges 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 plants, street trees, growing medium, and perforated pipe sub drain connected to the sewer system. Green infrastructure design will be coordinated with Urban Forestry, Streets and Transportation to approve all infrastructure proposed within the public realm.

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.

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

- 2.4 Provision of a new or amended Flood Plain Covenant to the satisfaction of General Manager of Engineering Services and Chief Building Official.

Housing

- 2.5 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 in the *Rezoning Policy for Sustainable Large Developments* 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 days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 10% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) 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 and Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 10% below the average market rent for private rental apartment units city-wide 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;

- (g) 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 four (4) 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.
- (h) 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 five (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.
- (i) 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
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and 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.

Community Benefits Agreement (Optional)

2.6 As per the City of Vancouver's *Community Benefits Agreement Policy*, applicant must enter into a Community Benefits Agreement (CBA) prior to rezoning can be issued, which will commit the Applicant and its development partners to:

- (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor;

- (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and
- (c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity-seeking 3rd party certified businesses as defined in the policy.

It is highly recommended to the applicant contact the CBA planners Harris Watt and Shabna Ali (harris.watt@vancouver.ca, shabna.ali@vancouver.ca) at the rezoning stage.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the [Report Back on Supporting Development Viability and Unlocking New Housing Supply](#), dated December 2, 2025.

Sustainable Food Systems

- 2.7 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:
- (a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets;
 - (b) Agreements, covenants, and statutory rights-of-way regarding the installation, maintenance of, and access to food assets as appropriate; and
 - (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Public Art

- 2.8 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts and Culture for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash-in-lieu of art.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Environmental Services

2.9 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 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 Covenants 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 sites 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 AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“8530-8550 Cambie Street [CD-1 #] [By-law #] I-2”

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

Amend Schedule A (Activity Zone) by adding the following:

“[CD-1 #] [By-law #] 8530-8550 Cambie Street”

* * * * *

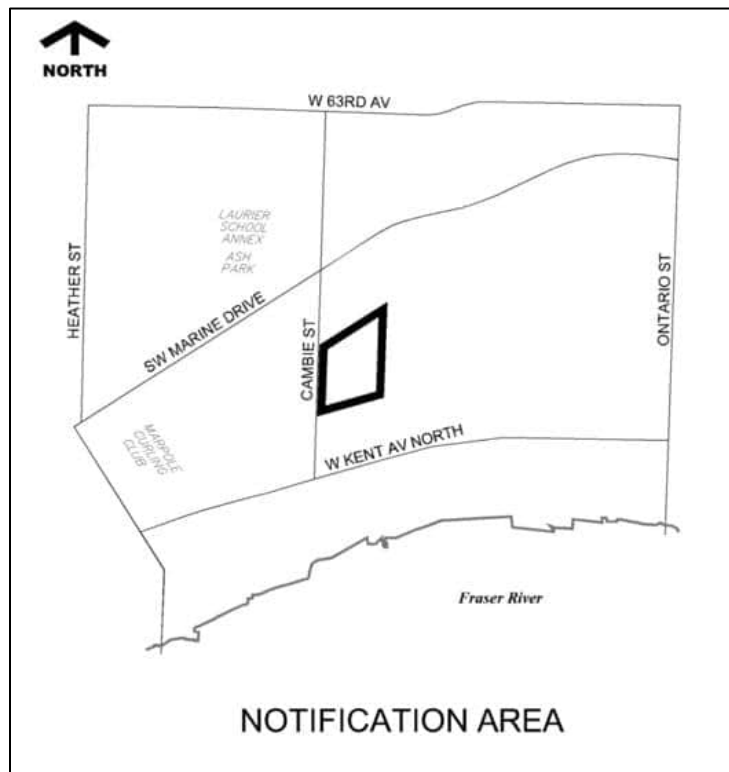
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 961 page views were recorded. A total of 43 comments were received with 35 comments in support for supported the new rental housing, inclusion of childcare and publicly accessible public space, and the transit-oriented development, and 3 expressing concerns that the project would overburden the existing transportation infrastructure.

Event	Date(s)	Details
Webpage published	August 12, 2025	https://www.shapeyourcity.ca/8530-cambie-st
Postcard mailed	October 27, 2025	3,206 notices mailed (approximate)
Site sign installed	September 23, 2025	n/a
Online comment form	August 2025 to April 2026	43 submissions • 35 responses support • 3 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 29, 2025 to November 12, 2025	1 submissions
Other input (phone calls, direct emails, etc.)	August 2025 to April 2026	3 submissions
Total webpage views	March 2025 - October 2025	961 page views
Total Submissions (Comments submitted + questions asked + other input methods)		47 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** There was support for the delivery of many purpose-built rental homes, including below market units, in a location well served by rapid transit.
- **Amenities and services:** The inclusion of childcare, seniors facilities, and publicly accessible elevated park space as needed amenities that would support families, seniors, and overall community well being.
- **Transit-oriented development:** Respondents supported the integration of residential, industrial, and commercial uses at this transit hub as an efficient use of land that supports jobs, livability, and complete communities.

Areas of concern:

- **Infrastructure capacity:** Concerns were expressed that existing transportation and servicing infrastructure, including road networks and transit, may not be able to accommodate additional development without worsening congestion and reducing overall quality of life.

Response to Public Comments

- Infrastructure capacity: Rezoning conditions require improvements to address safety for all road users. This includes construction of new sidewalks, boulevards, street lighting, and curb ramps and bulges along Yukon and Cambie Streets, along with the installation of parking regulatory signage on adjacent streets. In addition, the site is located in close proximity to the frequent transit bus network and is adjacent to the Marine Drive Canada Line Station.

* * * * *

APPENDIX E HOUSING DATA

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. As of December 31st, 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.

If approved, starting rents for the below-market units will be 10% less 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 10% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 2 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	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	\$1,535	\$61,380	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	\$1,674	\$66,960	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	\$2,382	\$95,292	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	\$3,253	\$130,104	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 10 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2025 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1, 2}	\$6,527,928
Utilities DCL ¹	\$11,862,305
Public Art ³	\$2,201,266
TOTAL	\$20,591,499

Other Benefits (non-quantifiable components): 1,000 rental 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 rates in effect as of December 10, 2025 and the proposed 72,907.2 sq. m (784,767 sq. ft.) of residential floor area, 30,378.0 sq. m (326,986 sq. ft.) of non-residential floor area.

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$15,667,028.

³ Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

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APPENDIX G REZONING APPLICATION SUMMARY

Address	Property Identifier (PID)	Legal Description
8530-8550 Cambie Street	004-489-365	Lot 1 Block 8 District Lot 311 Plan 20886

Applicant Information

Applicant	PCI Developments LP
Owner	8530 Cambie Holdings Corp.
Architect	Perkins + Will Canada Architects Co.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	I-2	CD-1
Site Area	20,252.0 sq. m (217,991 sq. ft.)	20,252.0 sq. m (217,991 sq. ft.)
Land Use	Industrial	Mixed-Use Residential
Maximum Density	3.0 FSR	5.1 FSR
Floor Area	60,756.0 sq. m (653,972 sq. ft.)	103,285.2 sq. m (1,111,753 sq. ft.)
Maximum Height	30.5 m (100 ft.)	139.0 m (456 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 507 Bicycle Parking 2,555 Loading Spaces 82 Confirmed at development permit stage
Natural Assets	Two existing on-site by-law trees and three City trees	No on-site trees to be retained One City trees to be retained Two on-site and two City trees to be removed 238 new on-site and City trees Confirmed at development permit stage

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