



COUNCIL REPORT

Report Date: July 7, 2026
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RTS No.: 19764
VanRIMS No.: 08-2000-20
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: 8427-8483 Cambie Street

Recommendations

A. THAT the application by Franc Architecture, on behalf of 1299362 B.C. Ltd¹, the registered owner of the lands located at:

- 8427-8457 Cambie Street [*PID 030-633-206; Lot A District Lot 311 Group 1 New Westminster District Plan EPP82413*];
- 8471-8479 Cambie Street [*PID 030-633-214; Lot B District Lot 311 Group 1 New Westminster District Plan EPP82414*]; and
- 8483 Cambie Street [*PID 005-162-823; Lot 8 of Lot B Block 7 District Lot 311 Plan 9020*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 7.9 FSR and increase the maximum building height from 9.2 m (30.2 ft.) to 116 m (381 ft.), to permit the development of a 37-storey mixed-use building containing 330 strata-titled residential units, approximately 55 social housing units and 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 Franc Architecture, received June 10, 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

¹Beneficially controlled by the family of the late Robert H. Lee.

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.

- B. 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.
- C. 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.

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 8427-8483 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 37-storey mixed-use building with 330 strata-titled residential units, approximately 55 social housing 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.

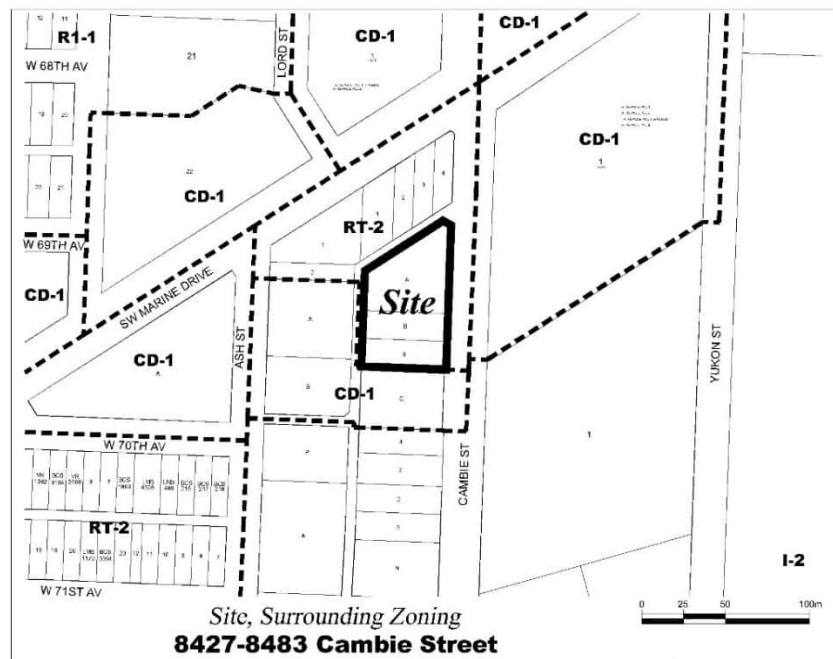
This application is consistent with the *Vancouver Official Development Plan* and generally consistent with applicable City policy. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block on the west side of Cambie Street just south of the intersection at Southwest Marine Drive and Cambie Street. The Marine Gateway development and the Marine Drive Skytrain Station are located across the street (see Figure 1). The surrounding neighbourhood is undergoing significant transformation. To the south, the area is characterized by industrial developments and employment lands, while to the north it transitions into a mix of older single-detached homes and low-rise buildings. More recent development in the area includes residential high-rise buildings with commercial uses primarily concentrated around the main intersection.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The *Generalized Land Use (GLU)* designation is *Residential High-Rise 2* which allows for residential buildings exceeding 26-storeys with complementary commercial use at grade.
- **Marpole Community Plan:** The Policy enables residential use with a mix of uses, including retail and service, encouraged at the ground floor. Heights and densities will be performance-based subject to compliance with the *Plan's* Housing policies, and the *Marine Landing Policy Updates* (2021) for built form guidance.
- **Marine Landing Policy Updates:** The *Policy* specifies that new towers should generally step down in height as they move away from the intersection at Southwest Marine Drive and Cambie Street, reinforcing the Marine Gateway Station site as the tallest tower and the primary focal point of the node. The site is identified as a site expected to deliver affordable housing.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** The site is located within Tier 1 of the TOA. In this area building forms up to 20 storeys and 5.5 FSR can be supported. A minimum of 20% of the net residential floor area is required as social housing, to be delivered turnkey to the City. As the Marine Landing Policy Updates provide the more permissive framework, the proposal is being considered under that policy.
- **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 37-storey mixed-use building with 330 strata-titled residential units, approximately 55 social housing units (equivalent to 17% of the residential floor area) and 900 sq. m (9,664 sq. ft.) of commercial space on the ground floor (Figure 2). The development features a five-storey podium with ground-level commercial spaces, as well as indoor and outdoor amenity areas located on top of the podium. A building height of 116 m (381 ft.) with additional height for mechanical appurtenances and a density of 7.9 FSR is proposed. Five levels of underground parking are to be accessed from the lane and include 266 vehicle parking spaces and 977 bicycle parking spaces.

Figure 2: Proposed Building Looking Northwest



2. Form of Development

The *Marine Landing Policy* envisions a walkable urban node centered around Marine Drive Station. The area is anticipated to transition toward higher-intensity residential, and employment uses, with tower forms concentrated near the station to support the delivery of additional affordable housing. This application proposes a 37-storey mixed-use residential tower with a five-storey podium, including retail uses at grade, social housing units within the first four storeys of the podium, and strata residential units within the fifth storey of the podium and the tower above, for a total FSR of 7.9. Refer to the Urban Design Summary in Figure 3 below.

Figure 3: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	Urban design performance-based	7.9 FSR	The proposed density supports the delivery of social housing. The tower form generally aligns with urban design principles and does not cast shadows on public parks or plazas.	Staff analysis of the proposed form of development - density, height and massing – supports the delivery of social housing with negligible impacts on the surrounding neighbourhood in terms of shadowing, public realm and views.
Height	35 storeys	37 storeys	The increased height will result in additional shadowing on surrounding areas. However, it does not cast shadow on public parks or plaza.	
Building Massing- Tower Floor Plate	604 sq. m (6,500 sq. ft.)	766 sq. m (8,250 sq. ft.)	The larger floor plate will incrementally increase shadowing and decrease the openness to the sky, with modest impacts on daylight access and views in the surrounding public realm.	
Public Realm Interface	Improvement to sidewalks and connections. Activating ground floor uses to animate open spaces.	Retail at grade provided along with a minor plaza at the northeast corner.	Meets the policy intent.	Staff support the proposed public realm interface.

Urban Design Panel: A review by the Urban Design Panel was not required due to typical tower form and its minimal impact on the surrounding area.

Urban Design Summary: Staff reviewed the site-specific conditions and have concluded that despite the deviation from the anticipated building form, the proposal is appropriate for the context. Staff support the application.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Eleven on-site trees and five street trees are proposed for removal. Three on-site trees and six street trees are proposed for retention. Approximately sixty-seven new on-site trees are proposed. The final numbers of removals and new replacement trees will be 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 330 strata-titled units to the ownership stock and approximately 55 social housing units (51,358 sq. ft. or 17% of the residential floor area, whichever is greater), to be non-profit owned, to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3, Appendix E).

As a project located in a Tier 1 *TOA Policy* area, a minimum of 20% of the net residential floor area is required as social housing, to be delivered turn-key to the City. A staff review demonstrates that, based on the land lift analysis, the project can only achieve 17% of the floor area (51,358 sq. ft., excluding storage) of non-profit owned social housing. While this amount of social housing does not meet the *TOA Policy* requirement, it does allow for approximately 55 social housing units to be provided in a real estate market where social housing is difficult to deliver.

Security of Tenure: Should the rezoning be approved, a Housing Agreement will secure the social housing residential units proposed with this application for the provision of Social Housing for the longer of 60 years and the life of the building, as further set out in Appendix B.

Average Rents and Income Thresholds: Figure 4, Appendix E compares starting rents for non-market unit rents and market unit rents with the cost of ownership. Figure 4, Appendix E demonstrates that social housing provides options that are more affordable than home ownership.

Social Housing Affordability: The social housing units proposed for this project will meet the City definition of "Social Housing" as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. The rental rates for such units will also be no higher than 30% of the household income.

The remaining 70% will be rented at "Low End of Market Unit Housing" rents which shall not exceed 90% of the appraised market rent for a comparable unit in the local area (where a "comparable unit" means a unit of the same type, similar size and in a building with a similar age and quality of construction), or in the absence of a comparable unit in the local area the average market rent for a comparable unit according to CMHC's Rental Survey for Vancouver by year of construction, 2015+ category or an equivalent publication, or as may be approved by the City.

Social Housing Operator: This social housing will be owned by the non-profit Chinatown Foundation, which will select a qualified non-profit housing operator, to be approved by the City before being appointed. The Operations and Maintenance Plans must be submitted to the City (including lease terms, rents and tenant management, financial information, operating and capital maintenance costs, and monitoring and reporting requirements) for review.

Social Housing Mix: The project proposes 51% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects*, which requires a minimum of 35% family units. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Strata Housing Mix: This application proposes 38% family strata units in a mix of 28% two-bedroom and 10% three-bedroom units, thereby exceeding the *Family Room: Housing Mix Policy for Rezoning Projects*, which requires a minimum of 35% family units, including 25% two-bedroom and 10% three-bedroom 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.

Tenants: The rezoning site contains 23 units of primary rental housing. All 23 of these tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the enhanced tenant protection requirements of the City's *TRPP* (summarised in Appendix E).

4. Transportation and Parking

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

5. 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/8427-8483-cambie-st>.

In total, approximately 25 submissions were received, comments supported the density, added housing options, public realm improvements and new commercial space. Concerns included the building's height and added traffic congestion. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$8,352,624 based on December 10, 2025 rates. Social housing is exempt from DCLs, with the exemption valued at \$1,670,801.
- **Community Amenity Contributions (CAC):** The application is subject to the inclusionary social housing requirement under the *Transit-Oriented Areas Rezoning Policy*, which mandates that 20% of the residential floor area be conveyed to the City as an in-kind social housing component. Real Estate Services staff reviewed the application and determined that delivering 20% turnkey social housing to the City was not financially viable for the project. As an alternative, staff worked with the applicant to secure the

strongest possible offer while maintaining overall project viability. Staff are satisfied that the applicant's revised offer provides appropriate value through the social housing component. No additional CAC is anticipated.

- **Public Art:** The public art contribution is estimated to be \$512,971 based on the current (2016) rate.

Financial Implications

This project is expected to provide 55 non-profit owned social housing units, DCLs as well as a public art contribution. 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*, the *Marine Landing Policy Updates* and the *Transit-Oriented Rezoning Policy*. 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
8427-8483 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) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 A minimum of 17% of the total residential floor area must be used for social housing.

- 4.2 The design and layout of at least 35% of the total number of strata dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.3 The design and layout of at least 35% of the social housing dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.4 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.5 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 3,753.6 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 7.9.
- 5.3 The total floor area for commercial uses must be a minimum of 800 m².

- 5.4 The total floor area for commercial uses must not exceed 1000 m².
- 5.5 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.
- 5.6 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.
- 5.7 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.
- 5.8 Where floor area associated with residential storage area is excluded, a minimum of 17% of excluded floor area above base surface must be located within the social housing dwelling units as storage area.

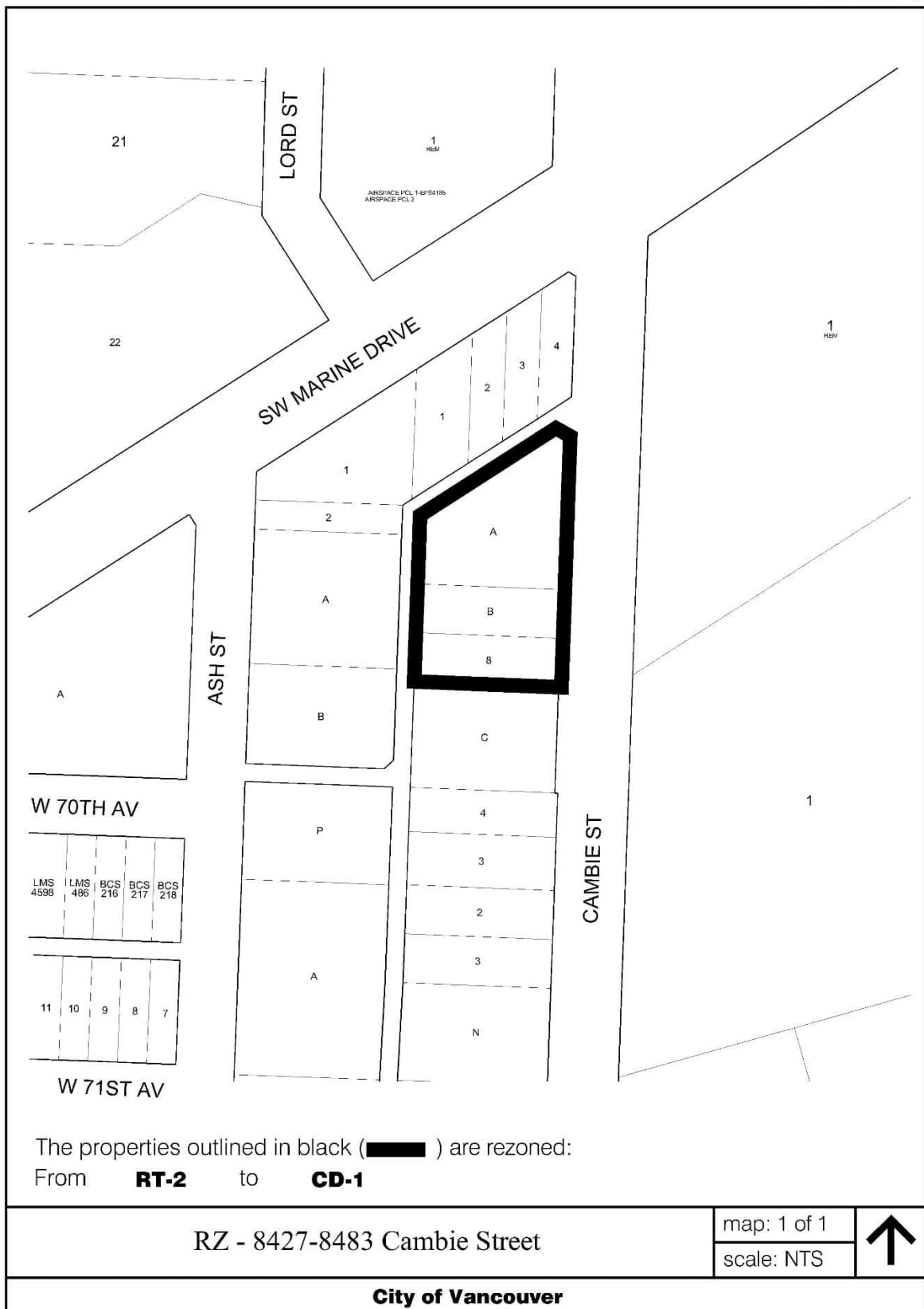
Building Height

- 6.1 Building height must not exceed 116 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, 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.

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 Francl Architecture, received June 10, 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 improve livability of the dwelling units.

Note to Applicant: Refer to Section 11.3.1.2(a) of the Zoning and Development By-law, the minimum dwelling unit size, excluding lock-off units, must be 37 m² (400 sq. ft.).

Landscape

- 1.2 Design development to enhance public realm interfaces, and overall onsite open space strategy.

Note to Applicant: This could be achieved by:

- (i) Utilizing landscape to highlight the entries, circulation, and private and public spaces;
- (ii) Providing landscape to enhance the overall lane appearance, screen utility/service uses, and screen the parkade entry; and
- (iii) Utilizing landscaping to define private outdoor spaces at grade, rather than solid fencing.

Refer to sections 7.1.50, and 7.2.50 to 7.2.57 of the *Marpole Plan*, and section 2.2.21 of the *Marine Landing Policy Updates*.

- 1.3 Design development of below grade structures to maximize both on-site tree retention, and the planting of new trees.

Note to Applicant: After coordination with Engineering, it is unlikely that trees along Cambie Street and northwest corner can be retained. Below grade structures should be reconfigured to enable the retention of on-site trees, and the planting of new trees. Retention of existing trees, and new proposed trees will contribute to an attractive public realm, the urban canopy cover, and enhance the overall livability for the end users. Refer to section 2.2.43 of the *Marine Landing Policy Updates*.

Sustainability

- 1.4 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

- 1.5 The proposed social housing unit mix, including 9 studios (16%), 18 one-bedroom units (33%), 22 two-bedroom units (40%) and 6 three-bedroom units (11%) is to be included in the development permit drawings.

Note to Applicant: A mix of 50% two or three-bedroom social housing units is targeted, per *City of Vancouver Housing Design and Technical Guidelines*. 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 social housing units designated to be suitable for families with children. The unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the *CMHC National Occupancy Standard*, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and *TRPP Bulletin*, at below-market rents. See rezoning condition 2.10.

- 1.6 The proposed strata unit mix, including 87 studio units (26%), 117 one-bedroom units (35%), 91 two-bedroom units (28%) and 35 three-bedroom units (11%) 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 dwelling units designed to be suitable for families with children.

- 1.7 Design development of the social housing should comply with the BC Housing Design and Construction Standards, the City of Vancouver Housing Design and Technical Guidelines, and other forms of best practices for social housing unit design, including but not limited to unit sizes, outdoor and indoor amenity space, and a minimum of five per cent of units as wheelchair accessible.
- 1.8 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:
- (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 m 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*.

Engineering

- 1.9 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.

- 1.10 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to the 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>

- 1.11 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 & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time 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>

- 1.12 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.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

- 1.15 Submission to Engineering Services 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 inspection after tree planting completion".
 - (iii) "The required Green Infrastructure improvements for 8427 Cambie Street will be as per City-issued design".

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) Portions of the building that is shown encroaching within the dedication area (See A1-202 to 205) and over the south property line (See A2-102 West Elevation);
 - (ii) Vista switch proposed at the southeast corner of the site, which is to be fully outside of the dedication and SRW area;
 - (iii) Existing trees that are proposed to be retained within the dedication and SRW area along Cambie Street. Retention of these trees is not compatible with planned street improvements, and
 - (iv) Non-standard sidewalk treatments shown within the dedication area along Cambie Street.

Note to Applicant: Property lines, after any road dedications, must be clearly shown on all the relevant drawings.

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

- (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 design guidelines and construction standards.

- 1.16 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

- 1.17 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, including convex mirrors or view portals on main ramp and throughout parkade.

- 1.18 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly, and

Note to Applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside; and

- (b) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle.

- 1.19 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;

- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.20 Provision of a Final 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;
- (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 7.1 of the preliminary hydrogeological study (dated August 23, 2024).

- (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.

Note to Applicant: 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>

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.

1.21 Provision of a sewer abandonment plan by the Developer's Engineer that details the 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.

- 1.22 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 will 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.

- 1.23 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, 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>

- 1.24 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 development permit application. For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lot A, Plan EPP82413; Lot B, Plan EPP82414; and Lot 8 of Lot B, Block 7, Plan 9020, all of District Lot 311 to create a single parcel and dedication of the east 3.5 metres of the site for road purposes.

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

- 2.2 Provision of a statutory right-of-way (“SRW”) for public pedestrian use over a portion of the site, adjacent to Cambie Street, to achieve a 2.2 m offset distance from the new 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: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.

- 2.3 Provision of written confirmation from the South Coast British Columbia Transportation Authority (“TransLink”), 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>

- 2.4 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 Aplin & Martin Consultants Ltd. dated May 9, 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. 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. 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 8427-8483 Cambie Street does not require any sewer upgrades. Development to be serviced to the existing 150 mm SAN and 200 mm STM sewers on Cambie Street. The sewer servicing plan for this area is under development. Developer to update with the City on construction schedule prior to service connection to City sewer main to ensure consistency with the City's local servicing plan. The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 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.

- (c) 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 Engineering 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 road reconstruction as required to accommodate the 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, boulevard, and sidewalk;
- (v) Minimum 2.5 m wide raised asphalt protected bike lane;
- (vi) Type E curb between the sidewalk and bike lane;
- (vii) Relocation of the existing street light pole, and
- (viii) Removal of existing stairs, walls, and other encroachments from the property dedication area along Cambie Street.

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.

- (d) Provision of street improvements in the lane south of SW Marine Drive, adjacent to the site and appropriate transitions, including the following:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet CoV “Higher-Zoned Lane” standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the CoV standard higher-zoned lane pavement structure.

- (ii) Relocation of the catch basins at the lane entrance on Cambie Street to the centerline of the lane; and
- (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrances on Cambie Street.

Note to Applicant: Refer to the City design guidelines and construction standards. <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

- (f) Provision of mid-block crosswalk street lighting upgrade to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks adjacent the development site that meet current City standards.

Note to Applicant: Duct banks consist of electrical/communication ducts and cables, and should connect to existing electrical/communication infrastructure. 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*. Submission of the detailed Electrical Design does not occur until the rezoning has been enacted and a City Project Coordinator is assigned to the project.

- (h) 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.

- (i) Provision of rainwater tree trench to treat and retain 90% of average annual rainfall from the right-of-way (RoW) along Cambie Street adjacent to the site.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed bike lane/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.

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.

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

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing a minimum of 17% of the residential floor area as social housing units contained within a separate social housing air space parcel for a term equal to the longer of 60 years and the life of the building, which agreement will contain the following terms and conditions:

- (a) A no separate-sales covenant

- (b) A no stratification covenant;
- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, a First Nations or First Nations Corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits (“HILs”), as set out in the current *Housing Income Limits* table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
- (e) Up to 70% of the social housing units may be rented at a “Low and Moderate Income Limit” rate, as defined in the following:
 - (i) For residential units with less than two (2) bedrooms, a gross household income that does not exceed the median income for couples without children in British Columbia, as determined by BC Housing from time to time. For 2026, this figure is \$90,560; and
 - (ii) For residential units with two (2) or more bedrooms, a gross household income that does not exceed the median income for families with children in British Columbia, as determined by BC Housing from time to time. For 2026, this figure is \$146,270;

Note to Applicant: “Low End of Market Unit” means a Residential Unit occupied by a Low-End of Market Unit Occupant in respect of which a Low-End of Market Unit Housing Charge is payable.

Note to Applicant: “Low End of Market Unit Housing Charge” means the Housing Charge to be charged to a Low-End of Market Unit Occupant which shall not exceed 90% of the appraised market rent for a comparable unit in the local area (where a “comparable unit” means a unit of the same type, similar size and in a building with a similar age and quality of construction), or in the absence of a comparable unit in the local area the average market rent for a comparable unit according to CMHC’s *Rental Survey* for Vancouver by year of construction, 2015+ category or an equivalent publication, or as may be approved by the City.

Note to Applicant: “Low End of Market Unit Occupant” means one or more cohabiting adults (18 years of age or older) with or without cohabiting children, whose collective Income does not exceed the applicable Low and Moderate Income Limit as determined by BC Housing from time to time based on data provided by Statistics Canada, or as otherwise agreed to by the City.

- (f) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
- (g) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

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.

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Legal Services, and the General Manager of Finance to ensure the conditions for the ownership of in-kind amenities as set out in the Community Amenity Contribution Policy for Rezoning (2020) are met, including but not limited to:

- (a) Ensuring that the social housing remains owned by a non-profit corporation, by a non-profit co-operative association, a First Nations or First Nations Corporation, or by or on behalf of the City, the Province of British Columbia, or Canada for the duration of the Housing Agreement and is continuously operated as social housing as will be required by the Housing Agreement;
- (b) Grant to the City a Right of First Refusal, Option to Purchase agreement, and Option to Lease agreement, with an assignment clause, on terms and conditions satisfactory to the Director of Legal Services.

Note to applicant: The Right of First Refusal and Option to Purchase agreement will provide that if the owner or operator of the social housing parcel chooses to not continue ownership of the social housing parcel and intends to sell the social housing to an entity other than a non-profit or government entity acceptable to the City, then the City will have the option to purchase the social housing at a nominal purchase price, noting that an air space subdivision to effect such transfer may also be required. The Option to Purchase will include an assignment and assumption of any necessary rights of access and support as may be required, including with respect to any associated parking for the social housing.

Note to Applicant: The Option to Lease agreement will provide that if the owner or operator of the social housing parcel chooses to not continue operation of the social housing parcel as required under the Housing Agreement and the Owner does not seek arrangement for a substitute operator that is a non-profit, one or more First Nations or First Nation corporations or government entity acceptable to the City, then the City will have the option to lease the social housing at a nominal lease rate, and may retain, but shall not be obligated to, a substitute operator for the social housing. The Option to Lease will include an assignment and assumption of any necessary rights of access and support as may be required, including with respect to any associated parking for the social housing.

2.7 The owner is responsible for demonstrating that they will create, implement and comply with a Building Maintenance Plan ("Plan") for the social housing floor space, to the

satisfaction of the General Manager of Planning, Urban Design, and Sustainability. The Plan will include, at a minimum, the following elements:

- (a) A commitment to plan and carry out effective and efficient property management, maintenance and capital replacement of the building;
- (b) Ensure financial viability and sustainability of the property ensuring adequate income/funds to meet costs over the life of the building;
- (c) Require the owner to maintain a capital replacement reserve that is adequately funded from the operating budget (i.e. does not rely on government funding); and
- (d) The owner/operator is responsible for the ongoing maintenance of the building over its full operational life.

Note to Applicant: The final *Building Maintenance Plan* is to be submitted by the non-profit housing operator and will be required prior to the issuance of the occupancy permit(s) for the building. At the request of the City, from time to time, the Owner will make the Plan including the capital maintenance plan available to the City.

2.8 The City requires that an *Operations Management Plan* be submitted to the satisfaction of the General Manager of Planning, Urban Design and Sustainability at development permit stage and must include the following:

- (a) The non-profit social housing operator selected must be approved by the City;
- (b) Demonstrate that the non-profit social housing operator is experienced, appropriately licensed, and meets the City's requirements for Social Housing per the Zoning and Development By-law;
- (c) Non-profit social housing operator will be required to submit an operations management plan and related financial information for the City to review;
- (d) Lease Terms of non-profit operator;
- (e) Organizational Structure of non-profit operator;
- (f) Tenant Management Plan;
- (g) Staffing capacity for the building;
- (h) Affordability levels by unit type; and
- (i) Financial Information - Pro forma for operations demonstrating the viability of the social housing component.

Note to Applicant: Additional details will be provided prior to the Development Permit application regarding the information required to satisfy the Operations Management Plan.

2.9 The applicant will be required to provide information to the City annually to confirm that the social housing floor area and all other related conditions referencing the social

housing operator are being met per the annual reporting under the City's Housing Agreement Monitoring Enforcement and Compliance Program (HAMEC).

- 2.10 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy (TRPP)* that is effective at the time of submission of the development permit application;
- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant;
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan;

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants; and
- (e) For tenants who have taken Right of First Refusal to the new social housing building, rent rates will be offered through the either option, whichever is less:
 - (i) Rent rates at the amount they were paying at the time of the rezoning application submission plus allowable increases per the Residential Tenancy Act, BC; or

- (ii) A 20% discount to city-wide average market rents by unit type for the City of Vancouver, at time of move in, as published annually.

Existing tenants who qualify for the HILs units must also be offered Right of First Refusal to those units at HILs rates at 30% of the aggregate household income of the members of the household occupying such social housing unit.

Public Art

- 2.11 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & 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.

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 B1, 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 Contamination

- 2.12 Submit a site disclosure statement to Environmental Services;
- 2.13 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
- 2.14 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.

Rezoning

- 2.15 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to discharge Covenant BJ111483 registered on title.

NTA: This covenant currently prohibits the registered owner from

- (i) subdividing Lot 8 except by way of strata plan; and
- (ii) separately selling or transferring any strata lots created by the subdivision of Lot 8.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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.

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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:

"8427-8483 Cambie Street	[CD-1 #]	[By-law #]	C-2"
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DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1#]	[By-law #]	8427-8483 Cambie Street"
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Dates	Details
Webpage published	October 9, 2025	https://www.shapeyourcity.ca/8427-8483-cambie-st
Postcard mailed	October 27, 2025	3,763 notices mailed (approximate)
Site sign installed	October 15, 2025	n/a
Online comment form	October 9, 2025 to April 20, 2026	23 submissions • 18 responses support • 2 responses opposed • 3 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 29, 2025 to November 11, 2025	0 submission
Other input (phone calls, direct emails, etc.)	October 9, 2025 to April 20, 2026	2 submissions
Total webpage views	October 29, 2025 to April 20, 2026	703 page views
Total Submissions (Comments submitted + questions asked + other input methods)		25 submissions

Map of Notification Area



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

Areas of support:

- **Density:** The proposed density is well-suited for the neighbourhood due its proximity to the Marine Drive Canada Line Station and encourages transit use, reducing car dependence.
- **Housing:** The development contributes to affordable housing stock, with social housing provided alongside strata units.
- **Public realm:** The proposed public plaza, seating, and crosswalk enhances walkability and neighbourhood vibrancy.
- **Use:** The inclusion of commercial and retail uses serves a growing neighbourhood and adds amenities to the area.

Areas of concern:

- **Building height:** The proposed height and density are viewed as incompatible with the surrounding low-density neighbourhood.
- **Traffic:** The proposed development and construction will increase traffic activity, add pressure on street parking, and contribute to higher noise levels on nearby residential streets.

Response to Public Comments

- **Building height:** Although the proposal exceeds the policy height by two storeys, it still reinforces the node's centre as the intended visual high point. Additionally, the height supports the delivery of social housing with negligible impacts on the surrounding neighbourhood in terms of shadowing, public realm and views. Reducing the height and density would result in a reduction of the social housing component.
- **Traffic:** The development is required to provide parking and loading per the Parking By-law, and it is not anticipated that this site will put additional pressure on street parking in the area. The City will continue to monitor parking in the area, and residents may contact the Engineering Department via 3-1-1 regarding on-street parking enquiries and requests.

APPENDIX E HOUSING

Figure 3. Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	2,087 (25%)
	Total	10,000	2,163 (22%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Figure 2. Non-Market, Below-Market and Market Rental Unit Rents, Cost of Ownership and Household Incomes Served (Westside)

	Housing Income Limits		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs) ¹	BC Housing - Household Income Limits	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴
Studio	\$1,450	\$58,000	\$2,003	\$80,120	\$3,118	\$124,720
1-bed			\$2,601	\$104,040	\$3,829	\$153,160
2-bed	\$1,800	\$72,000	\$3,706	\$148,240	\$5,892	\$235,680
3-bed	\$2,150	\$86,000	\$4,875	\$195,000	\$9,050	\$362,000

1. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.
2. 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.
3. Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down payment, 5% mortgage rate (in line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2025 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. Or: • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. Or: • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant will be required to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low-income tenants and tenants facing other barriers to housing, as defined in the <i>Tenant Relocation and Protection Policy (TRPP)</i>, the applicant will be required to assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant will be required to offer all eligible tenants the Right of First Refusal to return to the new social housing building, through either option below, at whichever is less: • rent rates at the amount they were paying at the time of the rezoning application submission plus allowable increases per RTB; or • a 20% discount to city-wide average market rents by unit type for the City of Vancouver, at time of move in, as published annually. Existing tenants who qualify for the HILS units must also be offered Right of First Refusal to those units at HILS rates at 30% of income or Rent Geared to Income.

APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$5,172,187
Utilities DCL ¹	\$3,180,437
Public Art ³	\$512,971
TOTAL	\$8,865,595

Other Benefits (non-quantifiable components): Approximately 55 non-profit owned social housing units (17% 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 23,171 sq. m (249,415 sq. ft.) of strata residential floor area and 898 sq. m (9,664 sq. ft.) of commercial floor area. The proposed 4,780 sq. m (51,358 sq. ft.) of social housing floor area is exempt from DCLs, with the exemption valued at \$1,670,801.

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.

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.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
8427-8457 Cambie Street	030-633-206	Lot A District Lot 311 Group 1 New Westminster District Plan EPP82413
8471-8479 Cambie Street	030-633-214	Lot B District Lot 311 Group 1 New Westminster District Plan EPP82414;
8483 Cambie Street	005-162-823	Lot 8 of Lot B Block 7 District Lot 311 Plan 9020

Applicant Team

Applicant/Architect	Francel Architecture
Property Owner	1299362 B.C. Ltd. ¹

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-2	CD-1
Site Area	3,753.6 sq. m (40,403 sq. ft.)	3,753.6 sq. m (40,403 sq. ft.)
Land Use	Residential	Residential/Commercial
Maximum FSR	0.75	7.9
Maximum Height	9.2 m (30 ft.)	116 m (381ft.)
Floor Area	2,815 sq. m (30,300 sq. ft.)	28,849 sq. m (310,437 sq. ft.)
Unit Mix	N/A	96 studio units 135 1-bedroom 113 2-bedroom 41 3-bedroom 385 Total units
Natural Assets	14 on-site trees 11 street trees	16 trees proposed for removal 9 trees proposed for retention 67 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

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¹Beneficially controlled by the family of the late Robert H. Lee.