CITY OF VANCOUVER

COUNCIL REPORT

Report Date: July 7, 2026
Contact: Lauren Whitney
Contact No.: 604.829.9712
RTS No.: 19771
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: Modification to Conditions of By-law Enactment for CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue

Recommendations

A. THAT the application by Rafii Architects Inc., on behalf of:

- Aria Pacific Cambie Third Development Ltd., the registered owner of the lands located at 506 West 27th Avenue and 4339 Cambie Street [*Lots 8 and 9 Block 720 District Lot 526 Plan 6539; PIDs 007-090-536 and 003-650-278, respectively*], *and*

- Aria Pacific Cambie Fourth Development Ltd., the registered owner of the lands located at 4361 and 4387 Cambie Street [*Lots 10 and 11 Block 720 District Lot 526 Plan 6539; PIDs 010-871-438 and 010-871-471, respectively*],

to amend Appendix B – Part 2: Conditions of By-law Enactment of the Referral Report RTS No. 18589, as set out in Appendix A hereto, to revise the method of calculation and potential amount of the proposed Community Amenity Contribution (CAC) and to reflect the requirements of the enhanced *Tenant Relocation and Protection Policy*, be approved.

B. THAT Recommendation A be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

On May 19, 2026 (RTS 18589), Council approved in principle an application to rezone 4339-4387 Cambie Street and 506 West 27th Avenue from R1-1 (Residential) to a CD-1 District. The approval is for a mixed-use building containing 148 strata housing units and commercial space on the ground floor, a density of 3.6 FSR, and a building height of 28.7 m (94 ft.).

This report recommends (1) changing how the amount of CAC payable by the applicant is calculated, including a potential reduction in total CAC to incentivize delivery of the project and needed housing and (2) introducing enhanced *Tenant Relocation and Protection Policy* requirements.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

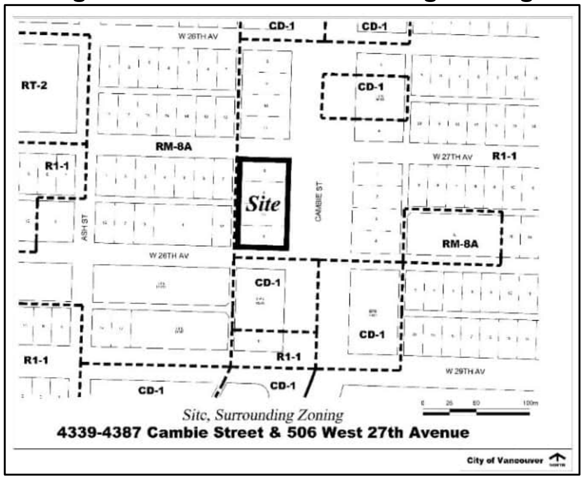
This application is consistent with the *Vancouver Official Development Plan* and is generally compliant with the *Cambie Corridor Plan (Plan)*. The General Manager of Planning, Urban Design and Sustainability recommends approval.

Context and Background

1. Site and Context

The rezoning application for 4339-4387 Cambie Street and 506 West 27th Avenue was approved in principle for a nine-storey mixed-use building containing 148 strata housing units, commercial space on the ground floor, density of 3.6 FSR, and building height of 28.7 m (94 ft.).

Figure 1: Site and Surrounding Zoning



Discussion

The proposal is for two changes to the conditions of enactment for the approved-in-principle rezoning application: (1) revise the CAC enactment condition to change how the amount of CAC payable by the applicant is calculated to incentivize project delivery, and (2) enhance the tenant protections for eligible tenants.

<u>1. Housing</u>

The site contains four units of secondary rental housing eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. Since the approved-in-principle rezoning does not include any rental units, tenants will not be offered a right of first refusal to return to the new building. Instead, they will be supported in finding new housing.

Typically, in TOA areas, when there is rental rezoning on a site with existing tenants, enhanced tenant protections allow tenants to receive a rent top-up during the construction period and to return to the new building at their existing rents upon occupancy. Importantly, these provisions are not applicable where the proposed new building is not rental residential.

The proposed change requires the applicant to provide additional support for existing eligible tenants to find new housing. This will include assistance with identifying appropriate housing in consideration of tenant priorities as identified in the tenant needs survey and additional one-on-one conversations, at rental rates that do not exceed 20% below city-wide average rents, subject to tenant income eligibility. Tenants that are low-income or facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the *TRPP.*

If this change to the condition of enactment is approved, the applicant will be required to provide a Tenant Relocation Plan (TRP) for eligible tenants that meets the *TRPP* and includes these additional supports. Modified conditions related to securing the tenant protections are included in Appendix A. The draft TRP is summarized in Appendix A.

2. Public Benefits

The approval in principle of the rezoning application secured Development Cost Levies (DCLs), a public art contribution and a $4,000,000 cash CAC, payable prior to enactment. The proposed change updates how the CAC is calculated by including a time-limited incentive to address current market conditions.

- *Community Amenity Contributions (CAC):* Given current market conditions impacting the real estate market and future housing supply, as an incentive for the applicant to advance this project in a timely manner, the amount of the voluntary cash offering CAC will be calculated as follows: If the applicant satisfies all rezoning conditions for enactment, and Council enacts the CD-1 By-law within 24 months following Council's approval of this proposed change, then the CAC contribution will be reduced to $1,950,000. If enactment does not occur within 24 months, the CAC amount will increase by $250,000, and shall increase an additional $250,000 every three months thereafter, to a maximum of $4,000,000 approximately 48 months after the date of the approval of this proposed change. The cash CAC will continue to be allocated to support delivery of the Cambie Corridor Plan Benefits Strategy.

Financial Implications

If approved, the amount of CAC payable by the applicant would depend on when the applicant receives enactment of the CD-1 By-law, and may represent a reduction in CAC received by the City, but does not alter the DCLs or public art contribution secured at the approval in principle of the rezoning application.

Conclusion

The proposal to enhance the tenant protections and introduce a change in the calculation of the CAC supports project viability and incentivizes the timely delivery of needed housing. The General Manager of Planning, Urban Design and Sustainability recommends approval of the proposal and modified conditions of enactment outlined in Appendix A.

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APPENDIX A
PROPOSED MODIFICATIONS TO CONDITIONS OF APPROVAL

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

The following modifications are made to the Conditions of By-law Enactment attached as Appendix B to the Referral Report No. 18589 dated April 28, 2026, entitled “CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue”.

1. Council strikes out Condition of By-law Enactment 2.3 and substitutes the following:

“**Housing**

2.3 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 *TOA Rezoning Policy* and per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

(i) All eligible tenants will be assisted with:

(1) Identifying suitable alternate accommodation options:

(a) With rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements; and

(b) That are a unit type appropriate to the tenant household as defined by the CMHC National Occupancy Standard with consideration for tenant priorities as identified in the City’s mandatory Tenant Needs Assessment and additional one-on-one conversations.

(2) Applications for non-market housing, where tenants meet any applicable eligibility requirements; and

(3) Applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.

(ii) If the proposed use of the new development changes to include a residential rental component, eligible tenants will be offered the right of first refusal to return to the new building with starting rents as outlined in the enhanced tenant protections of the Broadway Plan policy.

(iii) Low-income tenants or tenants facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the *Tenant Relocation and Protection Policy*.

(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 (if applicable); 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 approval in principle of the Rezoning Application 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 (if applicable) 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."

2. Council strikes out Condition of By-law Enactment 2.4 and substitutes the following:

"**Cash Community Amenity Contribution**

2.4. Payment to the City of a cash Community Amenity Contribution ("CAC") of up to **$4,000,000**, subject to the following:

(a) If the date of enactment of the CD-1 By-law is to be within 24 months after Council's approval of this revised Condition of Enactment 2.4, then the CAC amount payable will be reduced to **$1,950,000** which shall escalate thereafter as set out in 2.4(b) below.

(b) If CD-1 By-law enactment does not occur within 24 months after Council's approval of this revised Condition of Enactment 2.4, then the amount of CAC payable by the applicant will increase by $250,000, and by a further $250,000 every three months thereafter, to a maximum of $4,000,000.

The applicant has offered to the City this cash Community Amenity Contribution payment, which is to be allocated to support delivery of public benefits in and around the Metro Core area. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services."

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APPENDIX B
DRAFT TENANT RELOCATION PLAN

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	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.
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	Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitoring the rental market and providing tenants requesting assistance with a minimum of three housing options in Vancouver that best meet the tenants' identified priorities and with rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements. The applicant will also support all tenants with applications for non-market housing, where tenants meet the applicable eligible requirements, and with applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.
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 TRP Policy, the applicant will be required to assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	Not applicable

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