



REFERRAL REPORT

Report Date: June 23, 2026
Contact: Hanna Jarrett
Contact No.: 604.269.5609
RTS No.: 19738
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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 McKinley Studios, on behalf of:

- 1088608 B.C. Ltd.¹, the registered owners of the lands located at 6525 Oak Street [*PID 025-868-365; Lot 1, Except Part in Plan BCP9707, Block D Of Blocks 12 and 17A District Lot 526 Group 1 New Westminster District Plan BCP9706*] and
- Elevate Oak Street Holdings Ltd., the registered owners of the lands located at 6575-6577 Oak Street [*PID 010-598-791; Lot E Block D of Blocks 12 and 17A District Lot 526 Plan 7473*]

¹ Represented by Weathervane Group of Companies

to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise to Mixed-Use 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 from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 7.5 and increase the maximum building height from 10.7 m (35 ft.) to 57 m (187 ft.) to permit the development of an 18-storey mixed-use building containing 189 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a private 160-space childcare facility and commercial space on the ground floor, 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 McKinley Studios, received on October 27, 2025, and revised drawings received on March 18, 2026 and April 20, 2026;

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 application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the

amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- F. THAT Recommendations A to E 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)* and the Zoning and Development By-law for the site at 6525-6577 Oak Street. The proposal is to amend the Generalized Land Use (GLU) designation in the *ODP* from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1 and to rezone the site from C-1 (Commercial) District to CD-1 (Comprehensive Development) District.

The proposal is for an 18-storey mixed-use building with 189 rental units, with 20% of the residential floor area for below-market units. Commercial spaces are provided on levels 1 and 2, allowing for a grocery store and a private 160-space childcare facility.

The proposed height exceeds the 12-storey height maximum of the Mixed-Use Mid-Rise *ODP* designation and both the height and density exceed what was anticipated under the *Cambie Corridor Plan (Plan)*.

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 two parcels, located on the southwest corner of Oak Street and West 49th Avenue (see Figure 1). The surrounding context consists of single-detached dwellings, townhouses, and commercial buildings on the west side of Oak Street around the 49th Avenue intersection. The Vancouver Unitarian Church and Saint Peter's Estonian Lutheran Church are located across the street. The *Plan's* vision for this intersection includes mixed-use developments with commercial at grade. The draft *Villages Plan*, pending Council consideration, proposes new development options for three- to six-storey residential buildings in the surrounding area with mixed-use buildings along West 49th Avenue between Hudson Street and Oak Street.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Mixed-Use Mid-Rise, which consists of mid-rise commercial or mixed-use residential apartments up to 12 storeys. Non-residential uses are required.
- Cambie Corridor Plan (Plan):** This site is located in Area B of sub-area 4.4.4 Local Commercial Areas, for which the *Plan* provides direction for mixed-use rental buildings up to 12 storeys and 4.75 FSR where 100% of the residential floor area is secured rental housing with a minimum of 20% below market.
- 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.

- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** Prior to amending the *Vancouver ODP*, Council is required to consider the [Provincial Policy Manual: Transit-Oriented Areas](#) under section 562.02 (4) of the Vancouver Charter. As the rezoning is not located in a TOA, no applicable TOA guidelines apply.

Discussion

1. Proposal

The proposal is for an 18-storey mixed-use residential building with 189 rental units of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). Outdoor amenity space is provided on top of the podium and on the rooftop, with indoor amenity space on level seven. A ground-floor grocery store is proposed along with a private 160-space private childcare on level two. The building height is 57 m (187 ft.) with a floor space ratio (FSR) of 7.5. Four levels of underground parking are to be accessed from the lane.

The original application was submitted on October 27, 2025. A revision was received on March 18, 2026, which reduced the density from 8.0 to 7.5 and reduced the below-market rental units to 13% of the residential floor area. Staff worked with the applicant to increase the below-market rental portion to 20% of the residential floor area, which was submitted in the final revision on April 20, 2026.

Figure 2: Proposed Building Looking Southwest (Based on April 20, 2026 Resubmission)



2. Policy Analysis

Vancouver Official Development Plan

This proposal requires an amendment to change this site's Generalized Land Use (GLU) designation from Mixed-Use Mid-Rise (building heights up to 12 storeys) to Mixed-Use High-Rise 1 (building heights up to 26 storeys).

The property is located within a Village area in the Urban Structure Strategy ("Strategy") of the *ODP*, which envisions a variety of low-density residential and mixed-use buildings oriented around existing retail streets. The Strategy establishes the long-term vision for growth and change over the coming decades, and any changes to a site's anticipated height or density should occur through future detailed area planning work. This site was subject to area planning under the *Plan*, which allows a mid-rise building if non-residential uses are included as part of a larger lot consolidation. Pending Council consideration of the draft *Villages Plan*, expected in summer 2026, this site is identified as part of a future Village at the Oak Street and 49th Avenue intersection. The *Villages Plan* would allow low-rise residential and mixed-use development (up to six storeys) while still allowing development options under the *Plan*.

The non-residential spaces included in the proposal support of the intensification of local-serving commercial uses within the neighbourhood (Direction FG1.8 and Direction 2.4). Further, the proposal's 100% secured rental housing and 20% below-market rental support directions pertaining to housing (Directions 1.1 and 1.4).

Prior to amending the *Vancouver ODP*, Council is required to consider Metro Vancouver's [Integrated Solid Waste and Resource Management Plan](#) and [Integrated Liquid Waste Management Plan](#) in accordance with section 562.02 (5)(b) of the Vancouver Charter. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans. The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the Vancouver Charter.

Cambie Corridor Plan

The *Plan* aims to create complete, walkable communities well-connected by cycling and public transit. It concentrates higher-density development around Canada Line stations, transitioning to lower-density forms toward existing neighbourhoods. Key goals also include diversifying housing options, affordability, and providing amenities and services. The policy intent for new development at Oak Street and 49th Avenue is to strengthen the existing local shopping node and provide new rental housing.

The proposal aligns with the intent to focus higher-density housing and services near transit. While the proposal exceeds the height and density parameters for the site, it offers 189 rental units, including 20% below-market rental, advancing the *Plan*'s housing targets. Located within 900 m of the Langara-49th Avenue Canada Line Station and bus routes on 49th Avenue and Oak Street, it is well-connected to transit. It also adds needed amenities, including a grocery store and childcare. Given the need for rental housing, including below-market units, staff support the additional height, density, and the proposed *ODP* amendment.

3. Form of Development

This application proposes an 18-storey mixed-use residential tower with a six-storey podium, incorporating a Privately Owned Public Space (POPS) at the northeast corner, for a total FSR of 7.5. It is located in the Langara neighbourhood in the *Plan*, south of the Oakridge Municipal Town Centre. The *Plan* sets high-level urban design objectives to strengthen this commercial node and create a walkable mixed-use urban area. Refer to the Urban Design Analysis below.

Urban Design Analysis

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	4.75 FSR; Increased density may be considered for below-market rental housing	7.5 FSR	The additional density supports the delivery of a local grocery store and private daycare, along with market and below-market rental housing. The tower form generally aligns with urban design principles and does not cast shadows on public parks or plazas.	Staff have evaluated the impacts of additional height and density and recommend support.
Height	12 storeys	18 storeys	While the increased height will result in additional shadowing on surrounding areas, it does not cast shadow on public parks or plazas.	
Building Massing - Tower Floor Plate	604 sq. m (6,500 sq. ft.)	720 sq. m (7,750 sq. ft.)	The larger floor plate will incrementally increase shadowing and decrease the openness to the sky, with modest impacts on daylight access and views in the surrounding public realm.	Refer to Condition of Approval 1.1 for improvements to building massing, tower form and placement.
Privately Owned On-Site Open Space (POPS)	POPS at southeast corner	POPS at northeast corner	The proposed location receives less sunlight than <i>Plan</i> expectation.	Refer to Condition of Approval 1.2 for strategies to improve the public realm and solar access.
Livability	Access to balcony for all units	Some units without balconies	Limited access to private outdoor amenity.	Refer to Condition of Approval 1.3 to improve private outdoor space.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the scale of the application and its minimal impact on the surrounding area.

Summary: Staff reviewed the site-specific conditions and concluded that, despite the deviation from the anticipated building form, the proposal is appropriate within the emerging context. Staff therefore support the application, subject to the Urban Design conditions outlined in Appendix C.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Six on-site trees are proposed for removal, and three City trees are proposed for retention. Approximately seven City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B 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 189 units to the City's inventory of rental housing, including 150 market rental units and 39 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). Staff propose a time-limited measure securing city-wide average rents in the below-market units to support project viability and to enable this development to proceed to construction.

- **Average Rents and Income Thresholds:** The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix F. If approved, starting rents for the below-market units will be offered at rates not exceeding CMHC city-wide average rents, contingent on the applicant obtaining a Stage 1 building permit within 24 months of the Council Approval in Principle Date. If this timeline is not met, the below-market units will instead be set at 20% below CMHC city-wide average rents. A Housing Agreement condition to secure these requirements is included in Appendix C. Per the *Plan*, eligibility and monitoring requirements for the below-market rental units are described in the *Rental Incentive Programs Bulletin*.
- **Housing Mix:** The project proposes 36% two- and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law have been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.
- **Security of Tenure:** All 189 units would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or 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 does not currently have any eligible tenants as defined under the *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the *TRPP*.

5. Childcare Facility

A privately owned and operated 160-space childcare facility is proposed for children 0 to 5-year olds. Private childcare facilities are captured as a commercial use when calculating public benefits and financial viability. Should this space not be tenanted by a private operator, the floor area can be used for commercial uses.

6. Transportation and Parking

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

7. 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), Sk̓w̓x̓w̓ú7mesh Úxwumixw (Squamish Nation) and səlilwətał (Tsleil-Waututh Nation) (Local Nations) on the *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 June 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, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/6525-6575-oak>.

In total, approximately 24 submissions were received. Comments supported the delivery of new rental housing, including below-market units, and the project location. Concerns included the proposed building height and density, traffic and parking impacts, and effects on neighbourhood character. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

8. Public Benefits

Prior to amending the *Vancouver ODP*, Council is required to consider financial planning documents or policies it considers relevant in accordance with section 562.02 (5)(a) of the Vancouver Charter. Refer to Appendix G for a 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 \$2,520,686 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$2,970,489.
- **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 \$344,404 based on the current (2016) rate.

Financial Implications

This project is expected to provide 189 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix G for additional details.

Conclusion

An amendment to change the Generalized Land Use designation in the *Vancouver Official Development Plan* to Mixed-Use High-Rise 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 *Cambie Corridor Plan*. 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.

* * * * *

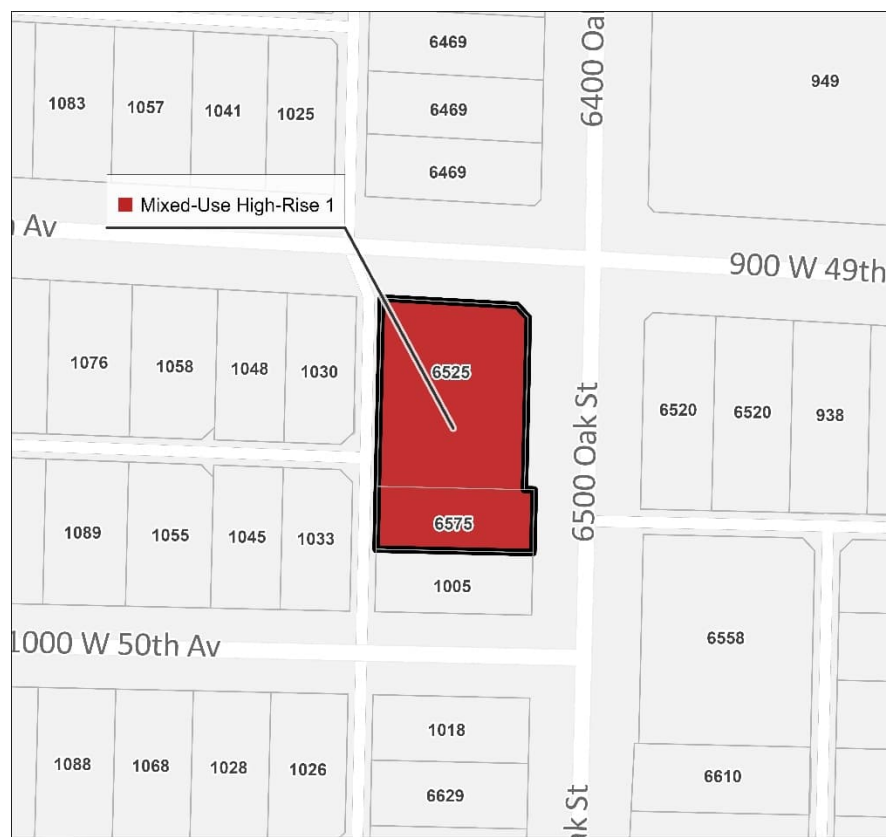
APPENDIX A

PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT to redesignate 6525-6577 Oak Street to Mixed-Use 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 Mixed-Use 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



Generalized Land Use Designation



0 15 30 60
Meters

APPENDIX B

6525-6577 Oak 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 6.5 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Office Uses;

- (e) Retail Uses;
- (f) Service Uses; and
- (g) 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 2 or more bedrooms.
- 5.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) outdoor eating area in combination with a grocery or retail store,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 2,187 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 7.5.
- 6.3 The total floor area for non-dwelling uses must be a minimum of 2,335 m².

- 6.4 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.
- 6.5 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.
- 6.6 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.
- 6.7 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.

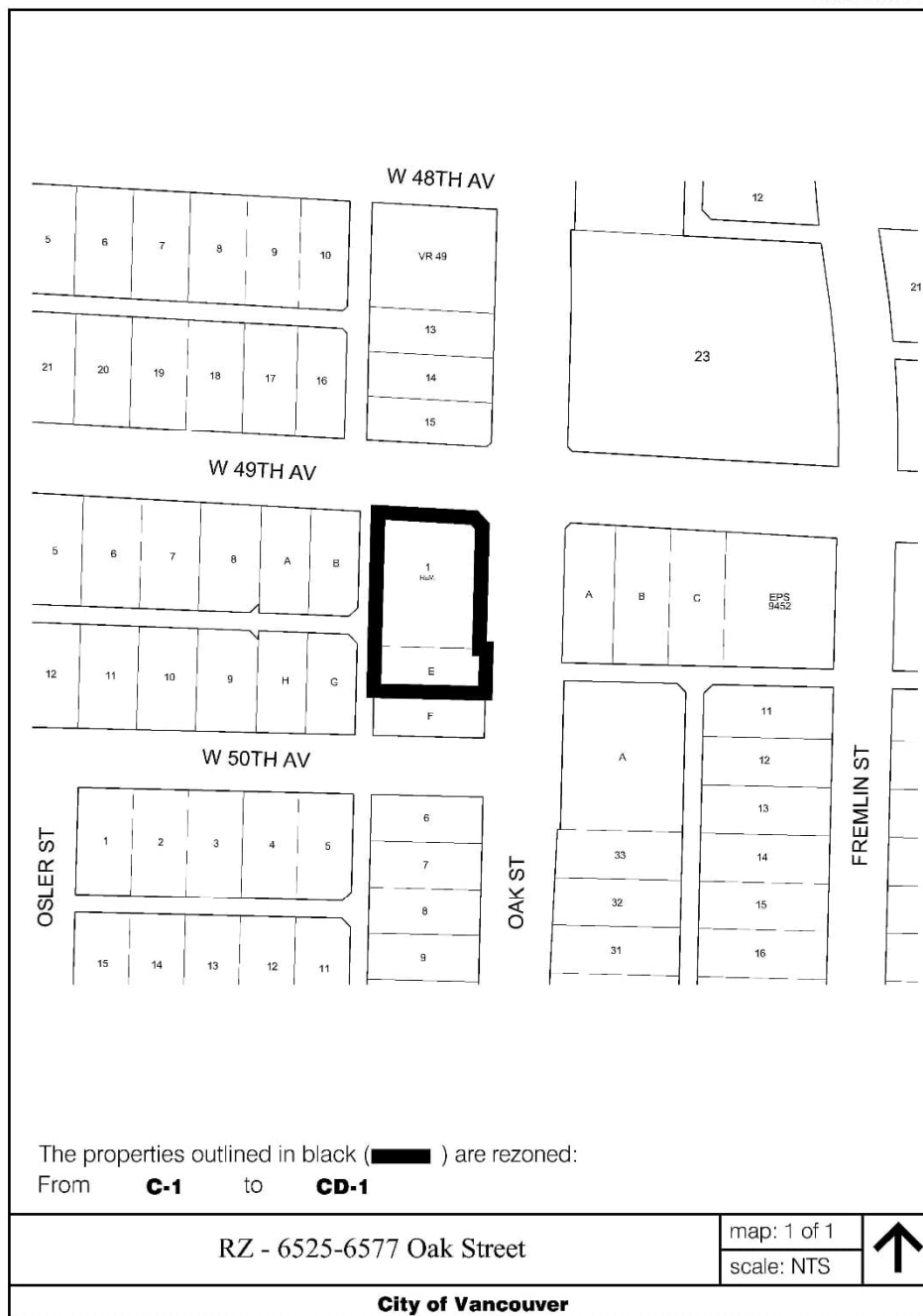
Building Height

- 7.1 Building height must not exceed 57.0 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

* * * * *

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 McKinley Studios, received on October 27, 2025, and revised drawings received on March 18, 2026 and April 20, 2026.

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 mitigate the massing impacts of the proposed building.

Note to Applicant: This can be achieved by:

- (a) Providing slender tower form oriented north south to minimize shadow impact.
- (b) Stepping back all tower elements above five storeys from the podium facing streets and the lane.
- (c) Enhancing architectural expression including balcony treatments to reduce the perceived mass and to improve visual interest of the building's corner.

- 1.2 Design development to improve the quality of the public realm.

Note to Applicant: This can be achieved by:

- (a) Exploring opportunities to enhance size of the proposed plaza at the corner of 49th Avenue and Oak Street;
- (b) Increasing the openness to sky to maximise sunlight access to the plaza; and
- (c) Improving porosity of the street-facing façades by relocating the stairs and minimizing solid walls.

- 1.3 Design development to improve the livability of the dwelling units.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.3.2). Ensure all units have access to private outdoor space.

Landscape

- 1.4 Design development to improve and enhance the Minor Plaza area at the corner of 49th Avenue and Oak Street.

Note to Applicant: The intent of this area is to activate the sidewalk and public realm, while incorporating the retail edges. Consider how public access can be conveyed through overall design choices and elements. This area should be complete with appropriate pedestrian amenities. Drawings should be provided to determine ultimate plaza area and boundaries; the minimum size should provide 75 sq. m. Refer to section 4.4.4 Setbacks and Public Realm of the *Cambie Corridor Plan*, and sections 2.1.4 and 3.8.2 of the *Cambie Corridor Public Realm Plan* for design guidance.

- 1.5 Design development for tree planters on rooftops and over slab to ensure adequate soil depth.

Note to Applicant: Increase planter wall heights to be less reliant on soil mounding. These areas should not rely on soil mounding to achieve adequate soil depth for trees.

Sustainability

- 1.6 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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*s – Process and Requirements](#).

Housing

- 1.7 The proposed unit mix, including 60 studio units (32%), 60 one-bedroom units (32%), and 53 two-bedroom units (28%), and 16 three-bedroom units (8%) 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.

- 1.8 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).

Note to Applicant:

- (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (b) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Note to Applicant:

The applicant is encouraged to enable access to the rooftop amenity for all residents, including children.

- 1.9 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

- 1.10 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.11 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>

- 1.12 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>

- 1.13 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.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 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".
- (iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

- (iv) “The required Green Infrastructure improvements for 6525 Oak Street will be as per City-approved design”.

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 6525 Oak Street are to be designed and submitted by the applicant in accordance with the City’s [Standard Green Infrastructure design details](#) for City approval.

(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) Deletion of:

- (i) Proposed Class B bicycle spaces, tree grates and trees from the dedication areas and street right-of-way along Oak Street and West 49th Avenue.

Note to Applicant: See drawing L1.00.

- (d) Clearly show the property lines, after any road or lane dedications, on all the relevant drawings.
- (e) 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.

- (f) 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 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Engineering does not support the proposed relaxation of Class A loading, Class A passenger spaces.

- 1.19 Vehicle space(s), per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) Minimum 2.7 m (8.9 ft.) width for standard and visitor spaces adjacent one wall or column if located more than 1.2 m (4 ft.) from either end of the stall.

- 1.20 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) Stair-free access route to bicycles.

- 1.21 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) 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; and

- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.22 Provision of a complete 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 groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes details of the recommended groundwater management strategy.

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.1 of the preliminary hydrogeological study (dated July 25, 2025).

- (c) 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: 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.

1.23 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.

1.24 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.

- 1.25 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 the 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>

- 1.26 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, the Director of Legal Services and the Approving Officer for consolidation of Lot 1, Except Part In Plan BCP9707 (Plan BCP9706), and Lot E (Plan 7473), both of Block D of Blocks 12 and 17A, District Lot 526 to create a single parcel and the dedication of the following for road purposes:
- (a) The north 3.00 metres (West 49th Avenue); and
 - (b) The east 2.30 metres (Oak Street).

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 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 Cardinal Engineering sealed on March 17, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Oak Street or 200 mm on West 49th Avenue. 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 6525 Oak Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm combined sewer in Oak Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated 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 Oak Street adjacent to the site, including:

- (i) Minimum 1.8 m wide front boulevard;
- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (iii) Corner curb ramps;
- (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Oak Street to meet City higher zoned, arterial, bus lane standards.

- (v) Integral concrete curb and slab at the bus stop on Oak Street per City standards;
- (vi) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

- (d) Provision of street improvements with appropriate transitions, along West 49th Avenue adjacent to the site, including:

- (i) Minimum 0.6 m wide median;
- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

- (iii) Minimum 1.8 m wide raised asphalt protected bike lane;
- (iv) Type E curb between the sidewalk and bike lane;
- (v) Curb and gutter, including relocation of the existing catch basin, fire hydrant, traffic signal poles, and road reconstruction as required to accommodate the curb and gutter;

Note to Applicant: Road reconstruction on West 49th Avenue to meet City higher zoned, arterial, bus lane standards.

- (vi) Corner curb ramps;
- (vii) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (e) Provision of street improvements with appropriate transitions, along the lane west of Oak Street, adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City standard higher-zoned lane pavement structure.

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 49th Avenue.

Note to Applicant: Refer to the City design guidelines and construction standards.

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

- (f) Provision of speed humps in the lane west of Cambie Street between West 49th Avenue and West 50th Avenue.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a rainwater tree trench (RTT) or subsurface infiltration trench along West 49th Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed bike lane and/or sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

The final Green Infrastructure typology will be determined based on the final geometric design.

Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

- (h) Provision of upgraded street lighting (roadway and sidewalk) and lane lighting to current City standards and IESNA recommendations.
- (i) Provision of Oak Street / West 49th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) 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.

- (k) 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.

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

Housing

- 2.3 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 *Cambie Corridor Plan*, 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 the units will be rented for less than 90 consecutive days at a time;
 - (d) If a stage one Building Permit for the development is issued within two years of the date upon which the CD-1 by-law 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 in accordance with the time period outlined in subsection 2.3 (d) above, 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 2.3 (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 dwelling 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 dwelling units every five (5) years after initial occupancy;
 - (i) For such tenants, annual household income cannot exceed 5 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 dwelling 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 dwelling 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 or 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.

Non-Stratification Covenant

- 2.4 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Planning and the Director of Legal Services prohibiting the strata subdivision of the non-residential floor area of the building and the separate sale of the non-residential and residential floor areas of the building.

No Occupancy Covenant

- 2.5 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Planning and the Director of Legal Services prohibiting occupancy of the building until such time as Restrictive Covenant CA5534101 is discharged from title to the Lands or amended to permit the use of the Lands contemplated by the rezoning by-law, which Covenant will include a release and indemnity in favour of the City.

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's [Public Art Policy for Rezoned Developments](#), such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: 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 B1, 60% cash-in-lieu of art.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

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;
 - (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 Parks, have been provided to the City.

Note to Applicant: The site contains a Schedule 2 use. The Site Disclosure Statement has been forwarded to the Ministry of Environment.

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.

* * * * *

APPENDIX D**PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“6525-6577 Oak Street [CD-1 #] [By-law #] C-1”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 6525-6577 Oak Street”

* * * * *

APPENDIX E

ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	December 10, 2025	https://www.shapeyourcity.ca/6525-6575-oak
Postcard mailed	March 26, 2026	623 notices mailed (approximate)
Site sign installed	January 8, 2026	n/a
Online comment form	December 2025 to April 2026	21 submissions • 7 responses support • 12 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 1, 2026 to April 14, 2026	0 submissions
Other input (phone calls, direct emails, etc.)	December 10, 2025 to April 20, 2026	3 submissions
Total webpage views	December 10, 2025 to April 20, 2026	676 page views
Total Submissions (Comments submitted + questions asked + other input methods)		24 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Respondents supported the proposal for delivering new rental housing, including below-market units, noting the need for additional housing supply in this part of the city.
- **Location:** Respondents expressed support for the project's location near transit, cycling routes, and key destinations.

Areas of concern:

- **Building height and density:** Respondents expressed concern that the proposed 18-storey height and high density were excessive for the area, inconsistent with surrounding development patterns, and not aligned with existing plans or infrastructure capacity.
- **Traffic and parking:** Respondents noted that increased traffic and unclear parking provisions could worsen existing congestion, create parking spillover on local streets, and introduce safety risks, particularly on nearby residential streets and around schools.
- **Neighbourhood character:** Respondents were concerned that the proposal would be incompatible with the predominantly low-rise residential character of the area and could result in the loss of valued local services, reducing overall neighbourhood livability and accessibility.

Response to Public Comments

- **Building height and density:** Staff carried out a form of development analysis and concluded that the proposed height is acceptable for the emerging context. Reduction in height and density would result in fewer rental and below-market rental units.
- **Traffic and parking:** The application proposes 166 parking spaces, including eight accessible and eight for visitors. The Parking By-law does not require a minimum number of parking spaces, except for accessible and visitor parking. The site is also well-located to encourage modes of transportation other than private vehicles. It is approximately 900 metres away from the Canada Line, and bus service is provided along 49th Avenue and Oak Street. Nearby bikeways include Willow/Heather Streets and 45th/46th Avenues. Staff monitor on-street parking demand and additional or revised parking restrictions may be explored, such as Residential Parking Permits or time-limited parking. Residents may request a review of street parking regulations online or by calling 311.
- **Neighbourhood character:** This area has been identified for greater heights than what exist today in the *Cambie Corridor Plan*. The application includes two levels of commercial space, proposed as a grocery store and childcare, which would provide services to the neighbourhood.

Vancouver School Board Comments Based on Proposed ODP Amendment:

		Capacity Utilization	
Catchment		2025	2039
Elementary School	Sir William Osler Elementary	100%	85%
Secondary School	Sir Winston Churchill Secondary	101%	107%

Future School Capacity Utilization Rates (2039)

Limited capacity at elementary and capacity shortage at secondary.

* * * * *

APPENDIX F**HOUSING**Housing Data**Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026**

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	19,996 units (67%)
	Developer-Owned Below Market Rental	5,500	2,892 units (53%)
	Total	35,500	22,888 units (64%)

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 at 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 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 Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Sizes	2025 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	494 sq. ft.	\$1,705	\$68,200	\$2,003	\$80,120	\$3,118	\$124,720	\$108,000
1-bed	615 sq. ft.	\$1,860	\$74,400	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	863 sq. ft.	\$2,647	\$105,880	\$3,706	\$148,240	\$5,892	\$235,680	\$210,000

3-bed	1,063 sq. ft.	\$3,614	\$144,560	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000
--------------	---------------	---------	-----------	---------	-----------	---------	-----------	-----------

1. *Starting rents shown are calculated based on city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.*
2. *Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Westside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside/Westside/Downtown in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income*

* * * * *

APPENDIX G**PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$502,069
Utilities DCL ¹	\$2,018,617
Public Art ³	\$344,404
TOTAL	\$2,865,090

Other Benefits (non-quantifiable components): 189 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 13,823.3 sq. m (148,793 sq. ft.) of residential floor area and 2,336.4 sq. m (25,149 sq. ft.) of commercial 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 \$ \$2,970,489.

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.

* * * * *

APPENDIX H**REZONING APPLICATION SUMMARY****Property**

Address	Parcel Identifier (PID)	Legal Description
6525 Oak Street	025-868-365	Lot 1, Except Part in Plan BCP9707, Block D of Blocks 12 and 17A District Lot 526 Group 1 New Westminster District Plan BCP9706
6575-6577 Oak Street	010-598-791	Lot E Block D of Blocks 12 and 17A District Lot 526 Plan 7473

Applicant Team

Applicant/Architect	McKinley Studios
Developer	Weathervane Group of Companies
Property Owners	1088608 B.C. Ltd., Elevate Oak Street Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	2,187 sq. m (23,541 sq. ft.)	2,187 sq. m (23,541 sq. ft.)
Land Use	Residential, Office, Service, Retail, Institutional, Cultural and Recreational, Agricultural, Utility/Communications	Residential, Office, Service, Retail, Institutional, Cultural and Recreational
Maximum FSR	1.2	7.5
Maximum Height	9.2 m (30 ft.)	57 m (187 ft.)
Floor Area	2,624 sq. m (28,249 sq. ft.)	16,159.7 sq. m (173,942 sq. ft.)
Unit Mix	N/A	60 studio units 60 1-bedroom 53 2-bedroom 16 3-bedroom 189 Total
Natural Assets	6 on-site trees 3 street trees	6 on-site trees proposed for removal. 3 street trees proposed for retention. 7 new street trees proposed. Final numbers to be confirmed at development permit stage.