CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services
Development Review Branch

August 28, 2026

Josh Schmidt
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1900 - 1066 W Hastings St.
Vancouver, BC
V6E 3X1

RE: 2285 Cambie Street, Vancouver, BC V5Z 2T5
Development permit application number DP-2026-00422

On behalf of the Director of Planning, your application has been approved to develop a 32-storey Mixed-use Residential Building (with partial additional storey for amenity and mechanical rooms), consisting of 230 dwelling units developed as secured market rental (with 20% of the total dwelling unit area provided as below-market rental), Retail at grade, General Office use on Levels 2 to 5, all over six levels of underground parking having vehicular access from the lane, subject to enactment to the CD-1 By-law and Director of Planning approval of the form of development.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.9 of this "prior-to permit issuance" letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S) using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Contact Janu Raj, your Project Facilitator at Janu.Raj@vancouver.ca with any questions or concerns.

City of Vancouver, Development, Buildings & Licensing
Development Services Division, Development Review Branch
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4 Canada
tel: 604.873.7611 *fax:* 604.873.7100
website: vancouver.ca

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1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Development Review Branch conditions:

1.1 compliance with Section 4 – *Off Street Parking Space(s)* of the Parking By-law;

Note to Applicant: Reduce the number of small car parking spaces for each use to not exceed 25% of the total parking spaces provided for that use.

1.2 provision of the following revisions and additional information:

i. clearly separate the amenity areas allocated for residential and office use on level 6;

ii. clarify function of the office amenity space;

Urban Forestry Review conditions:

1.3 provision of an updated landscape plan including the following:

i. denote the preferred off-site boulevard tree species along W 7th Avenue to be *Celtis occidentalis* 'Prairie Sentinel';

ii. tree planting along Cambie Street may not be possible due to BC Hydo distribution lines. Coordination and confirmation with City's Engineering Streets Design department is required;

Note to Applicant: Project arborist has noted observable sidewalk heaving about Cambie Street. Any proposal requiring alteration of building grades to ensure safe tree retention should be coordinated with the Streets Design team in Engineering Services, Barbara.FuegoGomez@vancouver.ca.

Contact PBDevelopment.trees@vancouver.ca if any clearance pruning along Cambie Street is required.

Engineering Services conditions:

1.4 removal of encroachments within the City Right-of-Way, including but not limited to deleting the proposed colored concrete banding in the sidewalk area on both Cambie Street and W 7th Avenue;

1.5 clarification of on-site electrical plant;

Note to Applicant: Clearly indicate and label the pad mount Transformer (PMT) on all plan sets. From the Applicant's Rezoning response document, it notes a PMT is to be placed on-site. If an alternate equivalent on-site electrical plant is to be provided, then additional clarification is needed.

1.6 confirmation on the site and landscape plan that all existing wood/trolley poles and guy wires along the lane, W 7th Ave, and Cambie St. do not conflict with site access or street trees;

Note to Applicant: Existing wooden pole and guywires along W 7th Ave are missing from the plans and potentially impact proposed street trees. Existing trolley poles are also not shown along Cambie St. These should all be identified and labeled as "existing", "to be removed", or "to be relocated".

1.7 updated Parking By-law statistics table(s) noting the following:

i. calculations for the minimum required parking, loading, bicycle, end-of-trip facilities and passenger loading spaces, and the number of spaces being provided for same, by each site use;

ii. "*Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement*.

End of Trip Facilities layout shall be in compliance with the Vancouver Parking By-law and the Vancouver Building By-law."

1.8 vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including:

i. minimum 2.3 m (7.5 ft) of vertical clearance for access and maneuvering to all accessible spaces;

ii. for spaces with overhead projections:

a. minimum 1.2 m (4 ft) vertical clearance at the projections into vehicle spaces, and maximum 1.2 m (4 ft) projection into the space from the front wall. The corner of such projections is to be chamfered at 45 degrees;

b. "CAUTION - LOW CLEARANCE" markings on the vertical face;

1.9 loading space(s), per Parking By-law Section 5 and the Design Supplement, including:

i. convenient, internal, stair-free loading access to/from site uses;

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

iii. minimum 1.3 m (4.3 ft) side clearance for Class B spaces;

Note to Applicant: Alternatively, provision of maneuvering swaths for Class B loading spaces. The bollards and gate door are currently conflicting with swaths provided in the Transportation Assessment and Management Study (TAMS).

1.10 passenger space(s), per Parking By-law Section 7 and the Design Supplement by providing a minimum 2.3 m (7.5 ft) of vertical clearance within [and to/from] each Class A space;

1.11 general revisions to the architectural plans:

i. 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;

ii. design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

iii. correction to location of Property line shown on Architectural Drawing DP303, South Elevation; Property lines incorrectly indicated;

1.12 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this Development Permit. Where a design or detail is not available, make note of the improvement on the site and landscape plans. The following items and notes are to be added to the landscape plan:

i. clearly indicate the annotated design of a tree trench, Green Infrastructure (GI) asset, for W 7th Avenue complete with the following dimension:

a. 1.5 m width;

b. 20 m length;

Note to Applicant: There is a markup GI PDF available for reference; this document can be retrieved through Posse. For further information and clarification refer to the Standard Green Infrastructure Details (PDF), Green Rainwater Infrastructure Design and Construction (DWG) and Green Rainwater Infrastructure Planting Guidelines and/or Contact Green Infrastructure Implementation Branch at ESRGGIIDL@vancouver.ca.

ii. dimensions for the bike lane;

Note to Applicant: Refer to approved rezoning referral report conditions 2.3(c).

iii. show/reference complete with dimension labels a minimum 3 m city standard C1.1 broom finished, saw cut sidewalk and construction details shown along Cambie Street. Sidewalk to include a minimum 1.8 m wide back of curb grass boulevard with new street trees;

Note to Applicant: Refer to approved rezone referral report conditions 2.3(d). Show broom finish saw-cut concrete sidewalk.

iv. show/reference complete with dimension labels a minimum 3 m city standard C1.1 broom finished, saw cut sidewalk and construction details shown along W 7th Avenue. Sidewalk to include a minimum 1.5 m wide back of curb grass boulevard with new street trees;

Note to Applicant: Refer to approved rezone referral report conditions 2.3(c). Show broom finish saw-cut concrete sidewalk.

v. show/reference a city standard C8.2 double curb ramp at the Cambie Street and W 7th Avenue intersection;

vi. show/reference a city standard C9.2 concrete pedestrian lane crossing including new curb returns and curb ramps on both sides of the lane entry, shown on W 7th Avenue;

vii. show a cold control joint in sidewalk at the PL on W 7th Avenue and Cambie Street;

Note to Applicant: If the final approved City issued geometric design has not been provided by the City by Development Permit issuance, then clearly note and label on the plans, that off-site improvements will be as per the final approved City issued geometric design.

1.13 provision of the following design or planning details as they relate to the waste room:

i. an increase in size;

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either:

a. An increase to the size of the residential and commercial waste rooms and number or capacity of containers; or

b. An increase in collection frequency;

ii. a more accessible waste room;

Note to Applicant: Reconsider the location of the commercial waste room to make it more accessible for retail users.

1.14 provision of the following details as they relate to the waste collection, loading, and staging:

i. a collection/loading area that is no more than +/- 2% grade and has 6.5-7.5 m clearance where the collection vehicle is tipping a front-end bin; and

ii. a waste staging area on the architectural drawings.

Note to Applicant: If staging area is required on ground level, please indicate staging location on the architectural plan. All collection activities shall occur on private property, not City property.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Housing Regulation conditions:

2.1 Provision of written confirmation that the proposed mix of market rental units include 23 studio units (10%), 126 one-bedroom units (55%), 58 two-bedroom units (25%), and 23 three-bedroom units (10%) will be maintained.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental dwelling units with two or more bedrooms, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units, as per the Broadway Plan.

Development Review Branch conditions:

2.2 The pending CD-1 By-law can and does become enacted by City Council.

2.3 The proposed form of development can and does become approved the Director of Planning.

2.4 Confirmation from BC Hydro that the permanent structure meets the required clearance from high-voltage primary lines at the rear of the site.

Note to Applicant: Level 2 is shown to be close to the existing hydro lines along the lane. Review requirements with BC Hydro and update plans accordingly.

2.5 Confirmation that notification site sign has been removed from the site.

Engineering Services conditions:

2.6 Provision of a letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion as per the Services Agreement to be provided prior to Development Permit clearance.

Note to Applicant: A letter of credit shall follow the City of Vancouver Treasury corporate policy https://policy.vancouver.ca/ADMIN032.pdf (vancouver.ca) A draft is to be submitted to engineering prior to sending any finalized document. Refer to line item 2.3 of the Rezoning Referral Report. The final letter of credit value will be determined after the Service Agreement is completed and registered.

2.7 Provision of a waste management plan that includes the following:

i. A description for how the garbage and recycling bins are to be transported to the designated staging area, including who is responsible for transporting the bins.

ii. A description of the following:

a. Types of waste streams to be provided: Garbage, Organics, Mixed Papers, Mixed Containers and Glass;

b. Quantity, stream and capacity of container for each waste stream; and

c. Collection frequency of each waste stream.

2.8 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.8), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

i. 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 May 28, 2026).

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

2.9 Compliance with the Zoning & Development By-law (Section 4.3.9), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

i. Measures to limit groundwater discharge into the City collection system.

ii. Measures to limit or reduce environmental impacts from groundwater diversion.

3.0 **Development Permit Terms**:

3.1 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

3.4 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.5 The property owner must fulfill requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2) of the Land Title Act by submitting a complete and accurate Site Disclosure Statement and entering into legal agreements, if required, as follows:

i. An agreement to remediate the site and contaminants that have migrated therefrom.

ii. A Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Parks for the site, including any dedicated lands.

3.6 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work. All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation. In the event that contamination of any environmental media is encountered, a Contaminated Site Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities.

3.7 All impacted utility companies shall be contacted and notified of the following requirements:

i. All utility services (e.g., BC Hydro, Telus, and Rogers) shall be underground.

ii. All required electrical equipment (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third-party utility service drawings (e.g., BC Hydro, Telus and Rogers) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, contact UMB at umb@vancouver.ca.

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

3.9 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.

3.10 Provision of Hydrogeological documents that achieves the following objectives:

Construction-related discharge to the sewer is measured and reported to the City. This monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca.

Note to Applicant: An associated Building Permit (shoring/excavation) hold is placed in. To lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca

3.11 The Developer is required to acknowledge restricted street use during construction due to active Broadway Subway Project, specifically if their date overlaps the proposed BC Hydro detour.

The Contractor must develop traffic management plans in coordination with the City, ensuring alignment with the Broadway Subway Project's existing street use plans. Note that the City will require a minimum of 10 business days to review submitted traffic plans prior to approval.

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before December 16, 2026,** this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.4 Provision Provide the Class A DCL waiver request form confirming the DCL waiver prior to issuance of a Building Permit.

Note to Applicant: In accordance with Rezoning Condition 2.4 and the request for a Class A DCL waiver received at rezoning.

4.5 Provide the Class A DCL waiver request form confirming the DCL waiver prior to issuance of a Building Permit.

Note to Applicant: In accordance with Rezoning Condition 2.4 and the request for a Class A DCL waiver received at rezoning.

4.6 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric

liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

4.7 Provision of a Traffic Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver (Traffic.PlanReview@vancouver.ca) 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.

4.8 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

i. The Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

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

Note to Applicant: 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.

For questions on this requirement, contact UMB at umb@vancouver.ca.

Yours truly,



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