

## URBAN DESIGN PANEL AGENDA

**Date:** Wednesday, November 26, 2025

**Time:** 03:00 pm

**Place:** Teams (Online Meeting)

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

- |           |                 |                            |   |
|-----------|-----------------|----------------------------|---|
| <b>1.</b> | <b>03:00 pm</b> | <b>Address:</b>            | <b>4911-5255 Heather St, 637-657 W 37th Ave, &amp; 620-689 W 35th Ave</b>   |
|           |                 | <b>Permit No.:</b>         | RZ-2025-00088   |
|           |                 | <b>Description:</b>        | <p>Proposed development at 4911-5255 Heather St, 637-657 W 37th Ave, &amp; 620-689 W 35th Ave (Heather lands), xʷməθkʷəy̓ə m (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh) (MST), in partnership with Aquilini Development, seek to rezone the site from previous CD-1 (80) and (881) to a new CD-1. The application is being considered under the Heather Lands Policy Statement . The previous rezoning was approved by Council in May 2022, the details of which are available here. The current rezoning proposal is for the redevelopment of the 21-acre master plan site. The application is for 16 buildings between 4 and 46 storeys, a childcare facility, school, park and public open space, retail space, a cultural centre, and attainable leasehold ownership housing units under the provincial Attainable Housing Initiative (AHI). The application includes: 317,861 sq. m (3,421,428 sq. ft.) of gross floor area; 210,707 sq. m (2,268,029 sq. ft.) of AHI housing, equal to approximately 2,937 units; 47,535 sq. m (511,660 sq. ft.) of market leasehold strata, equal to approximately 701 units; 44,349 sq. m (477,370 sq. ft.) of social housing, equal to approximately 612 units; 5,825 sq. m (62,696 sq. ft.) of retail space; a 929 sq. m (10,000 sq. ft.) Musqueam, Squamish, and Tsleil-Waututh (MST) Cultural Centre; a 125-space childcare facility; one acre parcel for a school, to be leased to the Conseil Scolaire Francophone (CSF); four acres of park and open space; and a maximum building height of 141 m (463 ft.).</p> |
|           |                 | <b>Zoning:</b>             | CD-1 Text Amendment   |
|           |                 | <b>Application Status:</b> | Rezoning Application  |
|           |                 | <b>Review:</b>             | First   |
|           |                 | <b>Architect:</b>          | GBL Architect   |



**04:00 pm      Break**

**2. 04:05 pm Address: 8530-8550 Cambie St**

Permit No.: RZ-2025-00062

Description: To rezone the subject site from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of two 43-storey towers, one 10-storey tower, and one seven-storey tower over a shared three-storey podium and includes: 1,000 rental units, with 20% of the floor area for below-market units; industrial space on the first and second level; commercial space and a rooftop park on level three; a private childcare facility; a private senior's centre; a floor space ratio (FSR) of 5.33; and a range in building heights from 44.1 m (144.7 ft.) to 137.7 m (451 ft.). This application is being considered under the Metro 2050 clause to consider residential uses in Employment Lands within 200 metres of a rapid transit station and within a Frequent Transit Development Area.

Zoning: I-2 to CD-1

Application Status: Rezoning Application

Review: First

Architect: Perkins & Will



**05:05 pm Break**

- 3. 05:10 pm      Address:      2808-2888 E Broadway, 2813-2881 E 10th Ave, 2528-2580 Kaslo St**
- Permit No.:      RZ-2025-00072
- Description:      To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of four 39-45-storey mixed-use buildings, and includes: 1,959 residential units; with 1,386 strata units; 573 rental units with 20% of the floor area for below-market units; Commercial space, a 73-space private child care, and amenities on the ground floor; a floor space ratio (FSR) of 10.5; and building heights ranging from 163.8 m (537 ft.) to 187.4 m (618 ft.). This application is being considered under the Rupert Renfrew Station Area Plan as a new Unique Site. Proposals for Unique Sites are expected to undertake a more comprehensive development review and consultation process, given their larger scale and complexity.
- Zoning:      R1-1      to CD-1
- Application Status: Rezoning Application
- Review:      First
- Architect:      Arcadis Architects



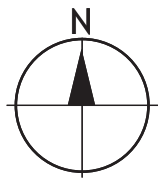


# 4911-5255 Heather St, 637-657 W37th Ave, & 620-689 W 35th Ave



Scale: 1:8,000

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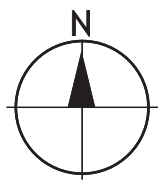
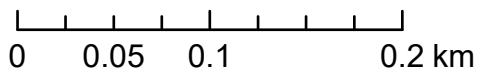




# 8530-8550 Cambie St



Scale: 1:6,000





# 2808-2888 E Broadway, 2813-2881 E 10th, 2528-2580 Kaslo St



Scale: 1:6,000

