

URBAN DESIGN PANEL AGENDA

Date: Wednesday, May 21st, 2025

Time: 03:00 pm

Place: Teams (Online Meeting)

Visit <https://vancouver.ca/your-government/urban-design-panel.aspx> for more details

1. 03:00 pm Address: 6428-6438 Cambie St and 480-488 W 48th Ave

Permit No.: RZ-2024-00046

Description: To amend CD-1 (730) (Comprehensive Development) District. The proposal is to allow for the development of a 26-storey mixed-use rental building and includes: 182 units with 20% of the floor area for below-market units; Commercial space on the ground floor; A floor space ratio (FSR) of 10.24; and A building height of 79.6 m (261 ft.). This application is being considered under the Transit-Oriented Areas Rezoning Policy and Cambie Corridor Plan. The application requests consideration of density and height in excess of the existing policies.

Zoning: CD-1 to CD-1

Application Status: Rezoning Application

Review: First

Architect: Donald Yen, Urban Solutions Architecture Ltd.



04:00 pm Break

2. 04:05 pm

Address:

8080 Yukon St

Permit No.:

RZ-2025-00008

Description:

To rezone the subject site from CD-1 (88) to a new CD-1 (Comprehensive Development) District. The proposal is to allow for the development of four buildings of social housing. This proposal includes: A total of 847 social housing units; A total floor space ratio (FSR) of 6.99; Building One is a six-storey building with a height of 19.2 m (63 ft.) and 123 units for seniors; Building Two is a 20-storey building with a height of 59.4 m (195 ft.) and 200 units; Building Three is a 32-storey building with a height of 95.1 m (312 ft.) and 272 units; and Building Four is a 28-storey building with a height of 83.2 m (273 ft.) and 252 units. This application is being considered under the Marpole Community Plan. The City's Tenant Relocation and Protection Policy applies to this site. This policy provides assistance and protections to eligible renters impacted by redevelopment activity. To learn more visit: vancouver.ca/protecting-tenants.

Zoning:

CD-1 to CD-1

Application Status: Rezoning Application

Review:

First

Architect:

GBL Architects



05:05 pm

Break

3. 05:10 pm

Address: 1395 Rolston St

Permit No.: DP-2024-01152

Description: To develop this site with a 27-storey, mixed-use building. The proposal includes: 201 social housing units; 37 space childcare facility; Retail at grade; A floor space ratio of 9.71; An approximate height of 85 m (278.9 ft.); Three levels of underground parking
The development application follows the rezoning application approved in principle by City Council at a Public Hearing on July 12, 2022, and the CD-1 By-law was enacted by Council on January 21, 2025. This application is being processed concurrently with and will be subject to Council approval of a text amendment, approval of the Form of Development, and decision by the Development Permit Board.

Zoning: CD-1

Application Status: Complete Development Application

Review: Second

Architect: Diamond Schmitt Architects

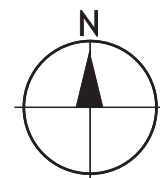


6428-6438 Cambie St, 480-488 W 48th Ave



Scale: 1:2,000

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8080 Yukon St

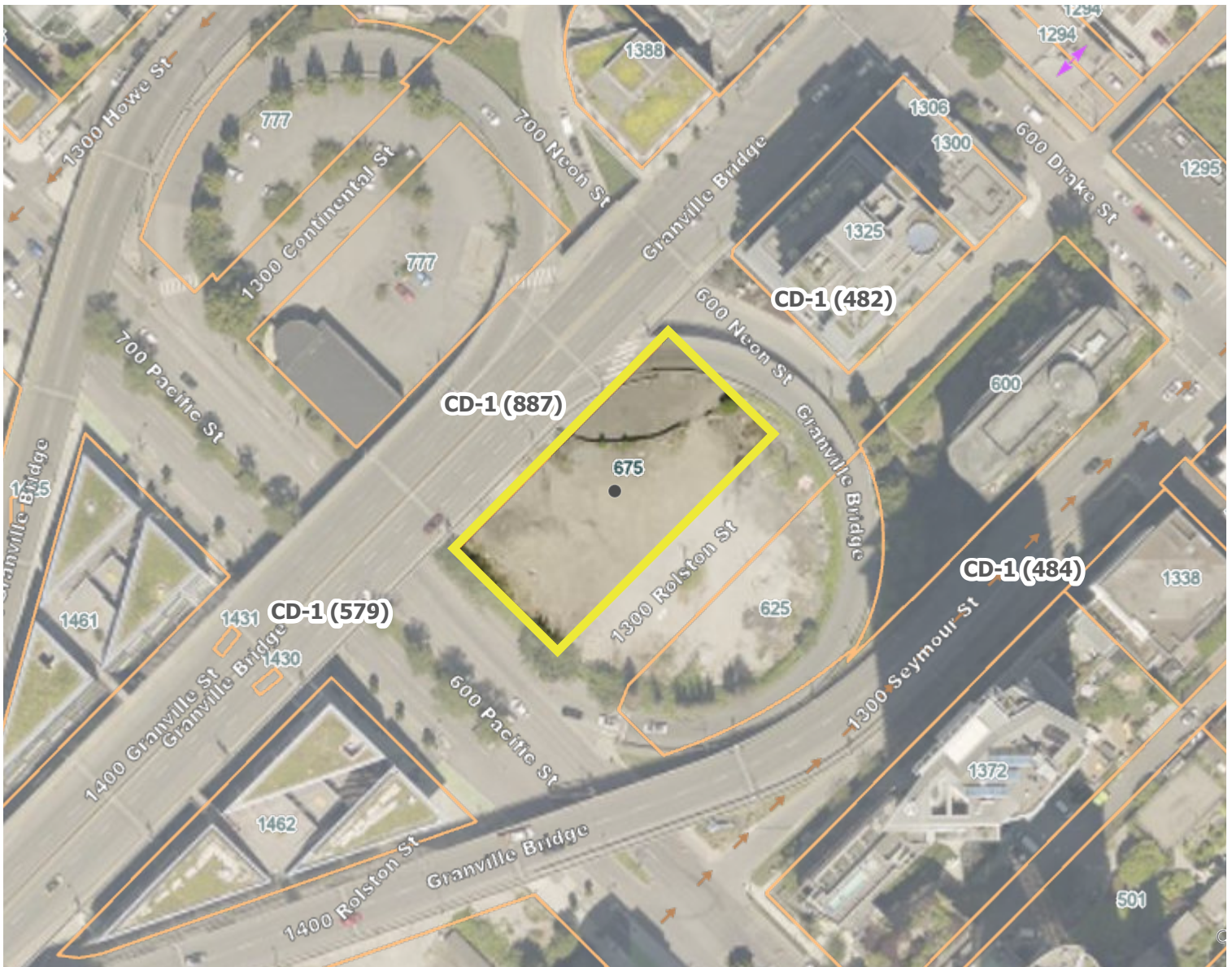


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0 0.01 0.03 0.06 km



1395 Rolston St



Scale: 1:2,000

