CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	November 25, 2025
Contact:	Simon Jay
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Meeting Date:	December 9, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Urban Solutions Architecture Ltd., on behalf of 1041782 B.C. Ltd.[1], the registered owner of the lands located at 6428-6438 Cambie Street and 480-488 West 48th Avenue [*PID 030-794-382; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP88089*], to amend CD-1 (730) (Comprehensive Development) District By-law No. 12464 to increase the maximum floor space ratio (FSR) from 3.91 to 10.30 and the maximum building height from 33.0 m (108 ft.) to 77.0 m (253 ft.) to permit the development of a 25-storey mixed-use building with commercial space on the ground floor and containing approximately 182 rental units, of which 20% of the residential floor area will be secured at below-market rents, be approved in principle;

[1] Represented by Global Education Communities

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd, received November 22, 2024;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.

C. THAT Recommendations A to B 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 following the Public Hearing 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.

REPORT SUMMARY

This report evaluates an application to amend CD-1 (730) (Comprehensive Development) District By-law No. 12464 for 6428-6438 Cambie Street and 480-488 West 48th Avenue to permit a 25-storey mixed-use building with 182 rental units, of which 20% of residential floor area is secured at below-market rents, and commercial space.

This application is being considered under the *Transit-Oriented Areas (TOA) Designation By-law* and the *Transit-Oriented Areas (TOA) Rezoning Policy*, and the proposal generally meets the intent of both.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Cambie Corridor Plan (2018, last amended 2025)
- Cambie Corridor Public Realm Plan (2018, last amended 2021)
- Interim Housing Needs Report (2025)

- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2025)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, last amended 2018)

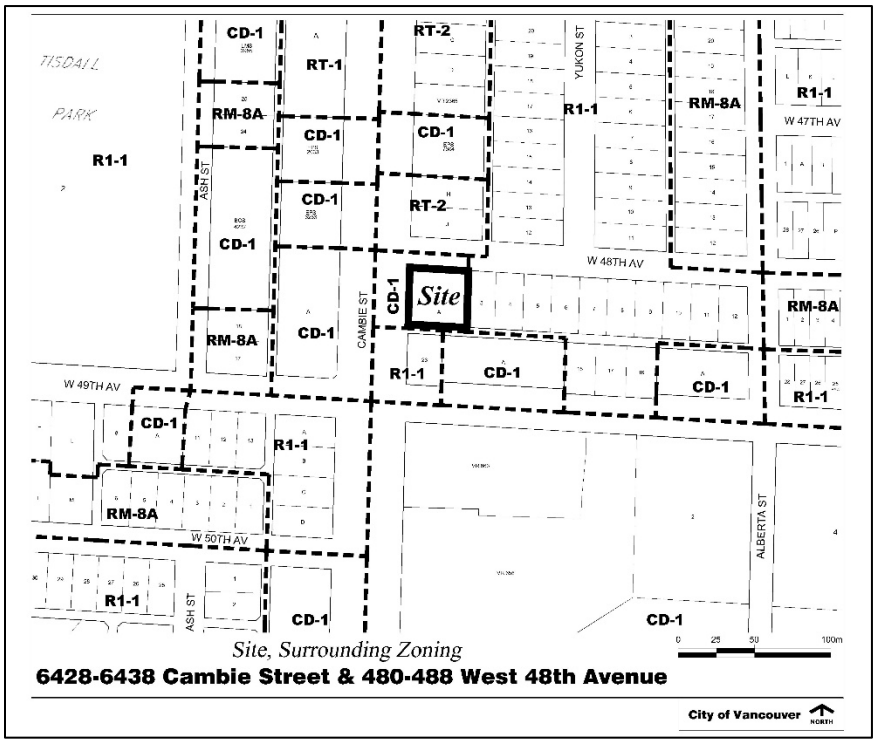
REPORT

Background/Context

1. Site and Context

The site is located within the *Cambie Corridor Plan* and located at the southeast corner of 48th Avenue and Cambie Street adjacent to the Langara-49th Avenue Canada Line station (see Figure 1). The site is a single parcel with a site area of 1,428 sq. m (15,371 sq. ft.), with 38.4 m (126 ft.) of frontage along 48th Avenue and 37.2 m (122 ft.) along Cambie Street. In 2019 the site was rezoned to CD-1 (730) to enable the development of a 10-storey mixed-use building including 59 secured rental housing units. The site is currently vacant and has no existing tenants.

Figure 1: Surrounding Context and Zoning



The surrounding area contains a mix of uses including residential, commercial, and institutional. The area is undergoing significant change, with multiple buildings approved or under construction, including up to 37 storeys at the Langara Family YMCA development site (282 West 49th Avenue).

Neighbourhood Amenities – The following amenities are within walking distance of the site:

- *Parks***:** Tisdall Park (200 m), Cambie Park (600 m), Columbia Park (700 m),
- *Community and Cultural Facilities:* Alliance Française Vancouver (250 m), Langara Family YMCA (350 m), Vancouver Public Library - Oakridge Branch (400 m), Peretz Centre for Secular Jewish Culture (400 m), Langara College (500 m), Langara Golf Course (550 m), Sunset Community Centre (1.4 km).
- Childcare Facilities: Jamieson YMCA Kids Club (650 m), Langara Child Development Centre (700 m).

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan*, which is generally in alignment with the *Vancouver Plan*.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market and below market rental housing units.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Transit-Oriented Areas Designation By-law and Transit-Oriented Areas Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier One of the TOA legislation. Council may consider this rezoning application, despite the applicant proposing more than the prescribed height and density in the TOA By-law. Tier One permits a density up to 5.5 FSR and up to 20 storeys in height. This proposal is for 10.30 FSR and 25 storeys.

Cambie Corridor Plan – The site is located within the 'Langara' neighbourhood of the Plan. Subsection 4.4.1 considers rezoning for mixed-use buildings up to ten storeys and a suggested FSR range between 2.5 and 3.5. Since the approval of the Plan, TOA by-laws and policies as directed by Provincial legislation have changed what can be anticipated on the site and on surrounding sites.

Strategic Analysis

1. Proposal

The proposal is for a 25-storey mixed-use building with 182 rental units, of which 20% of residential floor area is at below-market rents. Commercial space is proposed on the ground floor. The proposed height is 77.0 m (253 ft.), and the floor space ratio (FSR) is 10.30.

2. Land Use

The rezoning application proposes residential and commercial uses, which is consistent with the *Cambie Corridor Plan*.

3. Form of Development, Height and Density

(Refer to drawings in Appendix C and statistics in Appendix G)

Figure 2: Project Perspective looking North

In assessing urban design performance, staff considered the *Transit-Oriented Areas Rezoning Policy,* the *Cambie Corridor Plan*, and feedback from the Urban Design Panel.

Form of Development – The Langara neighbourhood, part of the *Cambie Corridor Plan*, adjacent to the Langara – 49th Avenue Station, is emerging as a transit-oriented mixed-used node with buildings up to 37 storeys in the vicinity. The recently adopted *Transit-Oriented Areas Rezoning Policy* expands on the *Plan* to further emphasize the neighbourhood as a high-density mixed-use area. While the *Transit-Oriented Areas Rezoning Policy* anticipates towers up to 20 storeys on this site, the application proposes a 25-storey tower on a 5 to 6 storey podium.

Despite the additional storeys, the relatively slim tower profile is an appropriate response to the immediate context being adjacent to the Langara-49th Avenue Station, as well as to the larger emerging context of the Langara neighbourhood as a secondary node to Oakridge. The slender tower profile also minimizes impact to the neighbouring sites. The proposal generally meets the *Plan*'s expectation for setbacks, tower separation and floorplate size.

Height – The proposed height of 77.0 m (253 ft.) is appropriate for a 25-storey mixed use building. While the height of the project exceeds what is anticipated in the *Policy*, the building height does not create shadow impact to any park or public plaza, and does not encroach into the height limit for any protected view. The proposed height is therefore supported by staff.

Density – The *Policy* estimates a density of up to 5.5 FSR. At 10.30 FSR, the application exceeds the anticipated density due to small site constraints. Staff note that the density number on this particular site doesn't reflect the proposed form, which otherwise addresses site constraints while being aligned with the *Policy*'s objectives and the emerging context.

Public Realm and Interface – The *Plan* envisions a commercial focused interface with continuous retail along Cambie Street, and a minor plaza extending the existing public space of the Langara – 49th Avenue Station across the lane to the south. The proposal includes a public plaza with a small retail unit at the southwest corner of the site, and residential uses at grade at the northwest corner and along 48th Avenue. Staff have prepared conditions to improve the public realm interface, and to reinforce its commercial character. Ground-oriented residential units are provided with individual entrances and patios facing 48th Avenue to improve pedestrian interest and the connection to the residential neighbourhood.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at grade and atop the tower.

Urban Design Panel – The Urban Design Panel reviewed the project on May 21, 2025 and supported this application with recommendations to improve the public realm interface, increase the amount of commercial retail along Cambie Street, consider moving the residential entry to 48th Avenue, and consider eliminating the SRW along the east property limit (see Appendix D). Staff have prepared conditions to improve the public realm interface, and to reinforce the commercial character.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 182 units, including approximately 143 market rental units and 39 below-market rental units (20% of the residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of June 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units	Market Rental	30,000	11,175 (37%)
	Developer-Owned Below Market Rental	5,500	1,905 (35%)
	Total	35,500	13,080 (37%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Southeast Vancouver area in which this site is located, was 0.9%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 63% family units in a mix of two-, three- and four-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2025. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less than the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less than the city-wide average market rent by unit type current at the time of unit turnover.

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

Unit Type	Proposed Average Unit Size (sq. ft.)	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
		2025 Starting Rents[1]	Average Household Income Served[4]	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]	Down-payment at 20%[3]
Studio	336	$1,294	$51,776	$1,960	$78,400	$2,837	$113,480	$106,000
1-bed	546	$1,470	$58,784	$2,560	$102,400	$3,473	$138,920	$132,000
2-bed	648	$2,052	$82,080	$3,635	$145,400	$5,193	$207,720	$198,400
3-bed	846	$2,819	$112,768	$4,412	$176,480	$7,982	$319,280	$311,890

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
2. *Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income*

To be eligible for a below-market rental unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Eligibility requirements for the below-market units are described in the Rental Incentive Programs Bulletin. All residents will have access to common indoor and outdoor amenities.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site is vacant, does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP).

5. Transportation and Parking

The site is directly adjacent to Langara-49th Avenue Canada Line Station, and is well served by buses as Cambie Street and 49th Avenue are part of TransLink's frequent transit network. Heather Street and 45th Avenue local street bikeways are close by.

Vehicle and bike parking are proposed in two levels of underground parking. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law.

The project is required to provide off-site public realm improvements, including reconstructed road, lane and sidewalk with a protected bike lane and a wider sidewalk on Cambie Street, upgraded street and intersection lighting, and parking signage.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are no existing trees on the site. There are five street trees on City lands adjoining the site and two trees on the neighbouring site. Two off-site trees are proposed for removal. The removal of off-site trees requires consent from and coordination with the owner and the City. Replacement trees will be required. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on April 9, 2025. Approximately 1,728 notification postcards were distributed within the neighbouring area on or about April 17, 2025. Application information and an online comment form was provided on the Shape Your City (www.shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held April 23 to May 6, 2025, and no questions were submitted by the public. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 29 submissions were received.

Figure 5: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic.

Generally, supportive comments focused on the following areas:

- **Location:** Supportive of the development's proximity to SkyTrain and Langara College.
- **Housing:** Project would contribute much-needed housing to the neighbourhood.
- **Neighbourhood and Community:** Development would benefit the community by welcoming more residents.

Generally, concerns raised fell into the following areas:

- **Height, Density, and Massing:** Proposed height is excessive for an area characterized by low- to mid-rise buildings.
- **Policy Compliance:** Project does not align with the Floor Space Ratio (FSR) guidelines outlined in the *Transit-Oriented Areas Rezoning Policy*.
- **Neighbourhood Character:** Development would detract from existing neighbourhood character and negatively impact the community.

Response to Public Comments – The area surrounding Langara-49th Avenue Station is already emerging as a transit-oriented mixed-used node, and the *Transit-Oriented Areas Rezoning Policy* further envisions the neighbourhood as a high-density mixed-use area. Although the height and density of the proposal exceed policy, the proposed development aligns with the emerging context.

8. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including 20% of the residential floor area at below-market rents and have determined no CAC is expected.

Development Cost Levies (DCLs) – The site is currently subject to the City-wide DCL and Utilities DCL. 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.

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law, the applicant has requested and is expected to be eligible for a 100% waiver of the City-wide DCLs attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates referenced in the DCL By-laws.

Based on rates in effect as of September 30, 2025 and the proposed 14,508.4 sq. m (156,168 sq. ft.) of residential floor area and 200 sq. m (2,153 sq. ft.) of commercial floor area, DCLs are estimated to be $2,512,448. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be $3,897,066. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit. The DCLs on the commercial floor area cannot be waived.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at $313,474. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

See Appendix F for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 182 rental units, with 20% of the residential floor area secured at below-market rents, DCLs and a public art contribution. See Appendix F for additional details.

CONCLUSION

Staff have reviewed the application to amend CD-1 (730) at 6428-6438 Cambie Street and 480-488 West 48th Avenue for a 25-storey mixed-use building. Although the height and density exceed policy, staff support the proposal as it responds well to the emerging neighbourhood context.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

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6428-6438 Cambie Street and 480-488 West 48th Avenue
DRAFT CD-1 (730) AMENDMENTS

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

1. This By-law amends the indicated provisions of By-law No. 12464.

2. Council adds the following new section in the correct numerical order:

"1A Definitions

1A.1 Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

(a) for the purposes of calculating the total dwelling unit area for section 3.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 4.5 of this by-law; and

(b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.".

3. Council strikes out Section 2.2 and substitutes the following:

"2.2. 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; and
(g) Accessory Uses customarily ancillary to the uses permitted in this section."

4. Council strikes out Section 3 and substitutes the following:

"

3.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

3.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

3.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; 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.".

5. Council strikes out Sections 4.1 through 4.6 and substitutes the following:

"

4.1 Computation of floor area must assume that the site area is 1,428.0 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined is 10.30.

4.3 The total floor area for commercial uses must be a minimum of 200 m^2.

4.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

4.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 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.

4.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

4.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".

6. Council strikes out Section 5 in its entirety and substitutes the following:

"**5 Building Height**

5.1 Building height must not exceed 77.0 m.

5.2 Despite section 5.1 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.".

7. Council strikes out Sections 6 and 7 in their entirety and substitutes the following:

"**6 Access to Natural Light**

6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.”.

8. Council renumbers sections 8 and 9 as sections 7 and 8, respectively.

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6428-6438 Cambie Street and 480-488 West 48th Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Urban Solutions Architecture Ltd, received on November 22, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to enhance the public realm interface along Cambie Street by reinforcing the commercial character and improving the public plaza.

Note to Applicant: Also refer to employment lands conditions 1.31 and 1.32. This could be achieved by the following strategies. Comments from the Urban Design Panel should also be considered:

(a) Provision of a continuous commercial frontage along Cambie Street with considerations to expand it as much as possible along West 48th Avenue.

Note to Applicant: Provision of a minimum of 200 sq. m of commercial space is required.

(b) Consideration to relocate the residential entrance to West 48th Avenue and common amenities to the podium and rooftops.

(c) Consideration for cafe or restaurant seating, additional customized furniture and seating areas, clear open spaces for walking, quality paving, lighting, signage and landscaping. Refer to the *Cambie Corridor Public Realm Plan*, section 3.8.2 *Minor Plazas* in particular for more information.

1.2 Provide block study drawings to demonstrate the proposal compliance with residential tower separation requirements.

Note to Applicant: Ensure that the proposed tower is at least 24.4m (80 ft.) away from the adjacent upcoming tower located at 427 West 49th Avenue. Demonstrate that adjacent sites located east of the proposal can also be reasonably developed or re-developed with consideration for tower separation requirements.

1.3 Consideration to improve dwelling units' livability.

Note to Applicant: All units should have a minimum 1.8 m x 2.7 m private outdoor space. Consideration to improve the unit size to provide adequate bedroom space and communal areas for family units. Refer to the *High-Density Housing for Families with Children Guidelines* and Housing condition 1.28.

Landscape

1.4 Design development to enhance the public-private realm, with special attention to the public plaza, street frontages along Cambie Street, West 48th Avenue and lane interfaces.

Note to Applicant: Refer to UDP consensus items and Urban Design condition 1.1.

This may be achieved by, but not limited to the following:

(a) Strengthen the integration of the public realm with adjacent commercial retail spaces, and further activate the corner plaza as a vibrant urban open space through thoughtful programming, site furnishings, pedestrian amenities, landscaping, and the use of high-quality paving materials. Ensure strong connectivity with the adjacent transit station area, in alignment with Section 3.8.2 of the *Cambie Corridor Public Realm Plan*;

(b) Increase greenery by planting additional tree(s) in open-grade areas, particularly along the lane interface to provide screening for loading zones. Where feasible, eliminate one surface parking to accommodate additional planting; and

(c) Incorporate permeable paving materials in off-slab areas, especially along Cambie Street, the lane frontage and within the east setback area, to support the overall sustainability strategy.

1.5 Provision of a Letter of Consent for the removal of tree #OS2 from the neighbouring property at 460 West 48th Avenue.

Note to Applicant: Tree #OS2 is on the neighbouring property and is proposed for removal in the submitted documents. In the event that tree removal consent cannot be obtained, design development will be required to retain this tree.

1.6 Coordination with the Park Board Urban Forestry to confirm the proposed retention or removal of city trees #1 & 3-5.

Note to Applicant: As noted by the Urban Forestry team, these street trees are approved for removal/replacement, refer to Park Board Urban Forestry condition 1.30. Removal is contingent on the collection of CTLA (Council of Tree and Landscape Appraisers) tree values (if applicable) and the installation of a structural soil trench from property line to curb for new trees. Applicant to contact PBDevelopment.Trees@vancouver.ca for tree removal protocol.

Note to Applicant: These city trees are currently shown on the plans as retained and protected. Any proposed changes will require updated landscape plans, arborist report and tree management plan for confirmation.

1.7 Provision of a detailed landscape plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 1 foot scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the plan and keyed to the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.8 Provision of detailed architectural and landscape cross sections (minimum 1/4-inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Note to Applicant: Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

1.9 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Sustainability

1.10 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (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 Rezonings – Process and Requirements*.

Engineering

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

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network

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

1.12 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

1.13 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

1.14 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.

1.15 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.16 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

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

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for

extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

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

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

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

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

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

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

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

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

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

(d) 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.

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

Note to Applicant: Estimated Parking By-law deficiencies include 1 Class A loading, and 9 Visitor Parking Spaces.

1.19 Provision of a Transportation Demand Management (TDM) Plan.

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

1.20 Provision of Loading spaces, the Parking By-law Section 5 and the Design Supplement, including:

(a) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces.

(b) Minimum 3.8 m (12.5 ft.) of vertical clearance within [and to/from] each Class B space.

(c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

Note to Applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

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

(a) Dimensions of columns and column encroachments into parking spaces;

(b) 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

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.22 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (postconstruction) groundwater discharge rates for City approval;

Note to Applicant: Provide a final hydrogeological report with an updated seepage analysis which:

(i) Accounts for the current architectural design;

(ii) Includes a sensitivity analysis for seepage modelling related perched groundwater within shallow deposits; and

(iii) Includes an updated plan that reduces post-construction groundwater discharge from site to less than 3.5 L/min.

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

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

(b) Characterization and/or monitoring of soil conditions and properties of the underlying stratigraphy.

Note to Applicant: The Final Hydrogeological Report should include findings from a site investigation and monitoring of groundwater conditions in any hydrostratigraphic unit above the proposed foundation depth and include discussion regarding the presence or absence of an historic stream on site.

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

Note to Applicant: Provide a revised impact assessment that discusses considerations for the adjacent Canada Line.

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.

1.23 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.

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

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

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

1.25 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will

be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.26 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.

Housing

1.27 The proposed unit mix, including 48 studio units (26%), 19 one-bedroom units (10%), and 19 two-bedroom units (10%), 89 three-bedroom units (49%) and 7 four-bedroom units (4%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

1.28 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.29 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Urban Forestry

1.30 Two remaining street trees on West 48th Avenue are in poor condition and are approved for removal/replacement. Two remaining street trees on Cambie Street are small/replaceable and unlikely to survive the long-term construction process. They are also approved for removal/replacement. Developer must reach out to PBDevelopment.Trees@vancouver.ca for removal protocol. Urban Forestry asks for structural soil under hardscape portion of boulevards.

Employment Lands

1.31 Design Development to strengthen a pedestrian-oriented commercial frontage and public realm interface;

(a) Provide continuous retail commercial space fronting Cambie Street; and,

(b) Provide a minimum 200 sq. m of commercial space.

Note to Applicant: The intent of this condition is to provide sufficient and functional commercial space that will contribute to the developing commercial node around Langara-49th Avenue Canada Line station, and enhance the active public realm with continuous commercial uses along Cambie Street. Also refer to urban design condition 1.1.

1.32 Design development to ensure viable retail space by separating the internal commercial and residential circulation.

Note to Applicant: This will also improve overall safety and security in accordance with CPTED (Crime Prevention through Environmental Design) principles.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Provision of a natural watercourse agreement.

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

2.2 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 TC Engineering Ltd dated February 28, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm watermain along West 48th Avenue. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 6428 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 300 mm COMB sewer in West 48th Avenue.

The site is located upstream of the City's Alberta Trunk UDCL (2023-2032) catchment. The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements with appropriate transitions, along West 48th Avenue adjacent to the site, including:

(i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk; and

(ii) Corner curb ramp.

(d) Provision of street improvements with appropriate transitions, along Cambie Street adjacent to the site, including:

(i) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 1.5 m wide boulevard;

(iii) Minimum 2.0 m wide hardscaped front boulevard;

(iv) Type E curb between the hardscape boulevard and the bike lane.

(v) Minimum 2.0 m wide raised asphalt protected bike lane;

(vi) Corner curb ramp; and

(vii) Curb and gutter, including road reconstruction as required to accommodate the curb and gutter;

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

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.

(e) Provision of street improvements with appropriate transitions, along the lane south of 48th Avenue adjacent to the site, including:

(i) Full depth pavement reconstruction.

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

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Cambie Street.

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

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

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

(g) Provision of Cambie Street and West 48th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(h) Provision of new or replacement duct banks that meets current City standard.

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

(i) 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.

Note to Applicant: A Development and Major Projects construction coordinator will contact the applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. 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.

(j) Provision of street trees where space permits.

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

Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

Note to Applicant: Applicant is advised to contact TransLink (AIDreview@translink.ca) with regard to Limits of Approach and construction activities adjacent TransLink infrastructure at https://www.translink.ca/about-us/doing-business-with-translink/real-estate#adjacent-and-integrated-developments

Urban Design

2.4 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 use of the proposed minor plaza.

Note to Applicant: The final dimensions are to be determined through the Development Permit process but should be approximately 300 sq. m per the *Cambie Corridor Public Realm Plan*.

Housing

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of the units will be rented for less than 90 consecutive days at a time;

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average

market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Public Art

2.6 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) 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; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 80% cash-in-lieu of art.

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

Environmental Contamination

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

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any,

shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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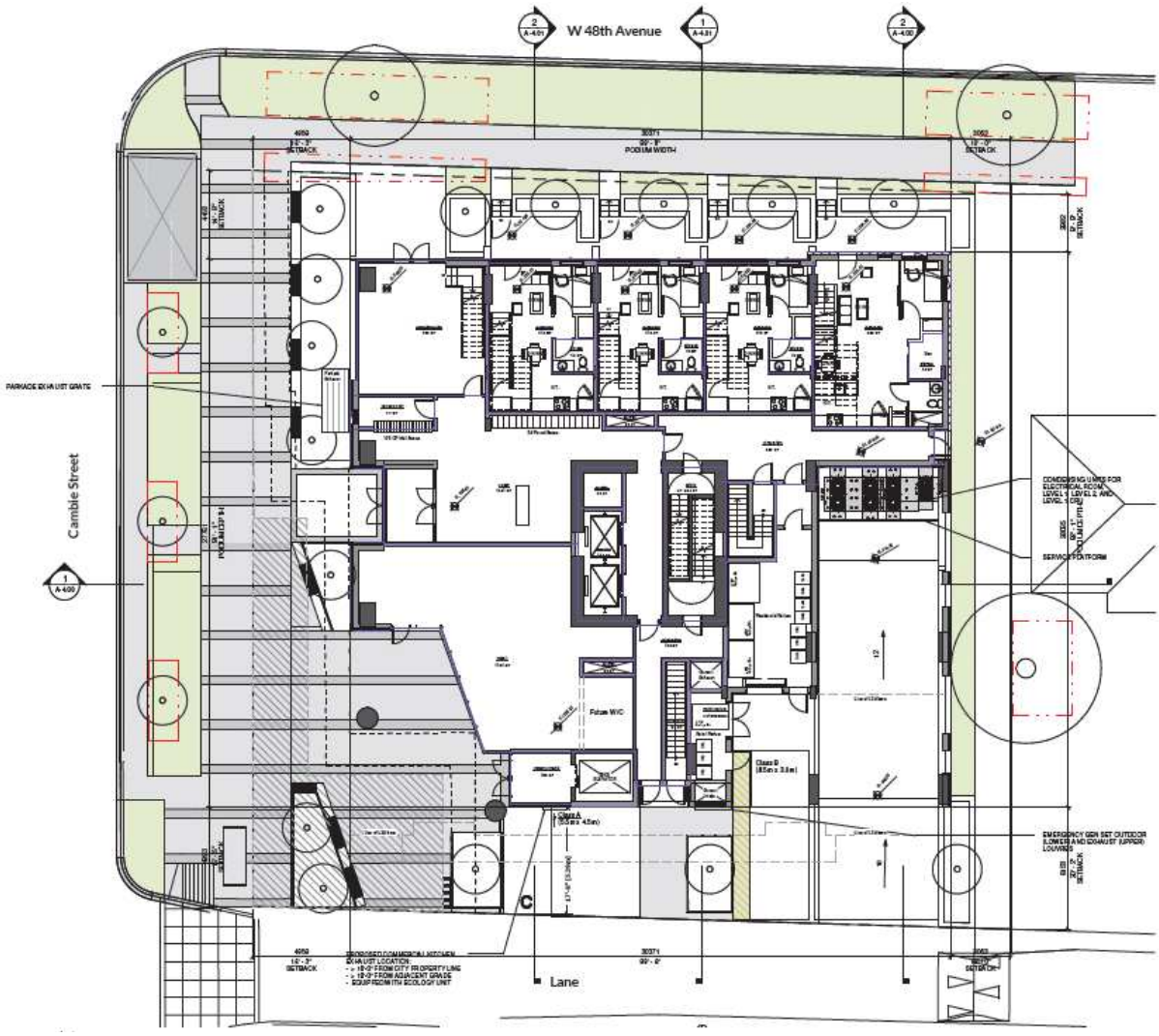
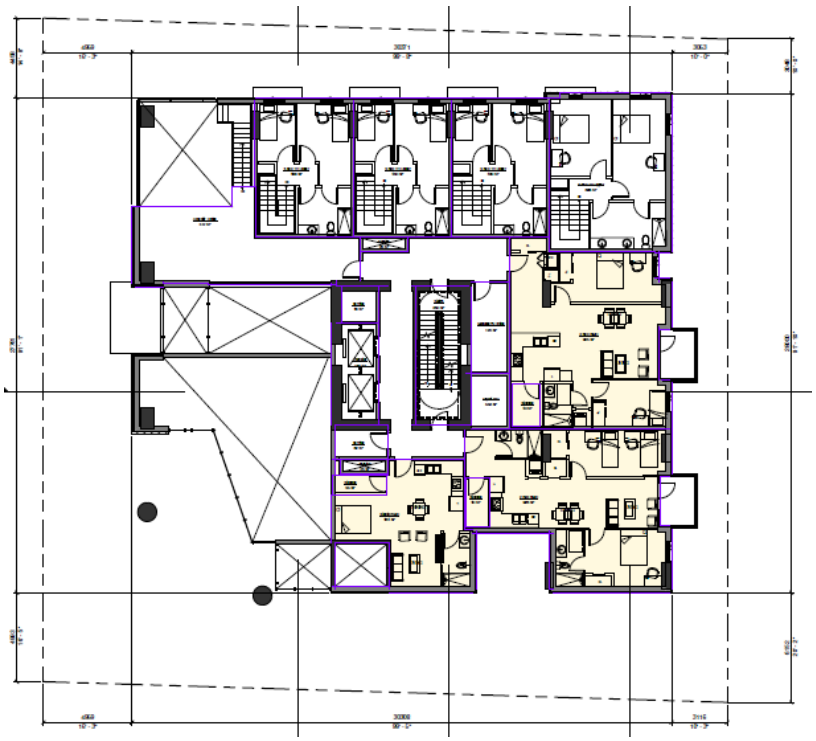
6428-6438 Cambie Street and 480-488 West 48th Avenue
FORM OF DEVELOPMENT

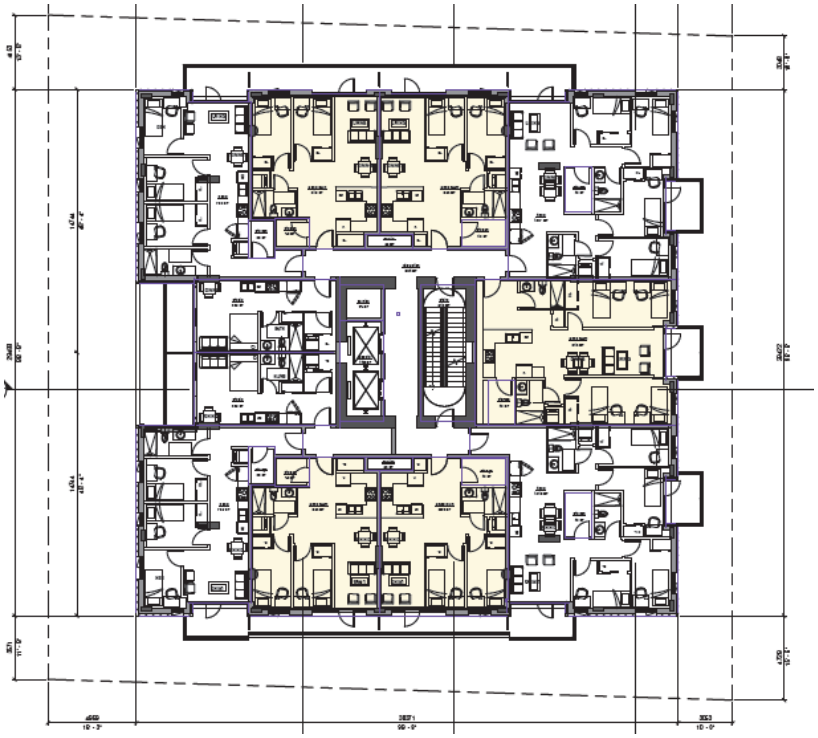
Ground Floor



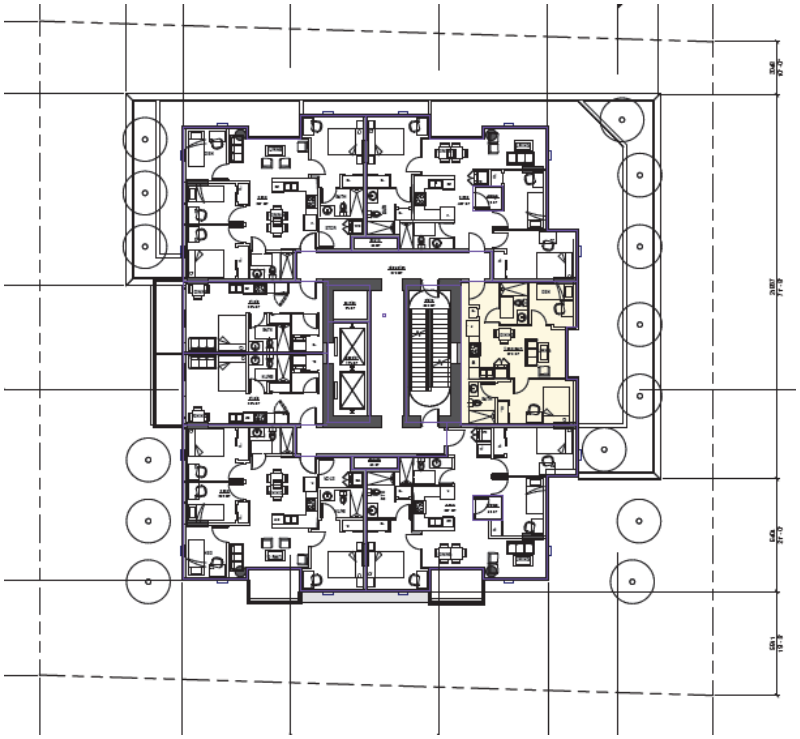
Level 2



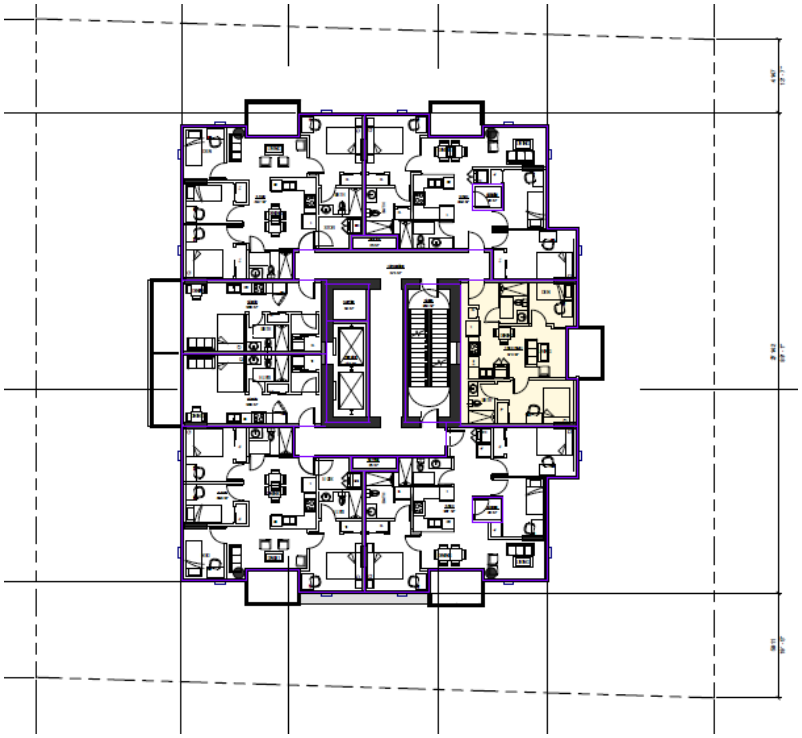
Levels 3-6



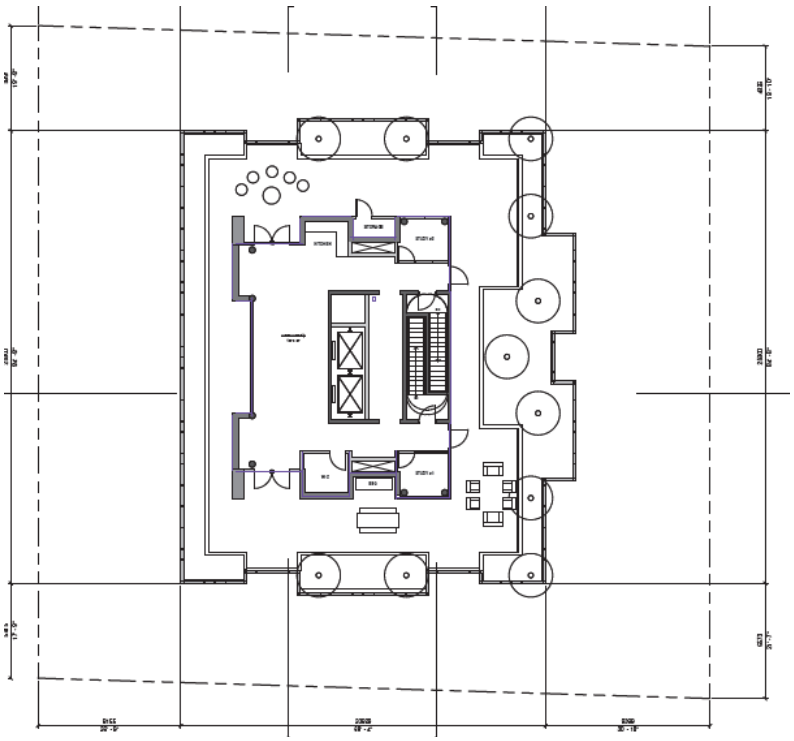
Level 7



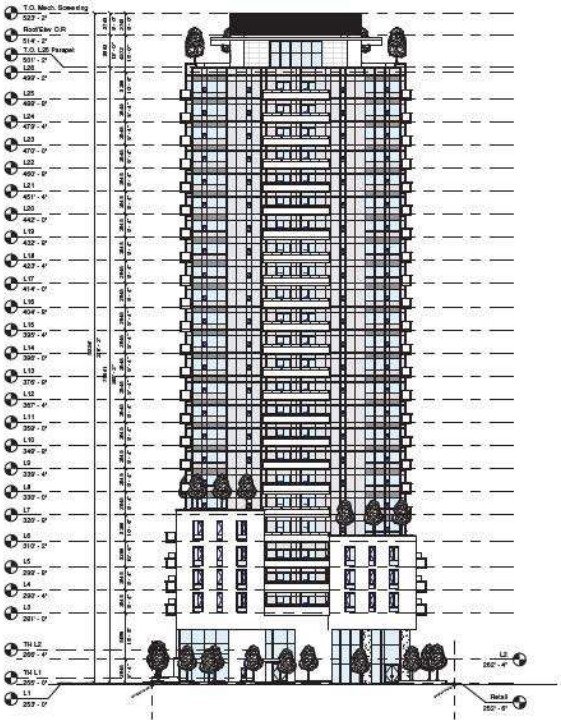
Typical tower floor plate



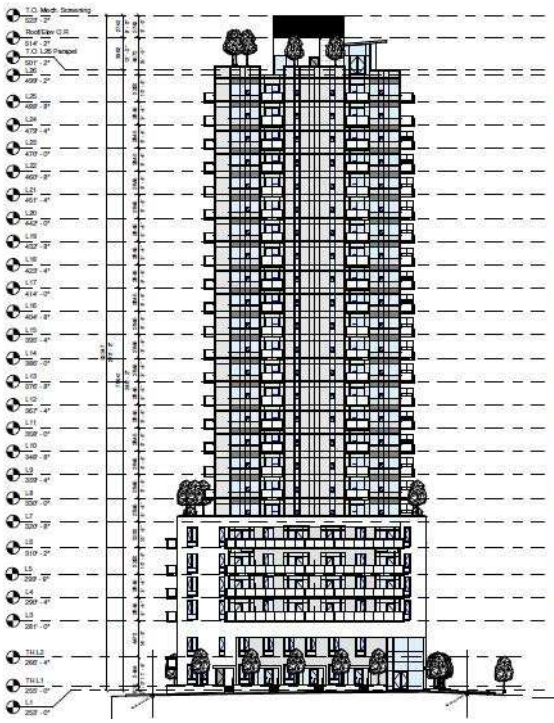
Rooftop Amenity



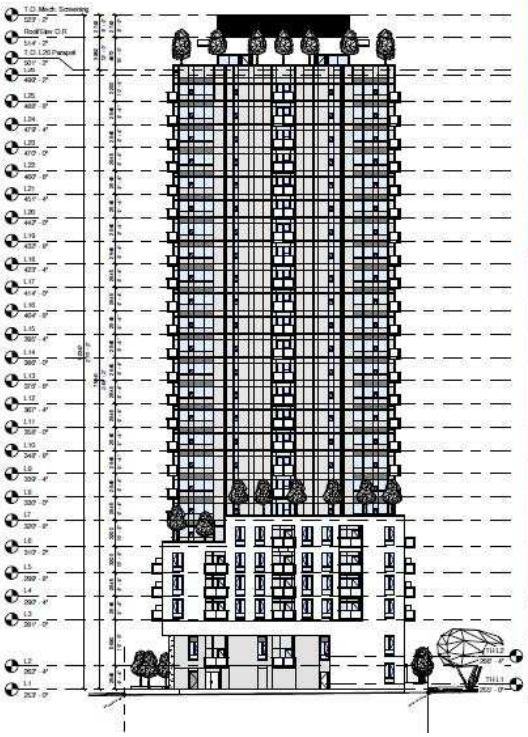
West Elevation and Rendering



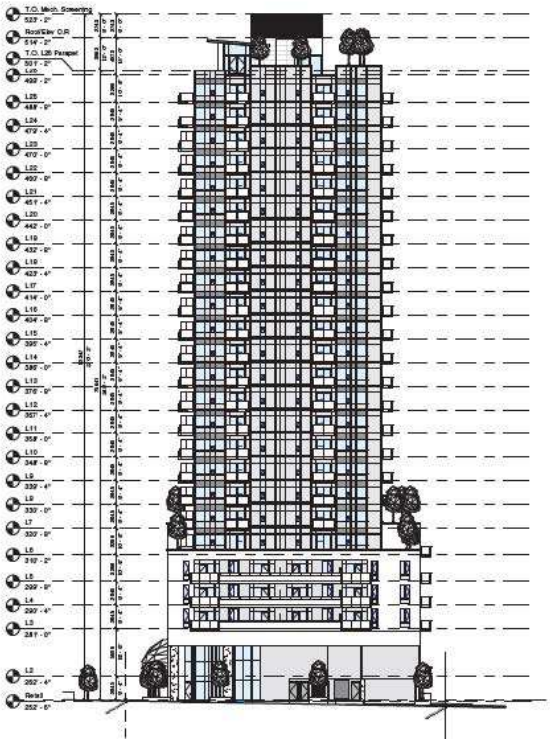
North Elevation and Rendering



East Elevation and Rendering

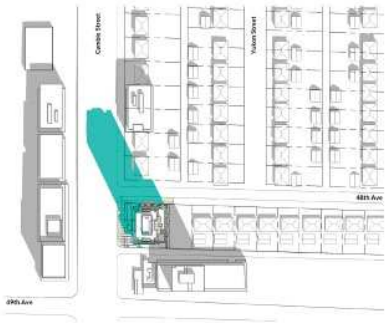


South Elevation and Rendering

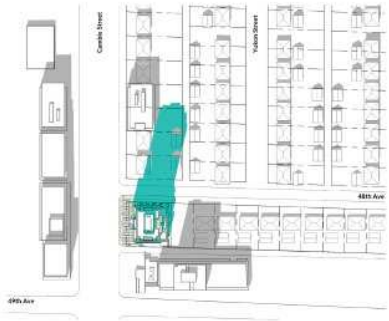


Shadow Studies

March 20th - 10:00am



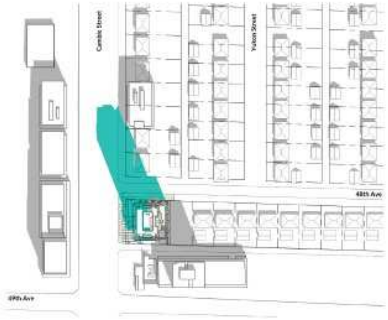
March 20th - 12:00pm



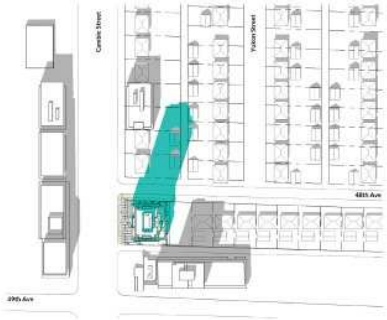
March 20th - 2:00pm

March 20th - 4:00pm

September 22nd - 10:00am



September 22nd - 12:00pm



September 22nd - 2:00pm

September 22nd - 4:00pm

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6428-6438 Cambie Street and 480-488 West 48th Avenue
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed this rezoning application on May 21, 2025.

EVALUATION: SUPPORT with RECOMMENDATIONS (7/1)

Full meeting minutes at https://vancouver.ca/files/cov/05-21-2025-draft-udp-minutes.pdf

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by Aya Abdelfatah and seconded by Scott Mitchell and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City Staff:

1. Improve the public realm at podium level by increasing the amount of retail;
2. Further activation at the north 48th Ave;
3. Consider relocation lobby at 48th Ave;
4. Consider more commercial retail along Cambie and at the corner of 48th Ave;
5. Consider eliminating the east pathway right of way;
6. Arrange better surveillance and a more sympathetic interface with future projects to the east.

* * * * *

6428-6438 Cambie Street and 480-488 West 48th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

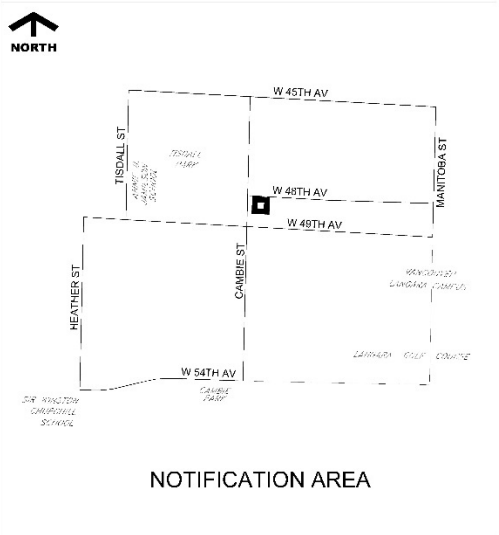
	Date	Results
Event		
Question and Answer Period (City-led)	23 April, 2025 - 6 May, 2025	192 participants (aware)* • 46 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	17 April, 2025	1,728 notices mailed
Public Responses		
Online questions	23 April, 2025 - 6 May, 2025	0 submittal
Online comment forms • Shape Your City platform	February 2025 – August 2025	28 submittals
Overall position • support • opposed • mixed	February 2025 – August 2025	28 submittals • 16 responses • 11 responses • 1 responses
Other input	February 2025 – August 2025	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February 2025 – August 2025	285 participants (aware)* • 143 informed • 36 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, supportive comments focused on the following areas:

- **Location:** Supportive of the development's proximity to SkyTrain and Langara College.
- **Housing:** Project would contribute much-needed housing to the neighbourhood.
- **Neighbourhood and Community:** Development would benefit the community by welcoming more residents.

Generally, concerns raised fell into the following areas:

- **Height, Density, and Massing:** Proposed height is excessive for an area characterized by low- to mid-rise buildings.
- **Policy Compliance:** Project does not align with the Floor Space Ratio (FSR) guidelines outlined in the *Transit-Oriented Areas Rezoning Policy*.
- **Neighbourhood Character:** Development would detract from existing neighbourhood character and negatively impact the community.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of concern:

- There would be an increase in crime.
- The building design is poor.
- The project would cause traffic congestion and put stress on existing infrastructure.
- The project does not prioritize active transportation (pedestrians and cyclists).
- The proposed project takes away/ does not prioritize green space.

Neutral comments/suggestions/recommendations:

- Consider making the building taller

* * * * *

6428-6438 Cambie Street and 480-488 West 48th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

A 25-storey mixed-use building with 182 rental housing units, of which 20% of the residential floor area will be at below-market rents. Development also contains commercial uses.

Public Benefit Summary:

182 rental housing units, of which 20% of the residential floor area at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (730)	CD-1 (730)
FSR (site area of 4,919.7 sq. m / 52,955 sq. ft.	3.91	10.30
Buildable Floor Space	5,583.5 sq. m (60,101 sq. ft.)	14,708.4 sq. m (158,321 sq. ft.)
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$53,727
Utilities DCL[1]	$2,458,721
Public Art[3]	$313,474
TOTAL	**$2,825,922**

Other benefits (non-quantified): 182 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2025; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for more details.

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at $3,897,066. The application is therefore subject to the maximum average starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

[3] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

6428-6438 Cambie Street and 480-488 West 48th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
6428-6438 Cambie Street and 480-488 West 48th Avenue	030-794-382	Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP88089

APPLICANT INFORMATION

Applicant/Architect	Urban Solutions Architecture Ltd.
Developer/Owner	1041782 B.C. Ltd. (Global Education Communities)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (730)	CD-1 (730)
Site Area	1,428.0 sq. m (15,371 sq. ft.)	1,428.0 sq. m (15,371 sq. ft.)
Land Use	Mixed-Use	Mixed-Use
Maximum Density	3.91 FSR	10.30 FSR
Floor Area	5,583.5 sq. m (60,101 sq. ft.)	14,708.4 sq. m (158,321 sq. ft.)
Maximum Height	33.0 m (108 ft.)	77.0 m (253 ft.)
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law
Natural Assets	No onsite trees Five street trees Two trees on neighbouring site	To be confirmed at development permit stage

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