



Vancouver ODP Amendment and CD-1 Rezoning

6333-6369 Yukon Street

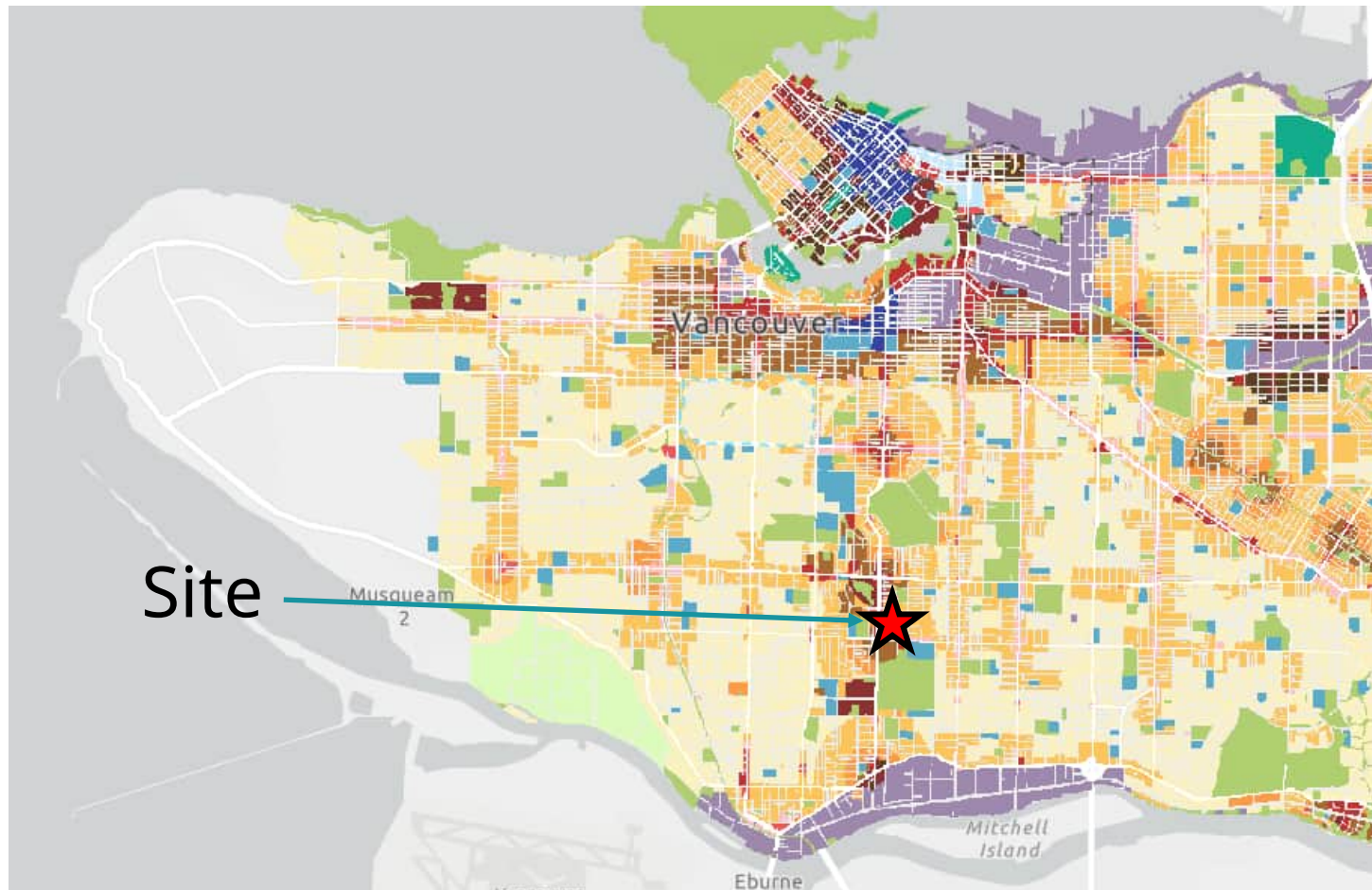
PUBLIC HEARING July 23, 2026

Recommend **Support**



Public Hearing | CD-1 Rezoning: 6333-6369 Yukon Street





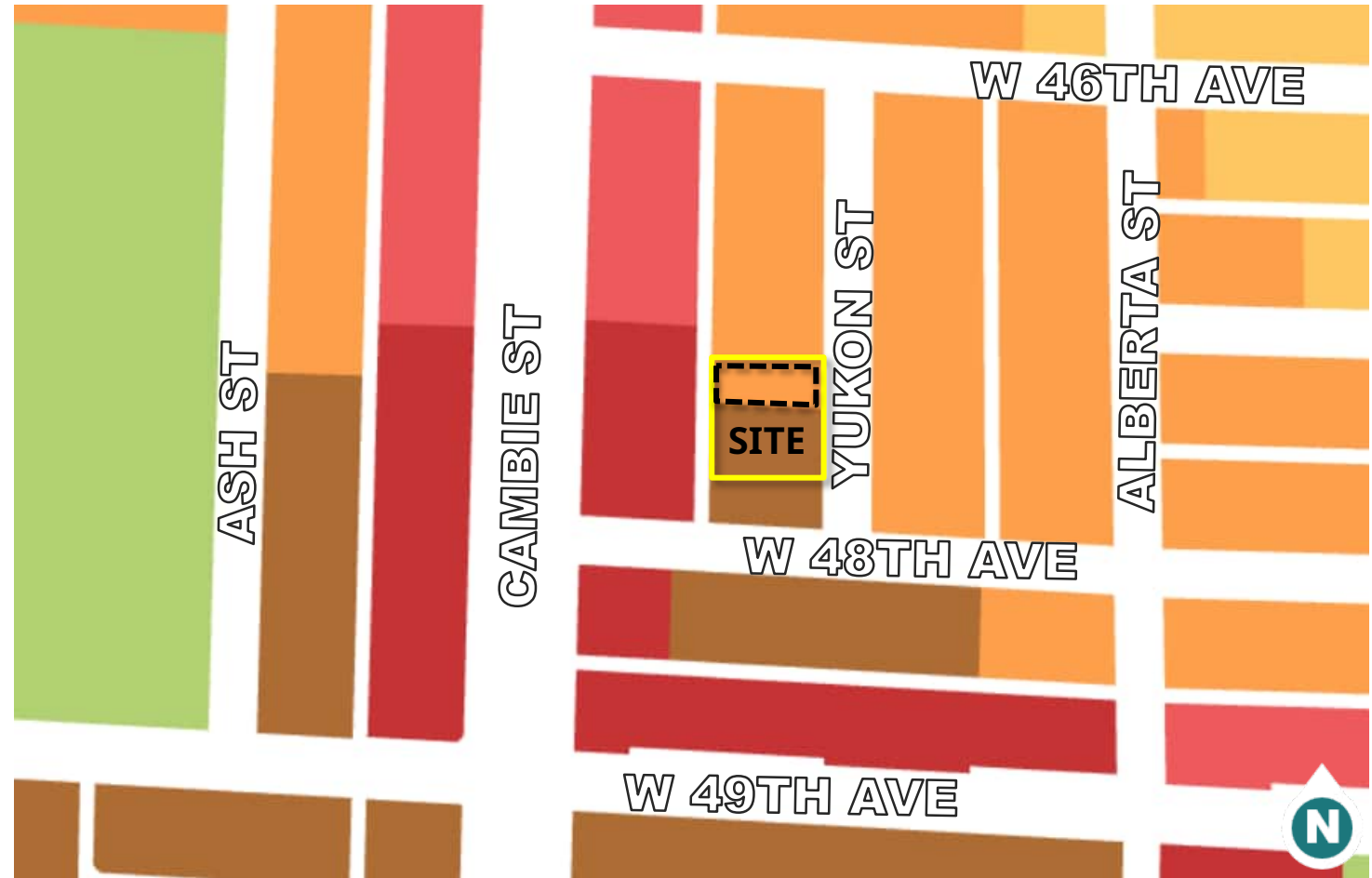
 Residential Mid-Rise – Up to 12-Storeys

 Residential High-Rise 1 – Up to 26-Storeys



ODP Generalized Land Use Designations

-  Residential Low-Rise
-  Residential Mid-Rise
-  Residential High-Rise 1
-  Mixed-Use High-Rise 1
-  Mixed-Use High-Rise 2
-  Parks and Open Space



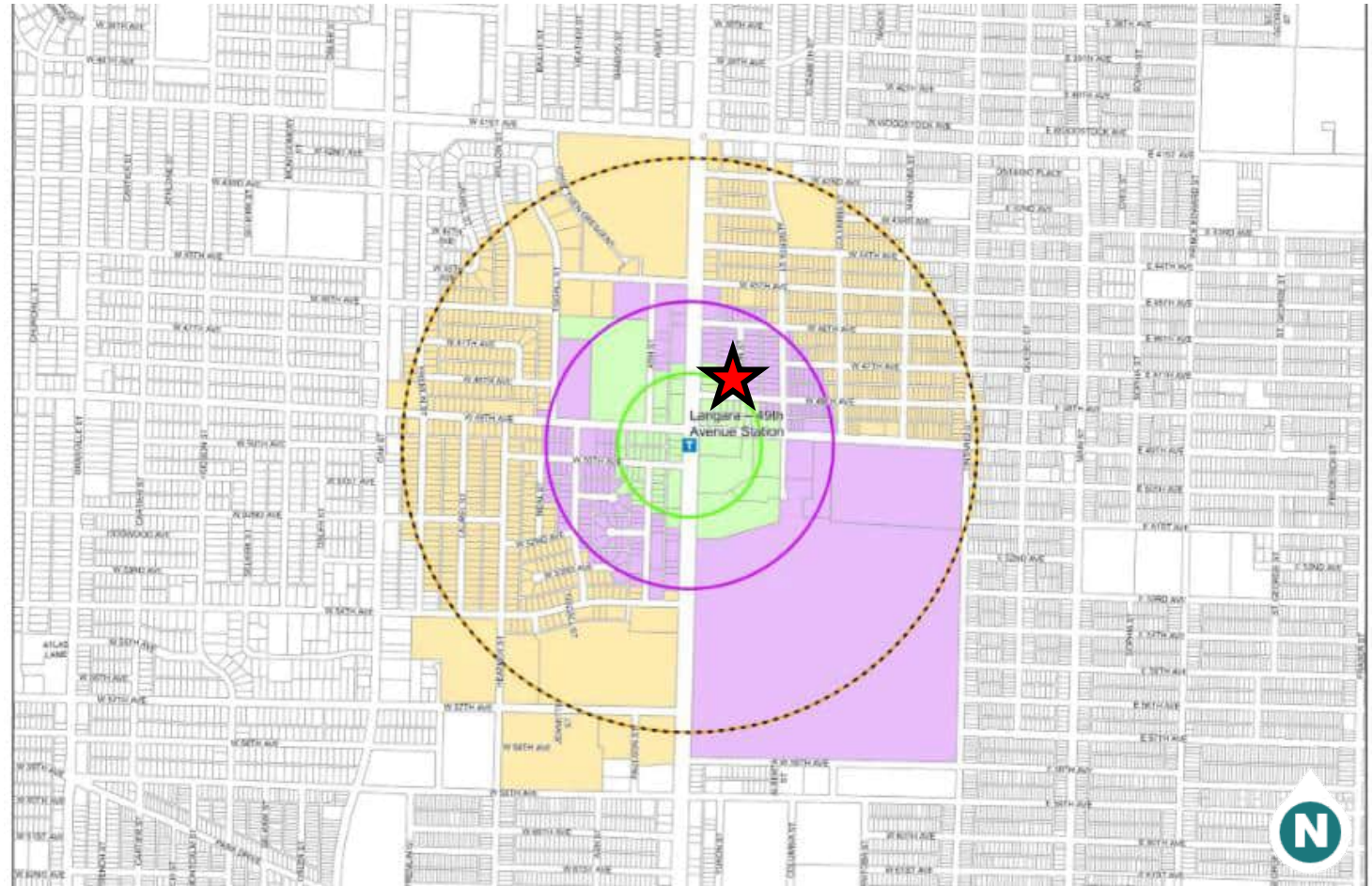
 Rezoning Site

 Amend designation to Residential High-Rise 1

Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024
Amended on January 1, 2026





Summary

Height	23 storeys (70 m/230 ft)
Density	6.55 FSR
Land use	Residential
Details	276 rental units with 20% of the floor area secured as below market rental





- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil scolaire francophone, and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted capacity issues at both Annie B. Jamieson Elementary and Eric Hamber Secondary Schools



Support:

- **New housing**
- **Transit-oriented location**

Concerns:

- **Construction traffic disturbances**
- **Height**
- **Insufficient parking**





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- Staff support, subject to Appendix C

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