



REFERRAL REPORT

Report Date: May 19, 2026
Contact: Zoë Acton
Contact No.: 604.871.6927
RTS No.: 18624
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street

Recommendation to Refer

THAT the *Vancouver Official Development Plan* amendment, rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary *Vancouver Official Development Plan* amendment and zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by Soheil Khosravi Kermani Architecture Inc., on behalf of the Cielle Yukon BT Ltd., the registered owners of the land located at 6333 Yukon Street [*Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531; PID 011-138-637*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Residential Mid-Rise to Residential High-Rise 1 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT subject to the approval of Recommendation A, the application to rezone the lands located at 6333-6369 Yukon Street [*Lots 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138-611 respectively*], from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 6.55 and increase the maximum building height from 11.5 m (37.72 ft.) to 70 m (230 ft.) to permit the development of a 23-storey residential building be

approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Soheil Khosravi Kermani Architecture Inc., received June 18, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D;

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 to amend the *Vancouver Official Development Plan* or rezone 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 amend the *Vancouver Official Development Plan (ODP)* for the parcel at 6333 Yukon Street and the Zoning and Development By-law for the site at 6333-6369 Yukon Street. The three-parcel site is split designated as both Residential High-Rise 1 and the Residential Mid-Rise. The proposal is to change the Generalized Land Use (GLU) designation in the *ODP* for 6333 Yukon Street from Residential Mid-Rise to Residential High-Rise 1, and to rezone the site from R1-1 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 23-storey residential building with 276 rental units.

The proposed height exceeds the *ODP* height of Residential Mid-Rise designation and both the height and density exceed what was anticipated under the *Transit-Oriented Areas (TOA) Rezoning Policy*.

As this rezoning application requires an amendment to the *Vancouver Official Development Plan*, a Public Hearing is required in accordance with section 559.02(1) of the *Vancouver Charter*.

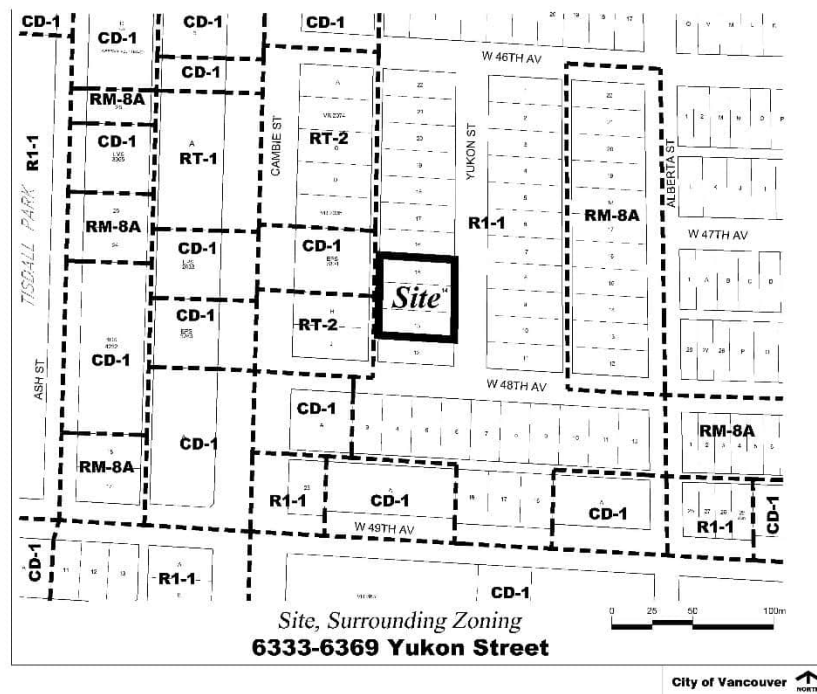
The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *ODP* on March 31, 2026. Following the enactment of the *ODP* By-law, this application is now subject to the requirements of the *ODP* and the *Vancouver Charter* with respect to additional consultation and an *ODP* review. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix C.

Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block on the west side of Yukon Street between West 46th and West 47th Avenues (see Figure 1). The surrounding neighbourhood consists of a mix of single-detached, purpose-built rental and strata buildings up to eight storeys and mixed-use buildings along Cambie Street. The neighbourhood is undergoing significant change with redevelopment as per the *Transit-Oriented Areas (TOA) Rezoning Policy*. The Langara-49th Avenue Canada Line Station is located 150 m to the southwest.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation split between Residential High-Rise 1 and Residential Mid-Rise. Residential High-Rise 1 allows for a range of residential tenures in high-rise apartment forms up to 26 storeys. Whereas the Residential Mid-Rise designation allows for a range of residential tenures in mid-rise apartment forms up to 12 storeys. A portion of the proposed 23-storey residential building is located within the Residential Mid-Rise designated parcel, as such, an *ODP* amendment is required.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is split between Tiers 1 and 2 of the TOA. Tier 1 allows for up to 20 storeys and 5.5 FSR and Tier 2 allows for up to 12 storeys and 4.0 FSR.
- Cambie Corridor Plan:** This site is located in the Townhouse sub area 4.3.12 for which the *Cambie Corridor Plan* provides direction for residential uses up to 3 storeys and up to 1.20 FSR. As the TOA Rezoning Policy allows for more height and density, this application is being reviewed under the TOA Rezoning Policy.
- Housing Needs Report:** The *Vancouver Charter* requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 23-storey residential building with 276 rental units (Figure 2). A building height of 70 m (230 ft.) and a floor space ratio (FSR) of 6.55 is proposed. One level of underground parking is to be accessed from the lane.

Figure 2: Proposed Building Looking West



2. Policy Analysis

Vancouver Official Development Plan: An amendment to change the GLU designation for one parcel from Residential Mid-Rise to Residential High-Rise 1 can be supported as the substantiveness of the change is minor, with the majority of the site already consistent with Residential High-Rise 1. Further, the proposal aligns with key *ODP* objectives relating to affordable housing and sustainable transportation.

The site is located within a Rapid Transit Area (RTA) in the Urban Structure Strategy (the “Strategy”), which reflects the site’s close proximity to the Langara-49th Canada Line Station. For RTA’s where the applicable transit infrastructure has been funded or built out, the Strategy anticipates expanding diverse housing options in mid- to high-rise forms with open space close to transit stations and off main streets.

The proposed purpose-built rental building provides below-market units and is located near a transit station, supporting the *ODP* policy objectives pertaining to affordable housing near transit (Policy 1.2.2; Policy 5.1.1). The proposal includes mid-block connection at the north of the site

supporting Vancouver *ODP* policy objectives related to connectivity and active travel (Policy 5.1.4).

The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the *Vancouver Charter*. The amendment to the site's *ODP* designation is supportable.

Transit-Oriented Areas (TOA) Rezoning Policy: The application generally meets the objectives of the *TOA Rezoning Policy*. The TOA policy permits a maximum height of 20 storeys and 5.5 FSR. However, this project is eligible and has applied for the *Rental Development Relief Program* (RDRP), and the proposed increases to the maximum building height (23 storeys) and density (6.55 FSR) are permissible under Stream 2 of the RDRP (see below).

Development Planning has reviewed and confirm that the tower is an appropriate response to the immediate context being in proximity to the Langara-49th Avenue Station, as well as to the larger emerging context of the Langara neighbourhood as a secondary node to Oakridge, with buildings up to 37 storeys in the vicinity. The tower's north-south profile also minimizes impact to the neighbouring sites.

Rental Development Relief Program

The *Rental Development Relief Program* (RDRP) was launched on February 2, 2026 to support the continued delivery of urgently needed below-market rental housing. The RDRP is a two-year, time-limited, relief program that aims to improve the viability of eligible participating mid- and high-rise rental projects through permanently reduced affordability requirements and opportunities for modest additional height and density. This program is specifically intended to support proposed projects with below-market rental unit requirements that are currently facing financial challenges which put them at risk of not proceeding to construction.

Under the RDRP, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the Canada Mortgage and Housing Corporation ("CMHC") city-wide average rents, contingent upon the applicant obtaining a stage one building permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement would secure that the below-market rental will revert to the *Transit-Oriented Area Rezoning Policy* requirement of 20% of residential floor area at 20% below the CMHC city-wide average rents.

3. Form of Development

This application is considered under the *Transit-Oriented Area Rezoning Policy* (Tier 1) and the *Cambie Corridor Plan* and is consistent with the Plan for a residential tower typology (see Figure 2). The proposal generally meets the expectations of the Plan for tower form, height, setbacks and separation to future towers. It contributes to the Plan's urban design objectives to create denser livable neighbourhoods close to amenities and services which support development of complete communities. Refer to Urban Design Analysis below.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Height	20 storeys	23 storeys	Additional storeys do not create shadow impact on any park or public plaza, nor project into any protected view cone	The tower form is an appropriate response to the immediate context of Langara Station, Langara neighbourhood and Oakridge Town Centre; buildings up to 37 storeys are planned in the vicinity.
Density	5.5 FSR	6.55 FSR	N/A	Density exceeds Policy, however meets Cambie Corridor Plan's built-form guidelines for tower typologies
Tower Separation & Setbacks	Tower separation: 24.4 m (80 ft) Side setback (North): 12.2 m (40 ft) Rear setback: 9.1 m (30 ft) from rear property line	Tower separation: 24.4 m (80 ft) Side setback (North): 13.72 m (45 ft) Rear setback: 11 m (36'3") from rear property line	N/A	Block study provided demonstrates future tower separations can be accommodated.
Public Realm	Secondary active link	Provided along north property line	N/A	Condition 1.1 seeks to improve quality of public realm.
Livability	Studio size min 320 sq ft (29.7 sq. m)	308 – 313 sq ft (28.6 – 29 sq. m)	50% of studio units undersized	Condition 1.3 seeks to improve individual unit design

Urban Design Panel (UDP): The UDP reviewed this application on October 15, 2025 and supported the proposal with recommendations as follows: improve the quality of the public realm, enhance the outdoor amenity spaces and ensure the use of high quality materials. Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions summarized above in Appendix C to respond to the panel's recommendations.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. 16 on-site trees and zero City-owned trees are proposed for removal, and one on-site tree is proposed for retention. Approximately 57 new on-site trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix C 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.

4. Housing

This application, if approved, would add 276 units to the City's inventory of rental housing, including 226 market rental units and 50 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix F).

- **Housing Mix:** The project proposes 33% market family units and 44% below-market family units, thereby not meeting the minimum requirements of the *Family Room: Housing Mix Policy for Rezoning Projects* (2016); requiring 35% (minimum) family units (comprising two or more bedrooms), met across both tenure types. All proposals are also encouraged to provide a mix of both 2 and 3-bedroom family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portion.
- **Average Rents and Income Thresholds:** If approved, starting rents for the below-market units will be at city-wide average market rents at the time of initial tenancy, and upon unit turnover, if the applicant meets the timeline requirements under the Rental Development Relief Program (RDRP).

Under the RDRP, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the Canada Mortgage and Housing Corporation ("CMHC") city-wide average rents, contingent upon the applicant obtaining a stage one building permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement would secure that the below-market rental will revert to the *Transit-Oriented Area Rezoning Policy* requirement of 20% of residential floor area at 20% below the CMHC city-wide average rents.

Per the *TOA Policy*, eligibility and monitoring requirements for the below-market rental units are described in the *Rental Incentive Programs Bulletin*.

- **Security of Tenure:** All 276 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants** – The rezoning site contains four units of rental housing. All four of these tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for *Transit-Oriented Areas Rezoning Policy*.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's *TRPP* for *TOA*. The TRP is summarized in Appendix G of this report.

5. Transportation and Parking

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

6. Public Consultation

Vancouver ODP Amendment Consultation

Per Council's direction on March 31, 2026 (RTS [18514](#)), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəy̓əm (Musqueam Indian Band), Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and səililwətał (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and Vancouver ODP amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix E).

A list of in-stream rezoning applications now subject to the ODP were shared with the Local Nations in early March. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of May 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

Public Input

Public input primarily included mailed postcards, a site sign, a webpage, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/6333-6369-yukon-st-2

In total, approximately 10 submissions were received. Comments supported the new housing, the proposed density for the neighbourhood. Concerns included impacts on neighbourhood character, height, parking scarcity, and that the project would increase strain on traffic. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix H for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$5,222,196 based on December 10, 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$3,210,499.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$318,413 based on the current (2016) rate.

Financial Implications

This project is expected to provide 276 rental units with 20% of the floor area for below-market units, DCLs as well as a public art contribution. See Appendix H for additional details.

Conclusion

An amendment to change the Generalized Land Use designation in the *Vancouver Official Development Plan* to High-Rise Residential 1 is required to make this application consistent with the *ODP*. The proposed land use, form of development and public benefits are generally consistent with the intent of the *Transit-Oriented Areas (TOA) Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *ODP* amendment in Appendix A and the CD-1 by-law in Appendix B subject to conditions contained in Appendix C.

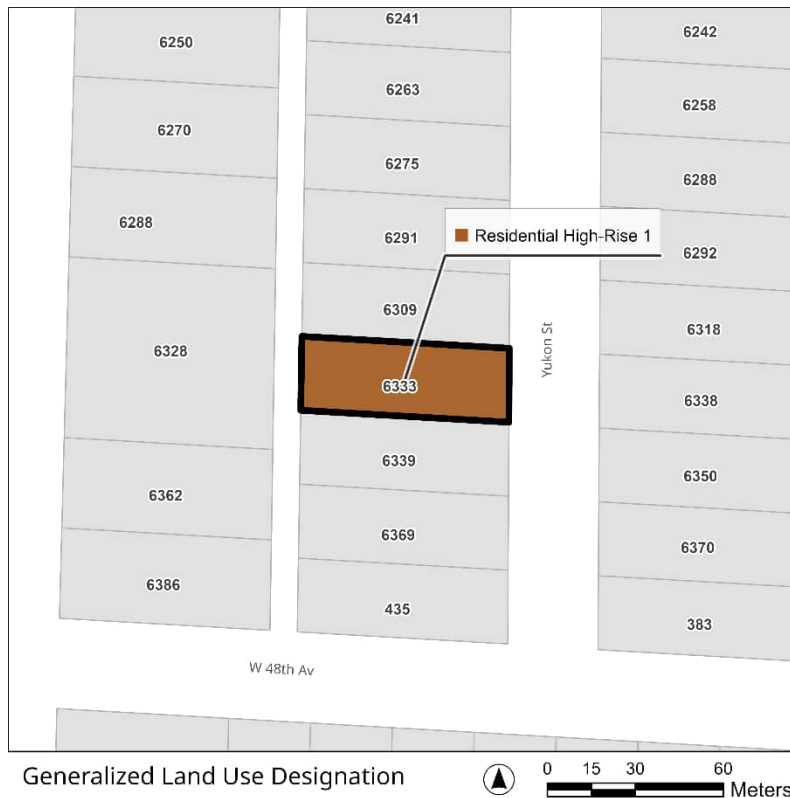
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APPENDIX A
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
to redesignate 6333 Yukon Street to Residential High-Rise 1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A of the Vancouver Official Development Plan By-law No. 14660.
2. Council amends the Generalized Land Use designations of the lands identified in the maps attached to this by-law as Schedule A by amending Map 4 to redesignate the site to Residential High-Rise 1 and amends all corresponding illustrative maps in Part 4 accordingly.
3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
4. This by-law is to come into force and take effect on the date of its enactment.

Schedule A



APPENDIX B
6333-6369 Yukon 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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-Market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. 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) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:

- (a) be suitable for family housing; and
- (b) have two or more bedrooms.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 2,298.9 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.55.
- 6.3 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.
- 6.4 Computation of floor area and dwelling unit 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.
- 6.5 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.

- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

- 7.1 Building height must not exceed 70 m.
- 7.2 Despite section 7.1 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

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



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APPENDIX C 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 Soheil Khosravi Kermani Architecture Inc., received on June 18, 2025.

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

Urban Design

1.1 Design development to improve the contribution to the public realm.

Note to Applicant: Refer to the Cambie Corridor Public Realm Plan, Sections 3.9.2 and 3.10.1. The intent of this condition is to enhance the proposal's contribution to the public realm. This may be achieved by:

- (a) Design development of public open space at east end of Active Link to consider more appropriate uses and layout suitable to limited solar access and proposed public nature of location.
- (b) Consideration be given to overall landscape design to enhance quality and character of all outdoor spaces and public realm. Refer to Landscape Conditions.

1.2 Design development of outdoor amenity spaces to better meet on-site needs for residents.

Note to Applicant: Refer to "High Density Housing for Families with Children Guidelines", Section 3.2. The intent of this condition is to improve quality and functionality of outdoor amenity spaces. This may be achieved by:

- (a) Reconfiguring outdoor amenity spaces at grade level to enlarge and improve proportions to facilitate a variety of uses, including children's play area.
- (b) Consideration to provide weather protection for outdoor amenity spaces to facilitate seasonal use by residents.

1.3 Design development to enhance livability including individual unit design.

Note to Applicant: refer to "High Density Housing for Families with Children Guidelines". This may be achieved by:

- (a) Ensure studio units meet minimum 320 sq. ft. requirement as per Section 11.3.1.2 of Zoning and Development Bylaw.

- (b) Creating a clear separation between ground level units and outdoor amenity spaces to maximize privacy to units.
 - (c) Ensure each unit has private adjacent outdoor space for its exclusive use. Juliette balconies may be considered for 55% of studio units where commensurate common outdoor space of a minimum 4.5 sq. m. (48.4 sq. ft.) per unit without a balcony is provided.
 - (d) Providing kitchenette and accessible washroom in indoor amenity space.
 - (e) Maximizing potential for adults to supervise children at play in both indoor and outdoor environments.
- 1.4 Provision at development permit application stage of drawings annotating and locating types and locations of high-quality and durable materials including a narrative description of design intent and architectural expression.
- 1.5 Design development to rooftop mechanical enclosure to reduce perceived massing.

Landscape

- 1.6 Design development to improve the overall proposed ground floor plan by:
- (a) Creating a more inviting and desirable children's play area by softening its surrounding edges and maximizing the potential for adult supervision from adjacent common spaces. Refer to Urban Design condition 1.2 and the High-Density Housing for Families with Children Guidelines section 3.4.
 - (b) Improving the lane interface to meet the intent of its "Lane Connector" designation.

Note to Applicant: This may be achieved by adding design elements such as soft landscaping oriented towards the public realm, special paving, and elements to promote the lane's use as common space. Refer to Section 3.10.1 of the Cambie Corridor Public Realm Plan, and Urban Design condition 1.2.
 - (c) Relocating the proposed urban agriculture area to a position that offers greater solar exposure and provides residents with a more direct and convenient access route.
 - (d) Reconsider the design of the active link to improve functionality for pedestrians and all users.

Note to Applicant: This should not result in a reduction of the amount of proposed trees.

- 1.7 Design development to the roof landscape plan to improve:
- (a) Programming to facilitate a variety of uses such as outdoor dining and gathering, urban agriculture, and children's play;
 - (b) The planting design and to ensure a healthy tree canopy cover;

Note to Applicant: This may be achieved by providing larger contiguous planters with understory planting, as opposed to smaller, individual planters for each tree. Planting should also consider minimizing overlook onto the neighbouring property to the South.

Sustainability

- 1.8 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (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 – Process and Requirements*.

Housing

- 1.9 The proposed unit mix, including 65 studio units (23.5%), 113 one-bedroom units (41%), and 86 two-bedroom units (31%), and 12 three-bedroom units (4.3%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may 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 units, designed to be suitable for families with children.

- 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

- 1.11 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Engineering

- 1.12 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>

- 1.13 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>

- 1.14 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.
- 1.15 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.16 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.

- 1.17 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".
- (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.
- 1.18 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
- (a) Safe, functional grades on the ramp and in parking areas, including:
 - (i) Ramps exposed to weather with a 15% slope and greater must be heated.
- 1.19 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:
- (a) Minimum 6.6 m (21.7 ft) maneuvering aisle for spaces angled at 90 degrees at grade.
- 1.20 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
- (a) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;
 - (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.
- 1.21 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free access to/from site uses.
- 1.22 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
 - (b) Dimension of columns and column encroachments into parking spaces;
 - (c) Identification of columns in the parking layouts;
 - (d) 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;
 - (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.23 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- (a) A revised groundwater management plan and/or impact assessment.

- (b) 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.

Note to Applicant: Provide a revised hydrogeological study or addendum with an updated seepage analysis which includes: 1) reconciliation of manual and automatic groundwater monitoring data and reported collar elevations; and 2) consideration of the latest architectural design, lowest slab elevations, and other below-grade building components including elevator pits, building core footing, etc.

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

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

Note to Applicant: Subject to the findings of the Final Hydrogeological Study, the City may require that the parkade be tanked below the water table.

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

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

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

Groundwater has been extracted from the site of Oakridge Mall (W 41st Ave and Cambie St) since 1958. During this time, groundwater levels are estimated to have been lowered by up to 6 metres at Oakridge, with a generally reduced impact the further you are from the site. This artificially low water level is to be roughly maintained by Oakridge, in accordance with their Groundwater Management Strategy, but that may change over time. For additional information, the Groundwater Management Strategy is available through the Land Title Office (<https://ltsa.ca/>). The City of Vancouver is providing this information for general purposes only, and makes no warranties or representations as to the completeness, accuracy or reliability of this information. Development applicants should retain their own geotechnical and/or hydrogeological expertise in order to determine their best course of conduct and should not simply rely on this information.

- 1.25 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.

- 1.26 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.

- 1.27 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>

- 1.28 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 13, 14 and 15 all of Lot 2, Block 999, District Lot 526, Plan 5531 to create a single parcel.
- 2.2 Provision of a statutory right-of-way (SRW) for public use of a mid-block connection ("Secondary Active Link") between Yukon Street and the lane west of Yukon Street.

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

- 2.3 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 Stantec Consulting Ltd. dated June 13, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Yukon 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 6333 Yukon Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm COMB sewers along Yukon Street.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been changed 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 Yukon Street adjacent to the site, including:
- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb ramps on the northwest corner of Yukon Street and West 48th Avenue;
 - (iii) Curb ramp on the south side of West 48th Avenue, at Yukon Street.
- (d) Provision of street improvements with appropriate transitions, along the lane west of Yukon Street adjacent to the site, including:
- (i) Full depth pavement reconstruction.

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

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

- (e) Provision of speed humps in the lane west of Yukon Street St between West 48th Avenue and West 46th Avenue.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Yukon Street and West 48th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (h) 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.

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.

- (i) 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.

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the Transit-Oriented Area Rezoning Policy, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of

Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than 90 days at a time;
- (d) Pursuant to the “Rental Development Relief Program”, if a stage one building permit for the development is issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will not exceed the city-wide average monthly market rent for all private rental apartments as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of occupancy; and
 - (ii) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting monthly rent for such new tenancy will not exceed the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (e) If a stage one building permit for the development is not issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued; and
 - (ii) Following initial occupancy, on change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of the change in tenancy;
- (f) That, subject to Council approval, the housing agreement will be amended prior to issuance of an occupancy permit to confirm the applicable below-market rental rates as outlined in subsections (d) and (e), above;

- (g) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (h) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every (5) five years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (j) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter* prior to enactment of the rezoning by-law.

- 2.5 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 Policy Rezoning Policy and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
 - (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.
 - (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, the names

of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top-up option; 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 temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and 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. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Public Hearing 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 indicated interest in the Right of First Refusal to return to the new building, and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent top-up amount, any other compensation).

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture and Tourism 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: Applicant to provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash-in-lieu of art, and to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.7 The following conditions must be met prior to enactment of the rezoning:
 - (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);

- (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 Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

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APPENDIX D
DRAFT AMENDMENT 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 properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 011-138-637; Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531
- (b) PID 011-138-629; Lot 14 of Lot 2 Block 999 District Lot 526 Plan 5531
- (c) PID 011-138-611; Lot 13 of Lot 2 Block 999 District Lot 526 Plan 5531

APPENDIX E ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	June 25, 2025	www.shapeyourcity.ca/6333-6369-yukon-st-2
Postcard mailed	September 5, 2025	954 notices mailed (approximate)
Site sign installed	June 8, 2025	n/a
Online comment form	June 2025 to January 2026	9 submissions <ul style="list-style-type: none"> • 5 responses support • 4 responses opposed
Question and Answer (Q&A) period (2 weeks)	September 10, 2025 to September 23, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	June 25, 2025 to January 21, 2026	1 submission
Total webpage views	June 25, 2025 to January 21, 2026	571 page views
Total Submissions (Comments submitted + questions asked + other input methods)		10 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** The development contributes to the overall housing stock in the area.
- **Transit-oriented area:** The proposed density is well-suited for the neighborhood, especially given its proximity to transit.

Areas of concern:

- **Traffic concerns:** There are concerns that additional uncoordinated construction activity in the area may result in further disruption and inconvenience to the residents.
- **Neighbourhood character:** The proposed building height is considered incompatible with the surrounding context and does not align with the established neighbourhood character.
- **Height:** There are concerns with the building height and that it exceeds the maximum 20 storeys.
- **Parking:** Insufficient parking spaces provided on site. The increase of rentals will exacerbate the on-street parking issue in the area.

Response to Public Comments

- **Traffic concerns:** Construction-related traffic impacts are addressed through a site-specific Construction Management Plan that coordinates staging, truck routing, and

scheduling to minimize overlap with nearby construction activity and reduce disruption to local streets. The project will comply with City requirements for construction access, signage, and traffic control, with measures adjusted as needed to maintain safety and manage cumulative impacts during the construction period.

- **Neighbourhood character:** The proposed building height reflects the site’s location within a Transit-Oriented Area and aligns with City policy that directs height and density to sites with high-capacity transit access. Neighbourhood impacts are addressed through stepped building massing, setbacks, and urban design guidelines to support a compatible transition and minimize disruption to surrounding lower-scale areas while contributing needed rental housing.
- **Height:** The proposed 23-storey height and 6.55 FSR density slightly exceeds the typical 20-storey limit and permitted 5.5 FSR maximum density, but is consistent with the TOA Rezoning Policy, which allows consideration of additional height on sites with exceptional transit access and strong urban design performance. The added height supports the delivery of secured rental housing and is addressed through building form, setbacks, and design measures to ensure compatibility with the surrounding neighbourhood.
- **Parking:** Parking for the project is designed in accordance the City parking requirements, which recognize reduced parking demand in areas with excellent access to rapid transit, frequent bus service, and active transportation options. On-site parking provision requirements are intended to meet resident needs while minimizing spillover impacts on surrounding neighbourhood streets.

Vancouver School Board Comments

		Capacity Utilization	
		2025	2039
Elementary School	Catchment Jamieson Elementary	111%	210%
Secondary School	Eric Hamber Secondary	100%	110%

Future School Capacity Utilization Rates (2039)

Sustained high enrolment demand with capacity shortages at both elementary and secondary.

* * * * *

APPENDIX F HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets as of December 31, 2025

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	13,488 (45%)
	Developer-Owned Below Market Rental	5,500	2,174 (40%)
	Total	35,500	15,662 (44%)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.*
2. *Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.*
3. *Unit numbers exclude the units in this proposal, pending council's approval of this application.*

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 2 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Unit Size	2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	331 sq. ft.	\$1,364	\$54,560	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	437 sq. ft.	\$1,488	\$59,520	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	778 sq. ft.	\$2,118	\$84,704	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	859 sq. ft.	\$2,891	\$115,648	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

**APPENDIX G
DRAFT TENANT RELOCATION PLAN**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>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).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</p>

First Right of Refusal	The applicant has committed to offering to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less
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**APPENDIX H
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$3,210,499
Utilities DCL ¹	\$2,011,697
Public Art ³	\$318,413
TOTAL	\$5,520,609

Other Benefits (non-quantifiable components): 276 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,940.2 sq. m (160,757 sq. ft.) of residential 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 This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$3,210,499.

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 I REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
6333 Yukon Street	011-138-637	Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531
6339 Yukon Street	011-138-629	Lot 14 of Lot 2 Block 999 District Lot 526 Plan 5531
6369 Yukon Street	011-138-611	Lot 13 of Lot 2 Block 999 District Lot 526 Plan 5531

Applicant Team

Applicant	Soheil Khosravi Kermani Architecture Inc.
Developer	Cielle Properties
Architect	Soheil Khosravi Kermani Architecture Inc.
Property Owner	Cielle Yukon BT Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	2,298.9 sq. m (24,736 sq. ft.)	2,298.9 sq. m (24,736 sq. ft.)
Land Use	Residential	Multiple Dwelling (Residential)
Maximum FSR	0.6	6.55
Maximum Height	11.5 m (37.72 ft.)	70 m (230 ft.)
Floor Area	1,379.3 m (14,841.6 sq. ft.)	14,940.2 sq. m (160,757 sq. ft.)
Unit Mix	N/A	65 studio units 113 1-bedroom 86 2-bedroom 12 3-bedroom 276 Total
Natural Assets	17 on-site trees 7 street trees	16 on-site trees proposed for removal. 1 on-site tree proposed for retention. 0 street trees proposed for removal 0 new street trees proposed. 57 new on-site trees proposed.

		Final numbers to be confirmed at development permit stage.
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