



COUNCIL REPORT

Report Date: April 21, 2026
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VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 6012-6088 Cambie Street

Recommendations

- A. THAT the application by GBL Architects Inc., on behalf of Cambie & 45th Development Holding Ltd., the registered owner of the lands located at:
- 6012-6038 Cambie Street [*Lots 1 and 2 of Block 862 District Lot 526 Plan 7737; PIDs 010-546-405 and 010-546-430*],
 - 6062-6068 Cambie Street [*Strata Lots 1 and 2 of District Lot 526 Strata Plan Vr. 2643; PIDs 016-007-379 and 016-007-387*], and
 - 6088 Cambie Street [*PID 010-546-481; Lot 4 Block 862 District Lot 526 Plan 7737*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 8.67 and increase the maximum building height from 9.2 m (30 ft.) to 83 m (272 ft.) to permit the development of a 25-storey strata-titled residential building and a 15-storey strata hotel building, both atop a three-storey podium, including a floor of non-profit organization social services space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, 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 GBL Architects Inc., received November 25, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- 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;
 - (i) THAT any approval that may be granted following the Council meeting 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
 - (ii) 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 6012-6088 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a mixed-use development that includes a 25-storey strata residential building containing 126 units, and a 15-storey hotel building containing 94 hotel rooms. The two towers sit atop a shared three-storey podium containing ground-floor commercial space, hotel space, and office space. One floor of the podium will contain a turn-key non-profit social services space. The residential tower will have a maximum height of 83 m (272 ft.) to the top of the parapet.

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

This application is consistent with the *Vancouver Official Development Plan* and the intent of the *Cambie Corridor Plan*. Though the application exceeds the anticipated height and density for this site as specified in the *Cambie Corridor Plan*, staff support the proposal based on the changing scale of the surrounding context, and the delivery of hotel and social service space. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

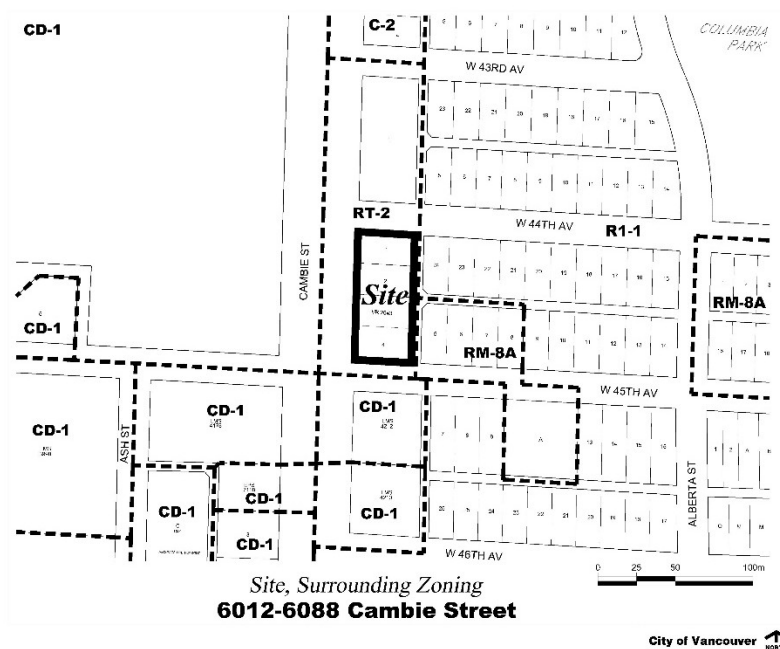
Context and Background

1. Site and Context

The subject site is comprised of five parcels, located between West 44th and 45th Avenue along Cambie Street (see Figure 1). The parcels are currently developed with single-family homes.

The surrounding neighbourhood consists of a mix of uses, including residential, commercial, and service uses. North of the site along Cambie Street between West 42nd and 44th Avenues, rezonings have been approved for a 33-storey residential tower, a 12-storey office tower, a 29-storey residential tower, and a 15-storey hotel tower. Across Cambie Street to the west is the Oakridge Park redevelopment, which includes a mix of new residential, retail, office, public realm, civic and cultural elements, with heights ranging up to 52 storeys.

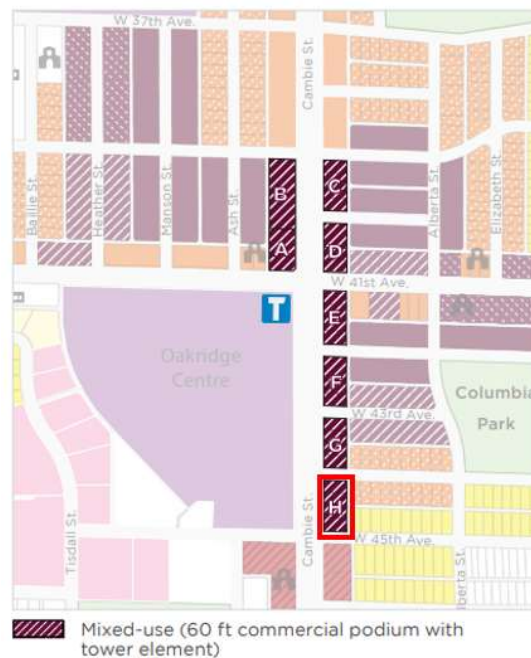
Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan (“ODP”):** The land use and height is consistent with the Mixed-Use – High-Rise 1 Generalized Land Use (GLU) designation.
- **Cambie Corridor Plan:** The subject site is located within subsection 4.3.1 of the *Cambie Corridor Plan (Plan)*, for Cambie Street between 39th and 45th Avenues (see Figure 2). This area represents a unique, highly urban place within the corridor, with a mix of uses, vibrant street life, and a dynamic public realm. The site is identified as “Area H” in the Plan, and provides direction for future development to have active commercial uses at grade, and a commercial podium with two towers above. A ‘major tower’ containing residential uses up to 64 m (210 ft.) in height can be considered on the north end of the block fronting 44th Avenue, and a ‘minor tower’ containing commercial uses or 100% secured rental uses up to 36.6 m (120 ft.) in height can be considered on the south end of the site, adjacent to 45th Avenue.

Figure 2: Subsection 4.3.1 Cambie Street: 39th-45th Avenue



- **Hotel Development Policy:** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City’s economy and encourages the consideration of opportunities for new hotel supply. This policy guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels.
- **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 includes two towers over a three-storey podium: a 25-storey residential tower consisting of 126 strata units to the north and a 15-storey hotel with 94 rooms to the south (Figure 3). The podium includes a continuous level of retail space at grade and three storeys of commercial office space above, one level of which is proposed as a non-profit social services space for affordable social services programming and office space with a commercial kitchen. The non-profit space will be delivered turnkey to the City. A privately-owned publicly accessible corner plaza is proposed at Cambie Street and West 45th Avenue. A total FSR of 8.67 is proposed.

The proposal includes a total of 273 vehicles spaces and 351 bicycle spaces, which are located underground and accessed from the rear lane.

Figure 3: View of proposed building looking northeast



2. Form of Development

This application is consistent with the Plan for a mixed-use building typology with two towers on a shared commercial podium. The proposal generally meets the expectations of the Plan for tower separations, setbacks, overall massing, contextual fit, amenities and public realm elements. The proposal seeks variation to building heights and floor plate size.

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

Urban Design Analysis Summary

Parameter	Policy	Proposal	Impacts	Outcomes
Height	<u>Major Tower:</u> 64 m (210 ft) <u>Minor Tower:</u> 45.7 m (150 ft)	<u>Major Tower:</u> 83 m (272 ft) <u>Minor Tower:</u> 53 m (174 ft)	Shadowing, and Skyline Profile. The proposed heights add incremental shadows on the surroundings with minimal impacts to the public realm.	The proposed towers remain lower than the anticipated future development to the north. However, Condition 1.1 seeks additional design refinement to the MTC's dome-like skyline profile.
Floor Plates	<u>Residential:</u> 603.9 m² (6,500 ft ²) <u>Hotel</u> <u>(Commercial):</u> 789.7 m² (8,500 ft ²)	<u>Residential:</u> ~ 650.3 m² (7,000 ft ²) <u>Hotel</u> <u>(Commercial):</u> ~ 454.3 m² (5,870 ft ²)	Shadowing, and Bulk and massing. The proposed floor plates are less than the 10% outlined in the <i>Residential Tower Floor Plates Bulletin</i> .	Staff recommend support for increased tower floor plates in alignment with the <i>Tower Floor Plate Bulletin</i> .
Tower Separation (On-site)	<u>On-site:</u> <u>Residential to Hotel:</u> 18.3 m (60 ft)	<u>On-site:</u> <u>Residential to Hotel:</u> 18.3 m (60 ft)	N/A	Meets the Plan's expectations.
Setbacks (Neighbouring sites)	<u>Residential:</u> 12.2 m (40 ft.) <u>Hotel:</u> 9.1 m (30 ft.)	<u>Residential:</u> 8.5 m (28 ft.) <u>Hotel:</u> 6.7 m (22 ft.)	Neighbourhood fit and future development viability	The increased setback requirements on Cambie to accommodate bike facilities and pedestrian amenity results in decreased rear yard setbacks. As such, Staff recommend support, noting that future developments may need to accommodate greater on-site setbacks.

Public Plaza (45th Ave.)	300 m² (3,229.2 ft ²)	~ 238.5 m² (2,568 ft ²)	Placemaking, pedestrian interest, social connection, and landscape.	To compensate for the decreased area of the plaza, Condition 1.2 seeks design improvement to expand the provision of informal community gathering spaces.
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- **Natural Assets:** The *Urban Forest Strategy* and the *Protection of Trees By-law* were used to evaluate the proposal. All 14 existing trees on the site are proposed for removal. Of the 12 existing street trees, currently two are proposed to be removed and replaced. Additionally, all four hedges on city property and the three hedges located on the site are proposed for removal. The final number of new on-site trees and new street trees will be determined through the development permit process.
- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.
- **Summary:** The proposed form of development generally aligns with the Plan expectations for height, density, bulk and massing, and other urban design objectives. Improvements are sought by Urban Design and Landscape Conditions of Approval 1.1 through 1.4 for skyline profile, public realm, liveability, and plaza design to respond to existing and anticipated urban context.

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

3. Housing

This application proposes 126 strata-titled residential units, including 12 studios (9.5%), 34 one-bedroom units (27%), 70 two-bedroom units (55.6%), and 10 three-bedroom units (7.9%).

Housing Mix – Per the *Family Room: Housing Mix Policy for Rezoning Projects* policy, rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units, including a minimum of 10% three-bedroom units and a minimum of 25% two-bedroom units. This application proposes 63% family units in total, but includes only 7.9% three-bedroom units, thereby not meeting this policy. 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.

Existing Tenants – The rezoning site contains existing rental residential uses, including seven units of secondary rental housing. Staff are working with applicants to confirm tenant eligibility under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant will provide a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, a draft of which is summarized in Appendix E of this report.

All existing residential tenancies are governed by the *Residential Tenancy Act* (British Columbia).

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/6012-6088-cambie-st>.

In total, approximately 12 submissions were received. Comments supported the hotel and the additional of new housing units. Concerns included the lack of affordable housing, impacts on traffic, and changes to the neighbourhood character. 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 a full summary of public benefits.

- **Development Cost Levies (DCLs):** The site is subject to the City-wide DCL and Utilities DCL. It is expected that the project will pay DCLs of \$7,871,523 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. The applicant is offering to deliver one level of the podium, which is approximately 1,753 sq. m. (18,086 sq. ft.), for non-profit social service space, as an in-kind CAC for this application. The nonprofit organization space will be delivered turn-key to the City and staff have estimated the cost of constructing a fully fit, finished and equipped (FF&E) social services space as valued at \$10,350,000. The non-profit organisation space will be in the form of an airspace parcel owned by the City. Staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.
- **Public Art:** The public art contribution is estimated to be \$557,837 based on the current (2016) rate.

Financial Implications

This project is expected to provide an in-kind CAC, 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 is generally consistent with the *Vancouver Official Development Plan* and the *Cambie Corridor Plan*. 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
6012-6088 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.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map and will be included with the draft bylaw that is prepared for posting.]

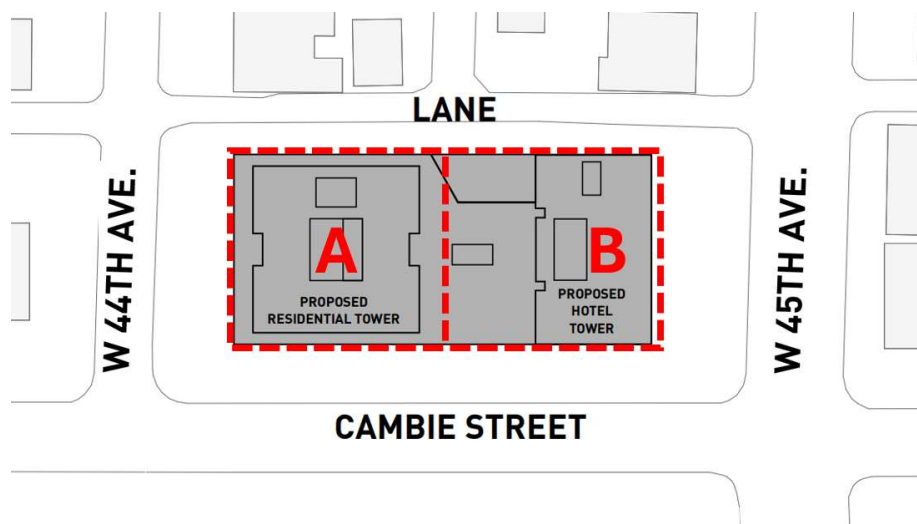
Designation of CD-1 District

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

Definitions

3. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the conditions of use and the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



Uses

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

Conditions of Use

- 5.1 The design and layout of at least 35% of the total 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.
- 5.2 All dwelling uses must be located in sub-area A.
- 5.3 All hotel use must be located in sub-area B.
- 5.4 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

- 6.1 Computation of floor area must assume that the site area is 3,017.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 8.67.
- 6.3 The total floor area for retail, office, and service uses must not be less than 9,856 m².
- 6.4 A minimum of 1,753 m² of floor area must be used for cultural or social uses secured to the City's satisfaction for public use and benefit.
- 6.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.6 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

- (f) all storage area below base surface for non-dwelling uses.
- 6.7 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.8 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, cultural or social uses secured to the City's satisfaction for public use and benefit.

Building Height

- 7.1 Building heights in each sub-area must not exceed the maximum permitted heights for that sub-area, measured from base surface, as set out in Table 1.
- 7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Table 1 – Permitted Building Height

Sub-area	Building height
A	83 m (272 ft)
B	53 m (174 ft)

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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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 GBL Architects Inc, received on November 25, 2024.

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 further reinforce the project's role as a terminus to the Municipal Town Centre's dome-like skyline.

Note to Applicant: Cambie Street between 39th and 45th Avenue represents a unique, highly urban place with high-quality, engaging architectural forms signifying a commercial "High Street". A major tower per block, varied in height, will provide form diversity and a sense of sequence along Cambie Street. The sequence is that of increasing heights from 41st Avenue to 43rd Avenue, then descending toward 45th Avenue. This project is at the end of this transition and should ensure that this sequence is maintained and highlighted. Coordinate the height with the north block and ensure a notable difference. Suggested strategies include deleting screening elements, setting back tower top elements and reducing their visual presence as much as possible, and reducing the residential floor-to-floor heights (e.g. 2.7 m (9 ft)) (4.3.1).

- 1.2 Design Development to further enrich the public realm and pedestrian experience as follows:

- (a) Expand the minor plaza's size, functionality and quality as a highly animated informal gathering space.

Note to Applicant: Evolve the plaza to be open, animated, and include design and landscape elements that encourage informal gathering and reinforce the plaza's role as a neighbourhood secondary public space. Ensure that it is at least 300 sq. m (3,229.2 sq. ft, excluding retail patios, sidewalks, loading (e.g. Class A), etc.), incorporates flexible open space, can accommodate up to 400 people, has visual and physical openness to the streets, includes active edges with retail unit entries, frontages, oriented toward the plaza. Consider potential programming, such as everyday, small neighbourhood gatherings; informal social space, local events and performances, outdoor exercise classes (CCPRP 2.1.3, 3.6.6). Refer to the Cambie Corridor Public Realm Plan for additional information. See also Landscape Conditions 1.5 and Engineering Conditions 1.20.

- (b) Maximize the retail frontage continuity; introduce finer-grain articulation.

Note to Applicant: Minimize and differentiate the residential lobbies' frontage (CCP 5.3.8). Ground floor active commercial entrances should be delineated with architectural features and fenestration patterns that emphasize a scale appropriate for the neighbourhood-serving retail to animate the street and provide access (CCP 5.3.6).

- (c) Expand the openness of the northeast and northwest ground level corners by fully integrating into the building footprint the Class A loading.

Note to Applicant: Loading and other commercial activities located in the lane should be screened whenever possible using architectural features that create interest in the lane. Commercial lanes should provide visual interest by creating engaging facades that soften the utility functions performed in the lanes (CCP 5.3.20-21). See also Landscape Conditions 1.5 and Engineering Conditions 1.19.

- (d) Confirm provision of weather protection.

Note to Applicant: Weather protection is an important consideration along this commercial area and should be appropriate in scale and consistent with the building typology. A minimum 1.8 m (6 ft) in depth at 2.7 m (9 ft) above grade with depth increasing proportionally to a maximum height of 3.7 m (12 ft) above grade (CCP 5.3.7).

1.3 Design development to build upon the project's livability as follows:

- (a) Enhance the outlook of residential units that only face the hotel, as much as possible.

Note to Applicant: Ideally, a unit's primary living space (living room) has an outward looking aspect toward the front, rear, or exterior side (e.g. units facing the hotel blank wall). Suggested strategies include massing adjustments (bump-outs/notched) to allow for the living room orientation to outside the development; adjusting unit layouts; placing two- and three-bedroom units at the inside corners with the bedrooms facing the hotel, and/or introducing visual interest to the hotel blank wall for improved views.

- (b) Expand the indoor and outdoor amenities for both buildings, including children's play areas.

Note to Applicant: The size and programming of the amenities should reflect the size of a high-density project. Explore co-located rooftop amenities (CCP 5.3.2). Integration of outdoor kitchen space and an adjacent washroom is encouraged to support communal meals and gathering (CCP 5.3.15). Design a portion of the outdoor amenity to support children's play (for both towers) with a focus on flexible features. Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. Refer to *High-Density Housing for Families with Children Guidelines*. Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (*Design and Development Guidelines* 2.4.1). See also Landscape Conditions 1.5.

- (c) Provide functional private outdoor open space or balconies for all dwelling units.

Note to Applicant: Balconies should be a minimum of 1.8 m x 2.7 m (6 ft x 9 ft), and are generally contiguous to primary living spaces such as the living room. Refer to *High-Density Housing for Families with Children Guidelines*. See also Housing Conditions 1.12.

Landscape Design

- 1.4 Design development to the south plaza and lane interface to improve the usability and flexibility of the public open space and better meet the intent of the Public Realm Plan through the following:

- (a) Increase the area of the plaza to a minimum of 300 sq. m. by incorporating both the enclosed CRU patio along Cambie Street and the hotel drop off space at the lane into the plaza design;

Note to Applicant: Outdoor seating for the Café can spill out into the plaza by providing an open hardscaped area with public seating. Refer to the “Recommendations for Minor Urban Plaza — Spatial Requirements” in section 3.8.2 of the Cambie Corridor Public Realm Plan and Urban Design Condition 1.2.

- (b) Revise the balance and location of hardscape and softscape areas to better encourage public gathering at the intersection of Cambie and West 45th Avenue.

Note to Applicant: This may be achieved by:

- (i) Removing the proposed ramp and creating an open hardscaped area with public seating adjacent to the Cafe CRU, while creating a lower landscaped area adjacent the lane and hotel lobby that includes substantial tree planting on grade and integrated rainwater features.
- (ii) Ensuring that hardscape materials integrate seamlessly with adjacent public realm materials and help to complement them. At time of Development Permit confirm with Engineering the future condition along new property line of West 45th Avenue and coordinate a seamless public realm interface. Refer to “Recommendations for Minor Urban Plaza — Minor Plaza Suggested Materials” in section 3.8.2 of the Cambie Corridor Public Realm Plan. Consider incorporating basalt within the plaza’s hardscape design and have it incorporate with sidewalk banding, as applicable. Refer also to Urban Design Condition 1.2.
- (c) Improve the relationship between the lower landscaped plaza area and the lane;

Note to Applicant: This may be achieved by:

- (i) Relocating the hotel drop off space away from the plaza and replacing with additional planted area along the lane.
- (ii) Relocating proposed exhaust vents away from the plaza or alternatively fully enclosing them within landscape planting beds.

Note to Applicant: Refer to Urban Design Condition 1.2.

- (d) Relocate the Class A vehicle stall at the Northeast corner of the site away from the street and replace with soft landscaping or other pedestrian-oriented uses; Note to Applicant: The intent is to improve safety, enjoyment and usability of the common open space areas. Refer to “Lane Connectors” in Section 3.10 of the Cambie Corridor Public Realm Plan and Urban Design Condition 1.2.

Sustainability

- 1.5 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*.

Social Services Space

- 1.6 Construction and delivery of a turnkey, fully fit and equipped social service space with a total area of a minimum of 18,000 sq. ft. of gross floor area all on one floor and not including shared access and entry. Design development to ensure that the social service space meets the intent of the forthcoming detailed functional program to be provided by the City and is designed in accordance with the City's Facility Standard Manual (2024) and Social Facility Technical Guidelines (2024) to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

Note to Applicant: The space will provide flexibility for programming and service delivery, social and cultural use, and ancillary uses including office and storage for future non-profit organization operator(s). Consider fit and finish to provide for a range of services and programs and cultural uses, including a commercial-teaching hybrid kitchen with Type 1 hood ventilation that can deliver community programming, food preparation and meal services.

Note to Applicant: Ensure that drawings denote programmable area breakdowns for the social service space and indicate other associated areas for the exclusive and dedicated use of the City's air space parcel (ASP) including but not limited to: bicycle parking, loading bay(s), bicycle storage room(s), end-of-trip facility, waste and recycling room(s), janitor room(s), mechanical, electrical, data, communication, security, and any other utility room(s) as required.

- 1.7 Design development of the social services space with a strong visual identity and ground-level entrance with foyer space for reception function, distinct street-level presence and visibility from Cambie Street, including prominent identification signage (consistent with the scale of the building streetscape).
- 1.8 Design development of the social services space to maximize daylight access, be universally accessible for peoples with disabilities.
- 1.9 Design development of the flexible program spaces including, multipurpose, teaching, presentation, general office, community kitchen, and any other flexible programming spaces to allow for uses which include assembly.

Note to Applicant: Confirm in section drawings that the social service space slab-to slab height allows sufficient space for mechanical and electrical equipment to maintain minimum 3.0 m (10 ft.) clear ceiling height in multipurpose spaces, a minimum 2.44 m (8 ft.) clear ceiling height in offices and at any localized ceiling drops throughout the social service space.

Note to Applicant: 12'-0" floor-to-floor height recommended to ensure minimum clear ceiling heights will be achieved.

Note to Applicant: Structural design to allow for maximum usage of open floor space, reduce impact on sight lines, and reduce impact of structural members on standard furniture layouts and programming in all multipurpose spaces.

Note to Applicant: Sound insulation in walls between multipurpose spaces and between multipurpose spaces and other spaces such as administration, commercial kitchen and dining spaces.

Note to Applicant: Design development to ensure provision of adequate storage spaces within or convenient to all flexible/multipurpose program spaces.

- 1.10 Provide written Design Concept (Basis for Design) for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed to by the owner/applicant and the City of Vancouver for review and acceptance prior to release of the Development Permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the separate mechanical and electrical systems for the social service space dedicated to the City ASP. These systems are to be independent from the rest of the development with secured utility and service rooms to safely accommodate equipment serving the social service space. The utilities for the social service space are required to be separately metered, and the monitoring systems (DCC, network, security, etc.) are required to be separately monitored.

Note to Applicant: HVAC and Mechanical Systems must allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging.

Note to Applicant: Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

- 1.11 Provide a direct and barrier-free route from covered loading, garbage and recycling and other utility/service areas to shared elevator(s), vehicle and bicycle parking, mechanical and electrical room(s).
- 1.12 Provide vehicle and bicycle parking as required by Parking By-law 6059 and ensure adequate and accessible parking for social facility users. Note: Vehicle parking requirements to be specified in functional plan.
- 1.13 Provide at minimum, one on-site parking space for larger, over height minibus/passenger van for dedicated use of social service space.

- 1.14 Design development for provision of pick-up and drop-off area.
- 1.15 City and users of the City ASP to have access and use of Class B loading spaces serving the commercial space. Legal agreement securing this requirement to be complete prior to occupancy permit issuance for the City ASP.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

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

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

- 1.17 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.19 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.22 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the "Garbage and Recycling Storage Amenity Design Supplement".

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

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

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

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

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

- (i) "This plan is **NOT FOR CONSTRUCTION** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the

sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

- (iii) "The required Green Infrastructure improvements on 6012 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 guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) Deletion of:

- (i) Proposed bench shown within the future corner cut dedication.

Note to Applicant: See landscape plan L1 and L2.

- (ii) Portions of the rain garden stormwater plaza proposed within the dedication area along West 45th Avenue.

Note to Applicant: The dedication area is required to accommodate street improvements on West 45th Avenue. Any plaza elements need to be located outside of the dedication area as the future sidewalk will be in this area.

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

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

- (e) Streetscape designed in compliance with Cambie Corridor Streetscape Design Guidelines.

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

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

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

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

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

- 1.26 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) 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: The Final Hydrogeological Report should include details on the recommended future work, as described in Section 8.0 of the Preliminary Hydrogeological Investigation Report (dated November 30, 2022). Additionally, assumptions in the Preliminary Hydrogeological report do not align with the submitted Architectural Drawings, and the investigation depth may not be suitable for the proposed parkade depth. Subject to the findings of the final report, the City may require that the parkade be tanked below the water table.

Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

- (b) An Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Provide a revised impact assessment that discusses nearby groundwater wells at Oakridge Mall, as well as considerations for the adjacent Canada Line.

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.

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

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

- (a) Abandonment or removal of all existing storm, sanitary and combined connections to the development site.

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

- 1.28 Provision of all third-party utility services (e.g., BC Hydro, TELUS, Shaw) to be underground, BC Hydro service to the site to be primary and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.29 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>

- 1.30 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Urban Design

- 2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right of Way (SRW) for public life use over the proposed Privately Owned Public Space (POPS).

Note to the Applicant: The final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. Refer also to Urban Design condition 1.1(a).

Social Services Amenity Space

- 2.2 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a turn-key social service space within a fee-simple air space parcel (ASP) that meets the City's specifications and program requirements. To secure this condition the applicant will enter into one or more agreements with the City that include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:
- (a) Design, Design, construction and delivery of a turnkey and fully fit, finished and equipped (FF&E) social service space which meets the City's Social Facility Technical Guidelines, the Facilities Standard Manual, forthcoming detailed functional program and other City guidelines and standards that are applicable at the time of the issuance of the first Building Permit that contains the above grade portions of the social service space;
 - (b) The social service space will have an indoor area of no less than 18,000 sq. ft. of gross programable indoor space, all on one level, and of a height not less than 12 ft. floor-to-floor;
 - (c) The fee-simple ASP containing the social service space facility will, in addition to the programmable indoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated parking and bike parking, uninterrupted 24/7 access to and shared use of the commercial elevators and a shared Class B loading space, all with convenient, universally-accessible and safe access to the social service space entrance on the second level. A Shared loading Agreement will be required to secure the shared use of the Class B Loading Space with the commercial users;
 - (d) The applicant will grant the City an Option to Purchase to be registered against title to the lands, exercisable upon completion of the social service space and registration of the air space subdivision plan, that requires the Owner to transfer to the City at a nominal purchase price an air space parcel in fee simple containing the social service space facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
 - (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), or other acceptable security to the City (in its sole discretion), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>;
 - (f) Certain permit holds on the buildings to be constructed on the site (including holds on development, building and occupancy permits) to ensure the completion

of the design and construction of the social service space and satisfactory acceptance of the social service space by the City;

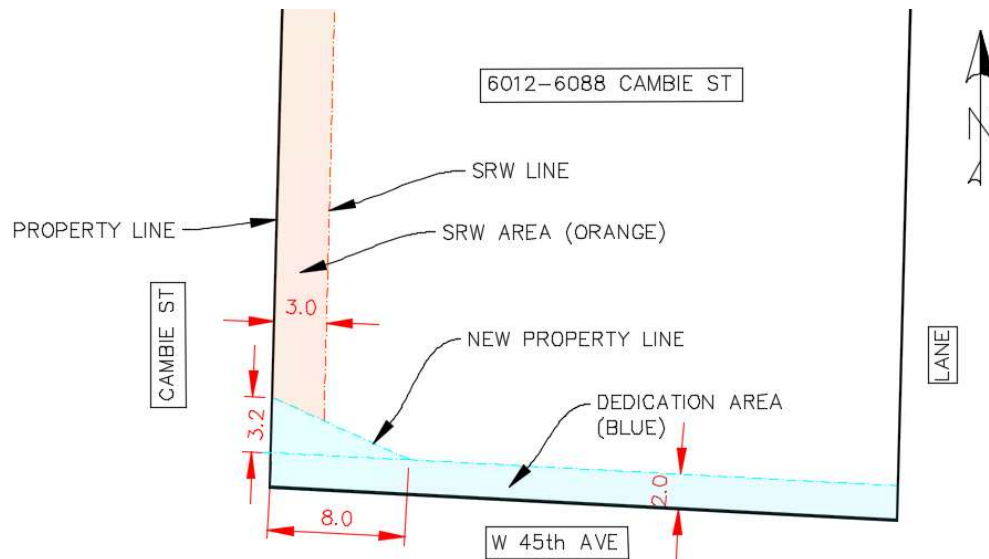
- (g) Provisions to ensure that the City and the users of the social service will have access to and use of the shared elevators, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, dedicated bicycle parking, and required shared loading spaces as per the Parking By-law on this site;
- (h) Minimize the obligations of the social service space toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the social service space or which are related to any part of the development for which the users or invitees of the social service space may (from time to time) have the use of and/or access to;
- (i) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Economic Development

- 2.3 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services to secure all hotel room units for hotel use which cannot be occupied as a principal residence for a term equal to the longer of 60 years and the life of the building.

Engineering

- 2.4 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lots 1, 2 and 4, Block 862, Plan 7737 and the newly cancelled Strata Plan (VR2643) to create a single parcel and the dedication of the following for road purposes:
- (a) The south 2.0m (W 45th Avenue); and
 - (b) An additional corner cut at the southwest corner of the site measuring 8.0 m along W 45th Avenue and 3.2 m along Cambie Street, as per diagram below.



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>.

Note to Applicant: Restrictive Covenants GB28671 (See 227620L), GB28672 (See 227620L), GB28673 (See 227490L), GB28674 (See 234075L), and GB14186 (See 194128L) are on the titles for the site. These Restrictive Covenants require the approval of the Canadian Pacific Railway Company (CPR) for any house designs, and set a minimum value for these houses. The applicant may wish to have these charges released from the titles; however, as these Restrictive Covenants are not in favour of the City, their release is not a condition of redevelopment of these properties.

- 2.5 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 3.0 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.
- 2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated July 22, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is either the West 45th Avenue 200 mm watermain or the West 44th Avenue 150 mm watermain. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Note to Applicant: Implementation of development(s) at 6012 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm sanitary and 525 mm storm sewers in the West 44th Avenue.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective 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 is required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements, and appropriate transitions, along West 44th Avenue adjacent to the site, including:

- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramp;

Note to Applicant: The 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 with appropriate transitions, along West 45th Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramps;
 - (iv) Curb and gutter, including relocation of the traffic signal kiosk and poles, and road reconstruction if/as required to accommodate the curb and gutter;
 - (v) Minimum 2.0m wide raised asphalt protected bike lane;
 - (vi) Type E curb between the sidewalk and bike lane;
 - (vii) Protected intersection corner.
- (e) Provision of street improvements with appropriate transitions along Cambie Street adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramps at:
 - 1. Northeast corner of Cambie Street and West 45th Avenue, and
 - 2. Southeast corner of Cambie Street and West 45th Avenue;
 - (iv) Curb and gutter, including relocation of the existing catch basin and street light poles, and road reconstruction if/as required to accommodate the curb and gutter;
 - (v) Integral concrete curb and slab at the bus stop on Cambie St per City standards;
 - (vi) Minimum 2.5 m wide raised asphalt protected bike lane;
 - (vii) Type E curb between the sidewalk and bike lane;
 - (viii) Protected intersection corner.
- (f) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
 - (i) Full depth pavement reconstruction;

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

- (ii) Relocate existing lane catch basins to the lane's centreline;
- (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrances on:
 - 1. West 44th Avenue; and
 - 2. West 45th Avenue.

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

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

- (g) Provision of speed humps in the lane east of Cambie Street between West 44th Avenue and West 45th Avenue.
- (h) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a rainwater tree trench (RTT) OR bioretention burb bulge on the Cambie Street frontage to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, street trees, growing medium, and perforated pipe sub drain connected to the sewer system. Green infrastructure design will be coordinated with Urban Forestry, Streets and Transportation to approve all infrastructure proposed within the public realm.

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

- (i) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (j) Provision of Cambie Street and West 44th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (k) Provision of new or replacement duct banks that meets the current City standard.

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

- (l) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

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

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

Housing

- 2.7 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 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 (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 by Council 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.

Public Art

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

Note to Applicant: Applicant to provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash-in-lieu of art, and to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

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

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

Agreements

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

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

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

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“6012-6088 Cambie Street [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 6012-6088 Cambie Street”

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	April 25, 2025	https://www.shapeyourcity.ca/6012-6088-cambie-st
Postcard mailed	May 15, 2025	2,124 notices mailed (approximate)
Site sign installed	May 7, 2025	n/a
Online comment form	April – August 2025	9 submissions • 2 responses support • 4 responses opposed • 3 responses mixed
Question and Answer (Q&A) period (2 weeks)	May 21 to June 3, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	April – August 2025	3 submissions
Total webpage views	April to November 2025	820 page views
Total Submissions (Comments submitted + questions asked + other input methods)		12 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **General support:** Respondents indicated overall support for the project.

Areas of concern:

- **Affordable housing:** Respondents felt the proposal should include affordable housing units rather than hotel units.
- **Traffic:** Concern that the proposed development would increase pressure on transit, pedestrian, and vehicular infrastructure, creating congestion and worsen travel conditions.
- **Neighbourhood character:** Respondents felt the development would detract from the character of the neighbourhood and negatively impact the community.

Response to Public Comments

Affordable housing – While affordable housing is a key objective of the broader Cambie Corridor Plan, the inclusion of such housing in individual projects depends on several factors, including site-specific policy guidance, land use designation, and the negotiated public benefits during the rezoning process. The proposed development includes one floor of office space to be delivered to the city, to be used as affordable office and related programming space. These amenities are considered part of the Community Amenity Contributions (CACs) negotiated during rezoning. While not all projects include affordable housing units directly, they may contribute to affordability and inclusivity through other public benefits.

Traffic – Residential parking as well as visitor, loading and accessible parking have been provided as required by the Parking By-law. The site is well-served with transportation options including a nearby SkyTrain station. Transportation related conditions can be found in Appendix B.

Neighbourhood character – The Plan envisions a transformation of the area into a vibrant, mixed-use urban centre. This includes higher-density development, active street-level uses, and enhanced public spaces. The Plan was developed through extensive public consultation and is intended to guide growth in a way that balances change with livability. The proposal also meets the requirements to include common spaces such as indoor and outdoor amenities that are sized, located and programmed appropriately to promote a sense of community.

APPENDIX E DRAFT TENANT RELOCATION PLAN

6012-6088 Cambie Street SUMMARY OF TENANT RELOCATION PLAN TERMS

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	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 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 TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	Not applicable.

APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$5,247,747
Utilities DCL ¹	\$2,624,662
CAC: In-kind non-profit organization space	\$10,350,000
Public Art ²	\$557,837
TOTAL	\$18,780,246

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,564 sq. m (156,766 sq. ft.) of residential floor area, 9,856.8 sq. m (106,097 sq. ft.) of commercial floor area, and the 1,753 sq. m (18,869 sq. ft.) of non-profit social services space.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

² The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
6012-6038 Cambie Street	010-546-405 and 010-546-430	Lots 1 and 2 of Block 862 District Lot 526 Plan 7737
6062-6068 Cambie Street	016-007-379 and 016-007-387	Strata Lots 1 and 2 of District Lot 526 Strata Plan VR. 2643
6088 Cambie Street	010-546-481	Lot 4 Block 862 District Lot 526 Plan 7737

Applicant Team

Applicant	GBL Architects Inc.
Developer	6088 Cambie Limited Partnership
Architect	GBL Architects Inc.
Property Owner	Cambie & 45th Development Holding Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-2	CD-1
Site Area	3,017.8 sq. m (32,483 sq. ft.)	3,017.8 sq. m (32,483 sq. ft.)
Land Use	Residential	Mixed-Use
Maximum FSR	0.6 FSR	8.67 FSR
Maximum Height	9.2 m (30 ft.)	83 m (272 ft.) (Top of Residential Parapet) 53 m (174 ft.) (Top of Hotel Parapet)
Floor Area	1,810.7 sq. m (19,490 sq. ft.)	26,173.9 sq. m (281,733 sq. ft.)
Unit Mix	N/A	12 studio units 34 1-bedroom 70 2-bedroom 10 3-bedroom 126 Total
Natural Assets	14 on-site trees 12 city trees 4 city hedges 3 on-site hedges	Confirmed at the development permit stage