

2. VANCOUVER ODP AMENDMENT AND CD-1 REZONING: 6525-6577 Oak Street

Summary: For the site at 6525-6577 Oak Street, to amend the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, and to rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District 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. A floor space ratio (FSR) of 7.5 and a height of 57 m (187 ft.) are proposed.

Applicant: McKinley Studios

Referral: This relates to the report entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street”, dated June 30, 2026 (“Report”), referred to Public Hearing at the Council Meeting of July 14, 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 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*],

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

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing 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 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

¹ Represented by Weathervane Group of Companies

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, 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 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 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 application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D of the Report, 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 of the Report;

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.

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