

Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
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2026-07-17	03:15	Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street	Oppose	I strongly oppose the rezoning application for 6525–6577 Oak Street. This proposal is not a modest or reasonable neighbourhood-sensitive change. It asks Council to approve an 18-storey mixed-use building with a six-storey podium, 189 rental units, commercial space, a grocery store, privately owned childcare, an FSR of 7.52, and a height of almost 60 metres. The City’s own project page states that the proposal exceeds the height and density contemplated for the applicable area of the Cambie Corridor Plan. It also requires an Official Development Plan amendment to change the land use designation from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1. That is exactly why I oppose it. This application is not simply asking to build housing. It is asking Council to override the planning framework and convert this location into something much more intense than what residents could reasonably expect. The surrounding area is a quiet, established residential neighbourhood with many low-density family homes. An 18-storey tower at this location would be visually intrusive, out of scale, and harmful to the existing character of the neighbourhood. A building of this height and massing would create an abrupt and unreasonable transition from surrounding homes, instead of respecting the lower-density residential context. I am also very concerned about traffic and congestion. Oakridge and the surrounding Cambie/Oak corridor have already experienced significant development pressure. Adding 189 rental units plus commercial uses, a grocery store, and childcare will bring more daily vehicle trips, delivery vehicles, rideshare activity, customer traffic, parking pressure, and pedestrian conflicts. This is not the same impact as a purely residential building. Mixed-use at this scale creates all-day activity, not just residential occupancy. The cumulative traffic and livability impacts on nearby residents have not been adequately addressed. The repeated revisions to this application are also concerning. Residents already opposed this scale of development, yet the project has returned in revised form while still keeping the core problem: an 18-storey high-rise that exceeds the applicable planning expectations for the area. Adding or adjusting below-market rental percentages does not solve the fundamental land-use issue. A proposal that is too tall, too dense, and poorly suited to the neighbourhood does not become appropriate simply because some project statistics have changed. Approving this application would also create a damaging precedent. If Council permits an 18-storey high-rise here despite the applicable plan identifying a lower scale, it will signal that the planning framework can be bypassed whenever an applicant asks for more height and density. That undermines public trust in neighbourhood planning and makes residents feel that the consultation process is not meaningful. I understand Vancouver needs housing, including rental housing. However, housing policy should not be used to justify every project regardless of context, scale, traffic impact, or neighbourhood fit. There are better ways to add housing that respect the existing area and provide a reasonable transition in height and density. This application goes too far. For these reasons, I respectfully ask Mayor and Council to reject the rezoning application and ODP amendment for 6525–6577 Oak Street. At minimum, the applicant should be required to return with a substantially reduced proposal that complies with the intended mid-rise scale for this area, provides a more appropriate transition to surrounding homes, and includes a much stronger analysis of cumulative traffic, parking, loading, safety, and neighbourhood livability impacts.	Chun Wai Chan	Oakridge	
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2026-07-17	03:18	Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street	Oppose	I am an Oakridge resident living on s22(1) Personal and . I am submitting this comment to express major reservations regarding the proposed multi-storey densification in our immediate area. The Oak and Granville transit corridors are already heavily gridlocked during morning and evening rush hours. Forcing significant localized density into the blocks directly between these routes—without first expanding our road capacity and neighborhood infrastructure—will create an immediate bottleneck. Our community centers and local services are already stretched to their limit. Growth must be carefully metered against actual utility and infrastructure caps.	Sze-Wah Hui	Oakridge	
2026-07-17	03:19	Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street	Oppose	As a resident on s22(1) , I want to voice my concerns about the massive scale of the new rezonings being pushed forward for our neighborhood. Living right between two major streets like Granville and Oak, our household sees firsthand how busy, loud, and congested this pocket of Vancouver has become. It is already increasingly difficult to safely navigate our local streets and intersections. The city is moving far too quickly with plans for high-density complexes before putting down the actual transit infrastructure and community resources needed to support hundreds of new residents. Please slow down this process and protect the safety and livability of the established multi-generational families in this area.	Hung Wai Chui	Oakridge	
2026-07-19	16:53	Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street	Oppose	I understand the need to build more affordable housing in the market and do not oppose having a mid-rise C-1 in the corner of 49th and Oak. However, I oppose changing it to CD-1. An 18-storey building has these adverse effects on the neighbourhood: 1. It will drive a lot more traffic into the side streets. E.g. Montgomery St is often used as an overflow corridor during traffic jams and makes it unsafe for people walking in the neighbourhood. An 18-story housing building will exacerbate the problem. 2. The height of the building will cast an unwelcome shadow on the properties north, east, and west of it. For the properties to the south, it will also block part of the view of the North Shore Mountains. 3. Adding almost 200 rental units will change the fabric of the neighbourhood, as it is predominantly owner-occupied now. Please go back to the drawing board and reduce the building's height to around 6 stories.	Winnie Lai-Fong		