



COUNCIL REPORT

Report Date: April 21, 2026
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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: 5635-5655 Cambie Street and 511 West 41st Avenue

Recommendations

- A. THAT the application by Polygon Elysee Homes Ltd., on behalf of the 5655 Cambie Developments Ltd., the registered owner of the lands located at 5635-5655 Cambie Street and 511 West 41st Avenue [*PID 006-854-982; Lot B, Except Part in Plan LMP12404 Block 874 District Lot 526 Plan 20145*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 9.7 and increase the maximum building height from 10.7 m (35 ft.) to 95.2 m (312 ft.) to permit the development of a 31-storey mixed-use building containing 176 strata residential units, office space, in-kind 49-space childcare facility, and commercial on the ground floor, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by NSDA Architects, received March 18, 2025;
- 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;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 5635-5655 Cambie Street and 511 West 41st Avenue from C-1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for 176 strata residential units, office space, an in-kind 49-space childcare facility, with commercial on the ground floor.

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

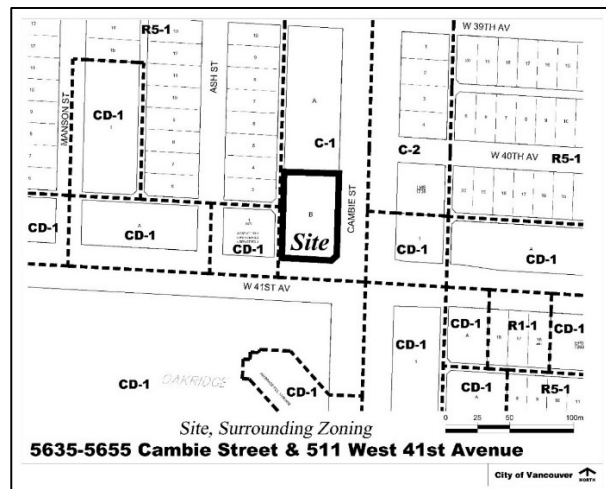
This application is consistent with the *Vancouver Official Development Plan* and the *Cambie Corridor Plan (Plan)*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is one parcel, located on the northwest corner of West 41st Avenue and Cambie Street (see Figure 1). The existing zoning is C-1 and the site is currently developed with a low-rise commercial building and surface parking. The property is located within the Oakridge Municipal Town Centre in the *Plan* and is directly north of high-rise towers at Oakridge Centre and the Oakridge-41st Avenue Canada Line Station.

The surrounding neighbourhood consists of mixed-use high-rise buildings at the intersection of 41st Avenue and Cambie Street, rental towers with commercial at grade along the arterials, and single-detached dwellings off arterials. This area is undergoing significant change per the *Plan*, with potential redevelopment up to 305 ft.

Figure 1: Site and Surrounding Zoning

2. Policy Context

- Vancouver Official Development Plan:** The land use and height are consistent with Mixed-Use High-Rise 2 Generalized Land Use (GLU) designation.
- Cambie Corridor Plan:** The *Plan* guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. It introduces policy to support additional density and height for a mix of housing and employment space in the Oakridge Municipal Town Centre and areas close to stations, including this one. The policy considers redevelopment up to 305 ft., and an FSR subject to building performance with policy direction to deliver an in-kind childcare in this location.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA and is consistent with the height designation. As the *Plan* allows more density, the application is being assessed under the *Plan* policies.
- Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 31-storey mixed-use building with 176 strata residential units (Figure 2). The application includes ground floor commercial uses, office uses, and a 49-space childcare on level five of the podium. A building height of 95.2 m (312 ft.) and a floor space ratio (FSR) of 9.7 is proposed. Five levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Northwest

2. Form of Development

This application is consistent with the *Plan* for a mixed-use residential tower-on-podium typology. The proposal generally meets the expectations of the *Plan* for a tower form, setbacks, overall massing, contextual fit, amenities, and public realm elements.

Urban Design Analysis Summary

Parameter	Policy	Proposal	Urban Design Performance	Comments
Height	305 ft. 31 storeys	312 ft. 31 storeys	N/A	Additional building height is supported to allow appropriate floor-to-ceiling height for childcare and for ground floor commercial uses.
Building Form	Tower on podium typology	31 storeys including five-storey podium	Massing	The childcare is significantly set back on the fifth level of the podium and achieves a four-storey street-wall expression fronting West 41st Avenue and Cambie Street. Residential tower element is stepped back from the podium edge to minimize the building scale.

Public Realm Interface	Active Link required along north property line; sidewalk plaza at southwest corner	Active link provided along north; sidewalk plaza provided at terminus of lane closure.	N/A	Proposal meets overall urban design expectations of the <i>Cambie Corridor Public Realm Plan</i>. Condition 1.1 seeks to improve the interface between the building and plaza, enhance pedestrian movement, and to facilitate possible future tertiary access to underground transit.
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Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Two on-site trees, one off-site private tree, and one City-owned tree are proposed for removal. Approximately 20 replacement trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the application's consistency with the expectations of the *Plan*.

Summary: Staff reviewed the site-specific conditions and have concluded that the proposed built form, height and density, is appropriate for the context and generally meets urban design guidelines. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

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. Childcare

A 49-space City-owned childcare centre is proposed on level five of the podium. This facility is to be constructed and delivered turnkey as an on-site community amenity contribution. Conditions have been applied to secure the construction and transfer of this air space parcel to the City (see Appendix B).

4. Transportation and Parking

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

Per Appendix B, a knock-out panel is required for the southwest corner of parking level three to allow for a potential pedestrian connection to a future subway line along West 41st Avenue.

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 at <https://www.shapeyourcity.ca/5635-5655-cambie-st-and-511-w-41-ave>.

In total, approximately 36 submissions were received. Comments supported adding new housing, more density near transit, and a new childcare and commercial space. Concerns focused on the tower's height, increased traffic, and that additional high-rise development is unsuitable for the area. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$8,953,879 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered a total CAC package valued at \$14,750,000, including an in-kind and cash contribution. The City will receive a turn-key, purpose-built, 49-space childcare facility, within an airspace parcel to be transferred upon completion of construction, along with a cash CAC of \$1,750,000.
- **Public Art:** The public art contribution is estimated to be \$590,376 based on the current (2016) rate.

Financial Implications

This project would provide a 49-space childcare facility, a cash CAC, DCLs, and a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development, and public benefits are 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
5635-5655 CAMBIE STREET AND 511 WEST 41ST AVENUE
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 by-law 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 (___).

Uses

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

Conditions of Use

- 4.1 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.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 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.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,866 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 9.7.
- 5.3 The total floor area for commercial and office uses combined must be a minimum of 7,200.0 m².
- 5.4 A minimum of 690.1 m² of floor area must be used for child day care facility use secured to the City's satisfaction for public use and benefit.
- 5.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.6 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, 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; and
- (b) additional floor area as required to meet licensing requirements for the child day care facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 95.2 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact

on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

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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 NSDA Architects, received March 18, 2025;

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

Urban Design

- 1.1 Design development to the building layout at grade to improve relationship to the public realm.

Note to Applicant: Refer to *Cambie Corridor Public Realm Plan*, Sections 2.1.3, 3.8.2 and 3.8.3. Intent of this condition is to provide places to pause, gather and socialize to support pedestrian activity and a vibrant public realm. This may be achieved by:

- (a) Increasing transparency at southwest corner to visually and physically engage the proposed sidewalk plaza. Note that future lane closure creates a site-specific opportunity for an enhanced open space to support an engaging public realm and possible future use as tertiary access to transit. Refer also to Landscape condition 1.7;
- (b) Consider relocating parkade supply air grilles away from southwest corner and screen views to the lane's service functions to minimize impact on sidewalk plaza; and
- (c) Consider enhancing the southeast corner of the building to address corner condition and facilitate pedestrian movement and visibility. Note building footprint to be clear of "Statutory-Right-of-Way". Refer to Engineering condition 2.1.

- 1.2 Design development to tower setbacks above podium level to reinforce podium expression.

Note to Applicant: Refer to *Cambie Corridor Plan*, Section 5.3.3. The intent of this condition is to reinforce podium expression and minimize shadow impact on future plaza directly north. This may be achieved by providing a minimum 6 ft. tower step back above the podium level along the north property line.

- 1.3 Design consideration to ensure that the overall building height allows adequate floor-to-floor heights for specific uses.

Note to Applicant: Intent of this condition is to ensure floor-to-ceiling heights are adequate for specific uses at all levels. A 17 ft. floor-to-floor height for at-grade retail

units may be supported for functional and flexible commercial spaces. Refer to Childcare condition 1.15.

1.4 Design development to improve livability of the proposal.

Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Sections 3.7 and 4.4. This may be achieved by:

- (a) Providing indoor amenity space contiguous to common outdoor amenity space on podium level;
- (b) Providing kitchenette and accessible washroom in indoor amenity space at rooftop level; and
- (c) Providing bulk storage within the unit, within easy access of the unit, or at parkade level. Note that in-suite bulk storage is of particular importance to family-size units. Refer also to Bulk Storage Bulletin.

1.5 Design development to exterior elevations to indicate type and location of materials to better describe design intent and architectural expression.

Landscaping

1.6 Provision of a Letter of Consent for the removal of tree OS01 from the neighbouring property at 5555 Cambie Street.

Note to Applicant: This tree is on the neighbouring property, and 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.

1.7 Design development to help improve the lane interface to meet the intent of its “Lane Connector” designation.

Note to Applicant: This may be achieved by adding design elements such as soft landscaping oriented towards the public realm, special paving, and elements to promote the lane’s use as common space. Refer to Section 3.10 of the *Cambie Corridor Public Realm Plan*.

Urban Forestry

1.8 Provision of updated landscape drawings. The following tree species are preferred:

- (a) Proposed off-site boulevard tree species along West 41st Avenue: *Carpinus betulus*.
- (b) Proposed off-site boulevard tree species along Cambie Street: *Fagus sylvatica*.

Childcare

1.9 Design, construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 49-space childcare facility to ensure that the 49-space childcare centre is licensable by Vancouver Coastal Health’s Community Care Facilities Licensing (CCFL) and meets the intent of the *BC Design Guidelines for Childcare* and the City of

Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines, 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: 49-space childcare facility is comprised of 24 spaces for 0-3 year olds (two 12-space programs) and 25 spaces for 3-5 year olds.

- 1.10 Based on *BC Design Guidelines for Childcare Centres* a 49-space childcare centre will require a minimum gross indoor area of 600 sq. m (6,458 sq. ft.) and no less than 724 sq. m (7,793 sq. ft.) of net outdoor space.

Note to Applicant: Ensure sufficient indoor and outdoor space for each program:

- (a) A 12 space program for 0-3 year olds requires:
 - (i) 140 sq. m (1,507 sq. ft.) of net indoor space with a minimum of 51.9 sq. m of Activity Area; and
 - (ii) 181 sq. m (1,948 sq. ft.) of net outdoor space.
- (b) A 25 space program for 3-5 year olds requires:
 - (i) 186 sq. m (2,002 sq. ft.) of net indoor space with a minimum of 98.9 sq. m of Activity Area; and
 - (ii) 362 sq. m (3,897 sq. ft.) of net outdoor space.

Note to Applicant: To meet useable floor area requirements of the *BC Child Care Licensing Regulation*, minimum Activity Area and required support areas must be met for each program, exclusive of circulatory spaces. The provision of necessary circulation space may result in indoor area requirements in excess of the gross indoor area requirement.

Note to Applicant: To ensure minimum Activity Area and required support areas will be met for each program, circulatory space is to be excluded from gross area requirements.

Note to Applicant: This does not include other requirements such as dedicated mechanical room, dedicated electrical room, dedicated garbage room, dedicated elevator, and any necessary circulation space.

Note to Applicant: This condition provides minimum space requirements for the childcare facility based on the BC Childcare Design Guidelines. The applicant will also be required to meet childcare space requirements as defined in the by-law.

- 1.11 Each licensed program within the childcare centre must have its own, separate and dedicated outdoor play space including covered space, with direct and contiguous access, and the same grade between indoor and outdoor program space.
- 1.12 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official Development Permit submission, including the provision of area table calculations broken down by childcare program. Refer to BC Design Guidelines for Child Care Centres Tables 30 for outdoor spaces and 31 for indoor spaces. Detailed indoor and outdoor design will be required prior to Development Permit issuance, and seeking staff and Licensing (VCH) input in advance will help streamline the Development Permit submission reviews (childcare@vancouver.ca). Ensure both indoor and outdoor areas can be supervised easily.

- 1.13 Provide shadow studies to demonstrate that the outdoor play areas for each program receives a balance of direct sunlight and shade on February 1 and summer solstice. Include known shadow impacts of adjacent buildings. For podiums, ensure a substantial portion of the Rooftop Outdoor Play Area is shaded in the summer months, this can be achieved with the use of solar shading devices.
- 1.14 Design development to include Passenger spaces, and Class A and Class B bicycle parking to meet the Parking By-law. A 49-space childcare facility requires:
 - (a) 6 Class A passenger loading spaces;
 - (b) 1 Class A bicycle parking space; and
 - (c) 8 Class B bicycle parking spaces.

Note to Applicant: Design development to ensure that the location of vehicle parking is safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

- 1.15 Confirm in section drawings that there is a minimum 2.44 m (8 ft.) clear finished ceiling heights throughout the facility.

Note to Applicant: Recommend a 12 ft. floor-to-floor height in order to achieve the minimum required ceiling height.

- 1.16 Design development to minimize the number of balconies overhanging the outdoor play space and employ strategies to mitigate the potential risk of items falling off of balconies and from openable windows onto the play space below.
- 1.17 Design development to provide utility / service rooms to safely accommodate the mechanical, electrical, janitorial, and similar systems and equipment servicing the childcare facility, secured for exclusive use of the childcare facility. Design development to include a written Basis of Design (including the description of the proposed building systems) and a Commissioning Plan for the proposed childcare facility, for review and acceptance by the Real Estate, Environment, and Facilities Management prior to release of Development Permit.

Note to Applicant: Building systems serving the childcare facility's air space parcel are required to comply with the applicable design and technical guidelines and meet the intent of the City's Facilities Standards manual. These systems should be designed in a way that allows them to be independently operated and maintained, with the utilities separately metered and the monitoring systems (DDC, security) separately monitored. The Commissioning Provider (as that term is defined in BC Housing Building

Commissioning Guidelines) should be mutually agreed to by the Owner and the City of Vancouver. These systems should be designed in a way that minimizes their maintenance costs and needs for specialized maintenance.

- 1.18 Design development to minimize and mitigate any environmental health concerns (including pollution / noise / fumes / noxious smells / other hazardous elements), or any other negative impacts from the (industrial space / adjacent site / arterial road / other facilities within the development), on the childcare facility, and address any potential health and safety concerns and meet licensing requirements.
- 1.19 Design childcare to be universally accessible for peoples with disabilities.

Sustainability

- 1.20 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.

Engineering

- 1.21 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.

- 1.22 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>.

- 1.23 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>.

- 1.24 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.
- 1.25 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.26 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.

- 1.27 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.

- 1.28 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.

- (iv) "The required Green Infrastructure improvements for 5635 Cambie Street will be as per City-issued design".

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

- (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.

- (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.

- 1.29 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;
- (b) Maximum 5% slope; and
- (c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

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

- 1.30 Provision of a knock-out panel within P3 level to allow for future fit-out of additional access point. Consideration should be given to the placement of the proposed development's building circulation, structure, services and utilities so as to not prevent utilisation of this spatial provision as a future access point.

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

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

- 1.32 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A revised groundwater management plan and/or impact assessment.

Note to Applicant: The water level in the area is being artificially lowered by the long-term groundwater extraction at Oakridge. The revised groundwater management plan should include some discussions on this potential risk that could impact the development and/or site drainage system should pumping ever cease, either temporarily or permanently.

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

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 8.1 of the preliminary hydrogeological study (dated November 7, 2024).

- 1.33 Compliance with the Zoning and Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

- (b) Measures to limit or reduce environmental impacts from groundwater diversion.

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

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

- 1.34 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.

- 1.35 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.

- 1.36 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>

- 1.37 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.

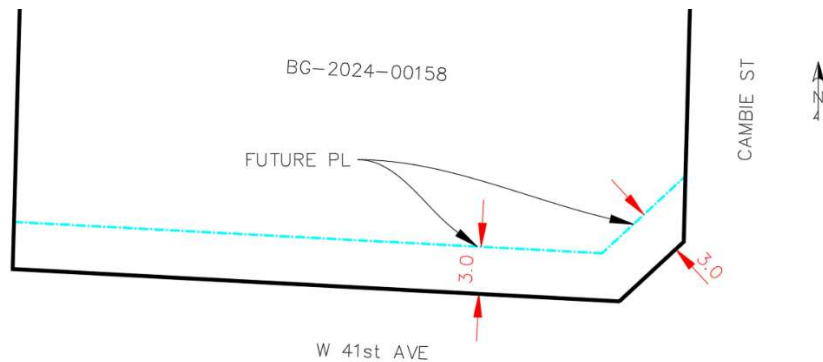
<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

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, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of the south 3 metres and an additional 3 metres offset corner cut in the southeast corner of the site for road purposes as per diagram below:



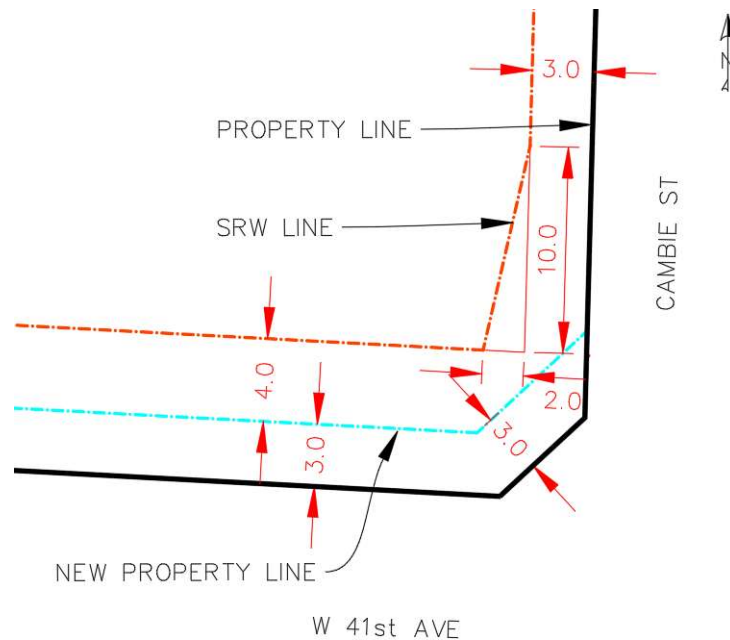
Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 346904M (commercial crossing) and 361185M (encroachment), prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a statutory right-of-way (SRW) for public use of the pedestrian pathway proposed on the north side of the site between Cambie Street and the lane.
- 2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 41st Avenue, to achieve a 4.0 m offset distance from the new property line, adjacent to Cambie Street, to achieve a 3.0 m offset distance from the property line, and an additional wedged shaped area that is 2.0 m x 10.0 m. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.



- 2.5 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 InterCAD Services Ltd. dated July 25, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. 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 90m 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 5635 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 450 mm SAN and 900 mm STM sewers in the Cambie Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated 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 Cambie Street adjacent to the site, including:

- (i) Minimum 1.5 m wide front boulevard;
- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (iii) Corner curb ramp;
- (iv) 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.

- (v) Integral concrete curb and slab at the bus stop on Cambie Street per City standards;
- (vi) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
- (vii) Minimum 2.5 m wide raised asphalt protected bike lane; and
- (viii) Type E curb between the sidewalk and bike lane.

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 41st Avenue adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete bus passenger boarding island;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including relocation of the existing catch basin and traffic signal pole, and road reconstruction as required to accommodate the curb and gutter;

Note to Applicant: Road reconstruction on West 41st Avenue to meet City higher zoned, arterial, bus lane standards.

- (v) Integral concrete curb and slab at the bus stop on West 41st Avenue per City standards;
 - (vi) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (vii) Minimum 1.8 m wide raised asphalt protected bike lane; and
 - (viii) Type E curb between the sidewalk and bike lane and the bus passenger boarding island and bike lane.
- (e) Provision of a laneway to plaza conversion for a portion of the existing lane west of Cambie Street adjacent to the site that will be closed to vehicular traffic at West 41st Avenue including the following:
 - (i) Concrete paving;
 - (ii) Public seating;
 - (iii) Simple landscaping; and
 - (iv) Lighting.

Note to Applicant: the design of the laneway plaza is to be coordinated with Engineering Services.

- (f) Provision of street improvements with appropriate transitions, along the lane west of Cambie Street adjacent to the site, including:
 - (i) 50mm mill and overlay; and

- (ii) Reconstruction of curb and gutter for existing lane crossing on West 41st 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 Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a subsurface infiltration trench along West 41st Avenue under the concrete passenger bus boarding island, and connect to the new catch basin to treat and retain 90% of average annual rainfall from the bike lane and roadway to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

Building foundation design should take green infrastructure into consideration to protect the foundation from the potential impacts caused by infiltration.

Note to Applicant: 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.

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

- (j) 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.

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.

- (k) 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.

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

- 2.6 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>.

Childcare Facility

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 turnkey 49-space childcare facility, all within a fee-simple air space parcel, which meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- 2.7 Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 49-space childcare facility with two 12-space programs for 0-3 year olds and one 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing of its successor in function) and meets the intent of the BC Design Guidelines for Child Care Centres, the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines and the City's other guidelines and standards that are applicable at the time of rezoning enactment, all to be contained within a separate air space parcel.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

Note to Applicant: The FF&E amount (estimated minimum at \$2,500 per childcare space) is to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

- 2.8 The childcare facility will have indoor area of not less than 600 sq. m (6,458 sq. ft.) on one level, with a finished ceiling height of not less than 8 ft. clear and a dedicated adjacent net outdoor space of no less than 724 sq. m (7,793 sq. ft.).
- 2.9 The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: an entrance with a street presence, dedicated mechanical, electrical, data, communications and similar utility/service rooms; dedicated passenger loading spaces for users; dedicated bicycle parking spaces, dedicated stroller storage, dedicated storage room(s); access to and shared use of the stairwell, access to and shared use of elevators; and access and shared use of the garbage and recycling; and access to any other accessory use spaces that may be required by the applicable design and technical guidelines at the time of the Rezoning enactment, and all with convenient, universally-accessible and safe access to the childcare entrance.
- 2.10 Transfer to the City at no cost an air space parcel in fee simple containing the childcare 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.
- 2.11 The construction and delivery of the facility is to be secured by a Letter of Credit (LC) or other security acceptable in the sole discretion of the City, 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 security 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>.
- 2.12 The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.
- 2.13 An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.
- 2.14 An agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the elevators, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, 6 Passenger spaces, and dedicated bicycle parking;
- 2.15 Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and
- 2.16 Such other terms and conditions as the Director of Legal Service, 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.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

- 2.17 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services for one Class B loading space to be used between the childcare facility and commercial.

Non-Stratification Covenant

- 2.18 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services prohibiting both the separate sale and the strata subdivision of for the non-residential floor area of the building.

Note to Applicant: The preceding agreement is not intended to prevent the airspace subdivision and subsequent transfer of the childcare facility described in requirement 2.7.

Cash Community Amenity Contribution

- 2.19 The applicant has offered a cash CAC of \$1,750,000. Real Estate Services have reviewed the applicant's development proforma and concluded that the CAC value offered is appropriate and accept the offer. Staff recommend that the amount be allocated to the Cambie Corridor Public Benefits Strategy.

Public Art

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

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

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

Environmental Contamination

- 2.21 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: 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:

“5635-5655 Cambie Street and 511 West 41st Avenue [CD-1 #] [By-law #] C-1”

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

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

“[CD-1#] [By-law #] 5635-5655 Cambie Street and 511 West 41st Avenue”

* * * * *

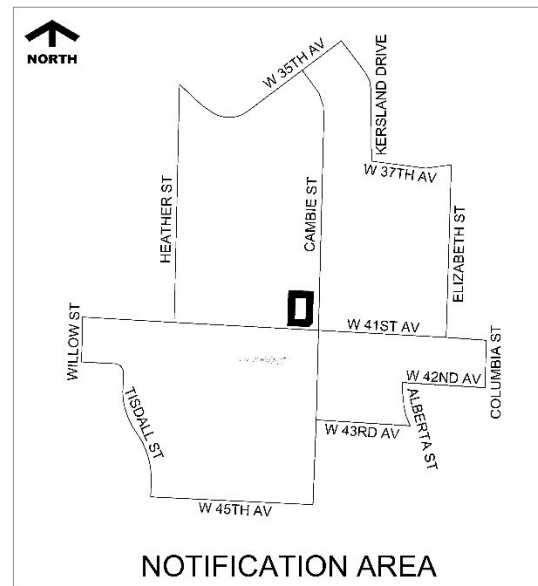
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 732 page views were recorded. A total of 36 comments were received with 22 comments in support for housing, addition of amenities and childcare services, and location, and 4 expressing concerns about height, impact on neighbourhood character, and increase in traffic.

Event	Date(s)	Details
Webpage published	July 2, 2025	https://www.shapeyourcity.ca/5635-5655-cambie-st-and-511-w-41-ave
Postcard mailed	July 15, 2025	1,476 notices mailed (approximate)
Site sign installed	July 2, 2025	n/a
Online comment form	July 2025 to January 2026	31 submissions • 22 responses support • 4 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	July 16, 2025 to July 29, 2025	2 submissions
Other input (phone calls, direct emails, etc.)	July 2, 2025 to January 5, 2026	3 submissions
Total webpage views	July 2, 2025 to January 5, 2026	732 page views
Total Submissions (Comments submitted + questions asked + other input methods)		36 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Strong support for adding new housing and increased density at a well-served transit location.
- **Childcare and community amenities:** The inclusion of a childcare facility and new commercial space is widely welcomed, providing needed services for families and enhancing community activity.
- **Location and transit access:** The site is seen as highly appropriate for a taller building given its proximity to the Canada Line, shopping, and amenities.

Areas of concern:

- **Building height:** The proposed tower is viewed as excessively tall given the concentration of high-rise development already nearby. Respondents feel the area is becoming overbuilt and that additional towers will further overwhelm the streetscape.
- **Neighbourhood character:** The design is described as unattractive and does not fit at a prominent corner, with concerns that it contributes to a growing sense that the neighbourhood is losing its distinct identity amid rapid high-rise growth.
- **Traffic and infrastructure:** Residents believe the area's transportation network cannot support further density, noting existing congestion and a lack of capacity to absorb more development.

Response to Public Comments:

- **Building height:** The proposed height is generally in alignment with the heights in the *Plan*, for which minor increases in height were to accommodate the childcare and commercial, while still aligning with the *Vancouver ODP*. Higher building forms are in alignment with the emerging character of this area as a high-transit density area within a Municipal Town Centre.
- **Neighbourhood character:** The tower on podium form proposed is in alignment with *Plan*. Overall, this application aligns with the emerging character of the area as outlined in the *Plan*.
- **Traffic and infrastructure:** This proposal is in an ideal location to reduce reliance on personal vehicles for transportation, with a Canada Line Station, rapid bus and active transportation all within a block of the site.

* * * * *

APPENDIX E PUBLIC BENEFITS

City-wide DCL ¹	\$5,804,348
Utilities DCL ¹	\$3,149,531
CAC: In-kind childcare	\$13,000,000
CAC: Cash	\$1,750,000
Public Art ²	\$590,376
TOTAL	\$24,294,255

¹ Based on rates in effect as of December 10, 2025 and the proposed 19,769.6 sq. m (212,798 sq. ft.) of residential floor area, 7,241.2 sq. m (77,944 sq. ft.) of commercial floor area and 690.1 sq. m (7,428 sq. ft.) of in-kind child care.

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 F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
5635-5655 Cambie Street and 511 West 41st Avenue	006-854-982	Lot B, Except Part in Plan LMP12404 Block 874 District Lot 526 Plan 20145

Applicant Team

Applicant/Developer	Polygon Elysee Homes Ltd.
Architect	NSDA Architects
Property Owner	5655 Cambie Developments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	2,866.0 sq. m (30,849 sq. ft.)	
Land Use	Commercial	Mixed-Use Residential Commercial Office Institutional
Maximum FSR	1.2	9.7
Maximum Height	10.7 m (35 ft.)	95.2 m (312 ft.)
Floor Area	3,439.2 sq. m (77,019 sq. ft.)	27,700.9 sq. m (298,170 sq. ft.)
Unit Mix	N/A	39 1-bedroom 118 2-bedroom 19 3-bedroom 176 Total
Natural Assets	2 on-site trees 1 off-site private tree 1 City street trees	3 trees proposed for removal. 1 trees proposed for retention. 20 proposed replacement trees. Final numbers to be confirmed at development permit stage.

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