



COUNCIL REPORT

Report Date: May 12, 2026
Contact: Luke Reynolds
Contact No.: 604.871.6256
RTS No.: 18614
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4338 and 4362 Cambie Street

Recommendations

- A. THAT the application by Tera Development, on behalf of Cambie Terra Development Ltd., the register owner of the lands located at 4338 and 4362 Cambie Street [*Lots 2 and 3 Block 721 District Lot 526 Plan 6539; PIDs 010-869-638 and 010-869-654 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 5.4 and increase the maximum building height from 11.5 m (38 ft.) to 43.9 m (144 ft.) to permit the development of a 12-storey mixed-use building containing 101 strata-titled residential units with commercial space on the ground floor be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture and Urbanism, received July 23, 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D 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 4338 and 4362 Cambie Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for a 12-storey mixed-use building with 101 strata residential units and commercial space on the ground floor.

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

This application is consistent with *Vancouver Official Development Plan* and generally consistent with the objectives of the *Transit-Oriented Area Policy (Policy)* regarding design, and height, but departs from the *Policy's* expectations on density and the provision of affordable housing. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

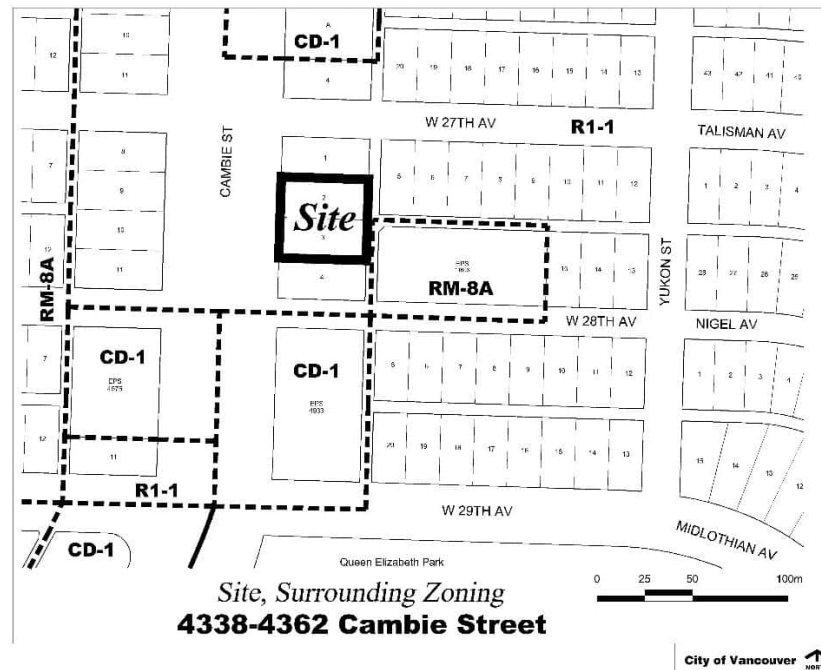
Context and Background

1. Site and Context

The subject site is comprised of two parcels, located mid-block on the east side of Cambie Street (see Figure 1). The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings, including mid-rise residential along Cambie Street and single-detached

dwelling on local streets. The site contains two single detached homes constructed in 1943 and 1947, and is located two blocks south of the King Edward Canada Line Station, with convenient bus service along Cambie Street.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The land use and height is consistent with Mixed-Use – Mid-Rise Generalized Land Use (GLU) designation, permitting mid-rise, commercial or mixed-use residential apartments up to 12 storeys.
- **Cambie Corridor Plan (the “Plan”):** This site is located in the Queen Elizabeth sub area 4.2, for which the *Plan* provides direction for residential use up to 2.5 FSR and six storeys.
- **Transit-Oriented Areas (“TOA”) Designation By-law and TOA Rezoning Policy:** This site is within Tier 2 of the TOA and is consistent with the height designation. As the *TOA* allows more height than the *Plan*, the application is being assessed under the *TOA* policies. The *TOA Rezoning Policy* requires strata developments provide 20% social housing.

Discussion

1. Proposal

The proposal is for a 12-storey mixed-use building with 101 strata residential units with commercial space at grade (Figure 2). Indoor/outdoor rooftop amenity space is also proposed. A building height of 43.9 m (144 ft.) and a floor space ratio (FSR) of 5.4 is proposed. Four levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Northeast

2. Form of Development

This application is being considered under the *Transit-Oriented Area Rezoning Policy* and the *Cambie Corridor Plan* (see Figure 2). The proposal generally meets the expectations of the *Policy* for tower form, height, and setbacks. The proposal seeks variation to the tower floor plate size and density.

Urban Design Analysis Summary

Issue	TOA Policy	Proposal	Impacts	Outcomes
Height	12 storeys	12 storeys	N/A	Height is permitted in the <i>Policy</i> . Note that site is crossed by the Queen Elizabeth viewcone. Proposal indicates no infringement into this viewcone, however condition has been provided to ensure clearance is maintained through design development.
Tower Floor Plate	603.9 sq.m (6,500 sq. ft.) per Plan 670 sq.m (7,200 sq. ft.) per the Residential Tower Floor Plates Bulletin	711.08 sq.m (7,654 sq. ft.)	Shadowing, bulk	Exceeds the direction of the <i>Plan</i> and Residential Tower Floor Plates Bulletin, resulting in increased perceived bulk and incremental shadowing on immediate public realm. However, the proposal maintains significant openness-to-the-sky, given its frontage on Cambie Street - a major arterial with an exceptional width of 150 ft., and wide urban boulevards, and that adjacent properties directly north and south are single-lot non-tower sites, and will be limited to 6-storey buildings as the highest redevelopment option.
Density	4.0 FSR	5.3 FSR	Shadowing, bulk	Staff recommend support for increased density given significant openness- to- sky and minimal impact to overall context.

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

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Twenty-two on-site trees are proposed for removal, and five City trees are proposed for retention. The final numbers of replacement trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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

3. Housing

The *TOA Policy* requires that strata residential projects provide 20% of residential floor area as Social Housing. This application does not propose to meet this policy requirement, instead delivering cash CAC's towards other Public Benefits. Staff recommend support of this proposal, since the subject site is located in Tier 2 of the TOA and does not achieve heights and densities that would support delivery of Social Housing. Staff will continue to expect affordable housing requirements to be met in Tier 1 TOA proposals, and will further explore options to enable viable affordable housing provision throughout TOA's in the upcoming Inclusionary Housing review.

Tenants: The rezoning site contains two existing secondary rental residential uses, which are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the TOA Rezoning Policy. However, since the proposal does not include any replacement rental units, tenants will not be able to return to the new building and will instead be supported to find new housing.

Typically, where there is an existing rental building on a redevelopment site in a TOA area, the enhanced tenant protections would enable tenants to return to the new building at their existing rents once the building is complete and receive rent top-up during construction. However, these provisions are not applicable where the proposed new building is not rental residential. This situation will be considered in the upcoming *TRPP* review to determine the appropriate tenant protections where there is no opportunity for tenants to return to the site.

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

If the project is approved, the applicant will be required to provide a Tenant Relocation Plan (TRP) for eligible tenants which meets the City's *TRPP* and includes these additional supports. The draft TRP is summarized in Appendix E of this report. Conditions related to securing the tenant protections are included in Appendix B.

The rezoning site contains existing rental residential uses, including ~~2~~ two units of secondary rental housing.

Both of the existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* ("TRPP").

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage:

<https://www.shapeyourcity.ca/4338-4362-cambie-st-2>.

In total, approximately 76 submissions were received. Comments supported new housing, proposed density, and ground level retail, while concerns focused on building height, neighbourhood fit, and traffic and parking impacts. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$3,611,978 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Despite negotiations, there remains a gap between the City's supported CAC position of \$3,450,000 and the Applicant's offering of \$1,500,000. Given current market conditions impacting the real estate market and future housing supply, as an incentive to induce the Applicant to advance this project in a timely manner, the City is prepared to accept a staggered approach to the voluntary cash offering. If the Applicant satisfies all rezoning conditions for enactment, the rezoning is approved by Council and Council, enacts the CD 1 By-law for the Rezoning Lands within 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to \$1,500,000. If enactment does not occur within 24 months, the CAC amount will increase by \$250,000, and shall increase an additional \$250,000 every three months thereafter, to a maximum of \$3,450,000 approximately 48 months after the date of the approval in principle of the Rezoning Application.
- **Public Art:** The public art contribution is estimated to be \$222,117 based on the current (2016) rate.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC, DCLs, and a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan* and the *Transit-Oriented Areas Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
4338 & 4362 Cambie Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

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

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) 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 1,936.8 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 5.4.
- 5.3 The total floor area for commercial uses must be a minimum of 458.9 m².
- 5.4 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.
- 5.5 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.
- 5.6 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.

Building Height

- 6.1 Building height must not exceed 43.9 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar 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.

The properties outlined in black () are rezoned:
From **R1-1** to **CD-1**

RZ- 4338-4362 Cambie Street	map: 1 of 1 scale: NTS	
City of Vancouver		

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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 Arno Matis Architecture, received on July 23, 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 retail frontage to create a more open and pleasant pedestrian experience. This may be achieved by:
 - (a) Minimizing landscape buffer at retail frontages to provide more space for cafe seating, patios and pedestrian movement. Refer to *Cambie Corridor Public Realm Plan* 3.4.2.
 - (b) Providing weather protection to improve pedestrian comfort. A minimum 1.8 m (6 ft.) at 2.7 m (9 ft.) above grade with depth increasing proportionally to a maximum height of 12 ft. above grade is recommended. Refer to *Cambie Corridor Plan* 5.2.16.
- 1.2 Design development to exterior balconies above podium to improve livability. This may be achieved by:
 - (a) Prioritizing primary balcony locations to face street or lane (ie. Units 907, 1002, 1103) and minimize number of balconies facing sideyard. Ensure that all balconies meet minimum dimensions of 1.8 m x 2.7 m. Refer to the *High-Density Housing for Families with Children Guidelines*, Section 4.3.
 - (b) Providing privacy screens on balconies on Levels 06 – 09 (i.e. between units 904 and 905; and units facing Cambie Street).
- 1.3 Design development of rooftop level to ensure no architectural or mechanical element projects into existing view cones.

Note to Applicant: It appears there is a minor infringement on View Cone 3.2.1 from Queen Elizabeth Park.
- 1.4 In accordance with *TOA Policy* 5.4.3, which mandates at-grade commercial uses on arterial sites within 800 m of King Edward Station, the proposed location of the amenity room must be revised. To maintain a continuous retail frontage along Cambie Street, the amenity space should either be relocated away from Cambie Street or positioned on an upper level.

Landscape

1.5 Provision of an updated arborist report and tree management plan.

1.6 Note to Applicant:

(a) Arborist report does not include any imagery of City boulevard trees.

Due to the current condition of City Tree 725 (Tree ID 64189), 730 (Tree ID 64200) and 722 (Tree ID 64202), tree removal is supportable contingent on the collection of tree values. Tree 800 is supported for removal as well as its growth has been suppressed by adjacent trees and is exhibiting stunted growth. Please contact PBDevelopment.trees@vancouver.ca to initiate the City tree removal process.

1.7 Provision of an updated landscape drawing.

Note to applicant: Indicate the replacement street tree species along Cambie to be *Quercus petraea*.

1.8 Provision of a revised arborist report that addresses the retention strategy of all retained trees;

Note to Applicant: The submitted arborist report does not discuss all the trees shown on the Tree Protection Plan, such as trees #802 and #803. These two trees are not included in the Tree Inventory table. Ensure the impact from excavation and the proposed elements near these trees are appropriately reviewed by the consulting arborist.

Sustainability

1.9 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

1.10 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.

- 1.11 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>

- 1.12 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>

- 1.13 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.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 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.

- 1.16 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.

- (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.

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

- (a) Two-way vehicle flow, including:
 - (i) Convex mirrors at all 90 degree turns.

- 1.18 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) 0.3 m column setback from maneuver aisle.

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

- (a) 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;
- (b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

- 1.20 Provision of a 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.
- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- 1.21 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.

- 1.22 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>

- 1.23 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 and the Director of Legal Services for consolidation of Lots 2 and 3, Block 721, District Lot 526, Plan 6539 to create a single parcel.
- 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 Creus Engineering Ltd. dated June 20th, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Cambie Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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 4338 Cambie Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm COMB sewers in the lane east of 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 1.8 m wide front boulevard with street trees;
- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (iii) Curb and gutter, including road reconstruction as required to accommodate the curb and gutter;
- (iv) Minimum 2.5 m wide raised asphalt protected bike lane.

Note to Applicant: The City will provide a geometric design for all of these street improvements.

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

- (i) Full depth pavement reconstruction;

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

Refer to the City design guidelines and construction standards.

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

- (e) Provision of speed humps in the north-south lane east of Cambie Street between West 27th Avenue and West 28th Avenue.
- (f) Provision of upgraded sidewalk lighting to current City standards and IESNA recommendations.
- (g) 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.

Note to Applicant: 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.

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

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

- (i) Provision of 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>

Housing

- 2.4 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *TOA Rezoning Policy* and per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (i) All eligible tenants will be assisted with:
 - (1) identifying suitable alternate accommodation options:
 - (a) with rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements; and

- (b) that are a unit type appropriate to the tenant household as defined by the CMHC National Occupancy Standard with consideration for tenant priorities as identified in the City's mandatory Tenant Needs Assessment and additional one-on-one conversations;
 - (2) applications for non-market housing, where tenants meet any applicable eligibility requirements; and
 - (3) applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.
- (ii) If the proposed use of the new development changes to include a residential rental component, eligible tenants will be offered the right of first refusal to return to the new building with starting rents as outlined in the enhanced tenant protections of the Broadway Plan policy.
- (iii) Low-income tenants or tenants facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the Tenant Relocation and Protection Policy.
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between approval in principle of the Rezoning Application and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the

new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

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

Note to Applicant:

- (a) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B1 (time-limited): 60% cash-in-lieu of Art.
- (b) Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred to public hearing as of December 10, 2025 and prior to July 31, 2026.
- (c) Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss options further.

Environmental Contamination

- 2.6 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.

Finance

- 2.6 Payment to the City of a cash Community Amenity Contribution ("CAC") of **\$3,450,000**, subject to the following:

- (a) If the Applicant satisfies all rezoning conditions for enactment, the CD-1 By-law is enacted by Council, and the date of such CD-1 By-law enactment is set no later than the day that is 24 months following the approval in principle of the Rezoning Application, the CAC amount will be reduced, as an incentive, to **\$1,500,000** which shall be payable prior to CD-1 By-law enactment and escalate thereafter as set out in 2.6(b) below.
- (b) If CD-1 By-law enactment does not occur within 24 months after Council's approval in principle of the Rezoning Application as described in 2.6(a), the calculation of the CAC amount will increase by \$250,000 every three months thereafter, to a maximum of \$3,450,000.

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

Agreements

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

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

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

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APPENDIX C PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“4338 and 4362 Cambie Street [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 4338 & 4362 Cambie Street”

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

Lots 2 and 3 Block 721 District Lot 526 Plan 6539. PIDs 010-869-638 and 010-869-654 respectively.

* * * * *

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 20, 2025	https://www.shapeyourcity.ca/4338-4362-cambie-st-2
Postcard mailed	December 1, 2025	2,055 notices mailed (approximate)
Site sign installed	November 25, 2025	n/a
Online comment form	November 2025 to April 2026	76 submissions • 57 responses support • 13 responses opposed • 6 responses mixed
Question and Answer (Q&A) period (2 weeks)	December 3, 2025 to December 16, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	November 2025 to April 2026	0 submissions
Total webpage views	November 2025 to April 2026	719 page views
Total Submissions (Comments submitted + questions asked + other input methods)		76 submissions



NOTIFICATION AREA

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

Areas of support:

- **Housing:** The project was supported for adding housing supply and a wider range of unit types to help address affordability and increase limited housing options in the area.
- **Density:** Respondents supported the proposed density and height as appropriate for a site located on the Cambie Corridor, aligning with transit oriented and sustainable growth objectives.
- **Use:** The inclusion of ground level commercial space was widely supported, as this area of Cambie Street currently lacks services and could improve walkability, support local businesses, and create jobs.

Areas of concern:

- **Building height:** Respondents expressed concern that the proposed 12 storeys is significantly taller than surrounding buildings, could be out of character with the neighbourhood, and may result in shadowing, loss of views, and an overall scale that feels inappropriate for this location.
- **Traffic and congestion:** Respondents were concerned that additional residential units and commercial activity could exacerbate existing traffic congestion, parking shortages, and pedestrian safety issues, further straining an area already perceived as congested.

Response to Public Comments

Building height: This proposed height of 12 storeys is consistent with Tier 2 of the *TOA Policy*. Although the proposed development exceeds the direction of the *Plan* and Residential Tower Floor Plates Bulletin, resulting in an increased perceived bulk and incremental shadowing on the immediate public realm, staff are receptive to the form of development as presented given the large site, wide urban boulevards, and significant openness-to-the-sky given its frontage on Cambie Street.

Traffic and congestion: The site is in close proximity to King Edward Station. Rezoning conditions are included to address safety for all road users and include street improvements along Cambie Street. The Parking By-law does not require minimum parking requirements, city-wide, except for accessible parking, visitor spaces, and bike parking.

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APPENDIX E

DRAFT TENANT RELOCATION PLAN

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation	Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitoring the rental market and providing tenants requesting assistance with a minimum of three housing options in Vancouver that best meet the tenants' identified priorities and with rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements. The applicant will also support all tenants with applications for non-market housing, where tenants meet the applicable eligible requirements, and with applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	Not Applicable

APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$2,239,562
Utilities DCL ¹	\$1,372,416
CAC: Cash ²	\$3,450,000
Public Art ³	\$222,117
TOTAL	\$7,284,095

¹ Based on rates in effect as of December 10, 2025 and the proposed 9,963 sq. m (107,238 sq. ft.) of residential floor area and 458.9 sq. m (4,940 sq. ft.) of commercial floor area.

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 While there continues to be a gap between the City's supported CAC position of a \$3,450,000 and Applicant's offering of \$1,500,000, the City is prepared to accept the following voluntary cash offering as an incentive to induce the Applicant to advance this project in a timely manner:

- Cash CAC of \$3,450,000 payable as a prior condition of rezoning enactment for the Rezoning Lands subject to the following:
- If the Applicant satisfies all rezoning conditions for enactment, the CD-1 By-Law is enacted by Council, and the date of such CD-1 By-Law enactment is set no later than the day that is 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to \$1,500,000 which shall be payable prior to rezoning enactment and escalate thereafter as set out in this proposal.
- If CD-1 By-law enactment does not occur within 24 months after Council's approval in principle of the Rezoning Application, the CAC amount will increased by \$250,000 every three months, to a maximum of \$3,450,000 approximately 48 months after the date of the approval in principle of the Rezoning Application.

³ The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
4338 Cambie Street	010-869-638	Lot 2 Block 721 District Lot 526 Plan 6539
4362 Cambie Street	010-869-654	Lot 3 Block 721 District Lot 526 Plan 6539

Applicant Team

Applicant	Tera Development
Developer	Tera Development
Property Owner	Cambie Terra Development Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	1,936.8 sq. m (20,848 sq. ft.)	1,936.8 sq. m (20,848 sq. ft.)
Land Use	Residential	Residential, Commercial
Maximum FSR	0.7	5.4
Maximum Height	11.5 m (38 ft.)	43.9 m (144 ft.)
Floor Area	1,356 sq. m (14,593 sq. ft.)	10,422 sq. m (112,178 sq. ft.)
Unit Mix	N/A	51 1-bedroom 39 2-bedroom 11 3-bedroom 101 Total
Natural Assets	22 on-site trees 5 street trees	22 trees proposed for removal. 5 trees proposed for retention. Replacement trees to be confirmed at development permit stage

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