

**1. VANCOUVER ODP AMENDMENT 6333 Yukon Street AND CD-1 REZONING:
6333-6369 Yukon Street**

Summary: For the site at 6333 Yukon Street, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Residential Mid-Rise to Residential High-Rise 1, and to rezone the site at 6333-6369 Yukon Street from R1-1 (Residential) to CD-1 (Comprehensive Development) District to permit the development of a 23-storey residential building containing 276 rental units. A floor space ratio (FSR) of 6.55 and a height of 70 m (230 ft.) are proposed.

Applicant: Soheil Khosravi Kermani Architecture Inc.

Referral: This relates to the report entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street", dated May 19, 2026 ("Report"), referred to Public Hearing at the Council Meeting of June 2, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Haring in accordance with Appendix A of the Report, 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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Report, 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 of the Report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the Report 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 of the Report, 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 of the Report;

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.

[Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street]