



Vancouver ODP Amendment and CD-1 Rezoning

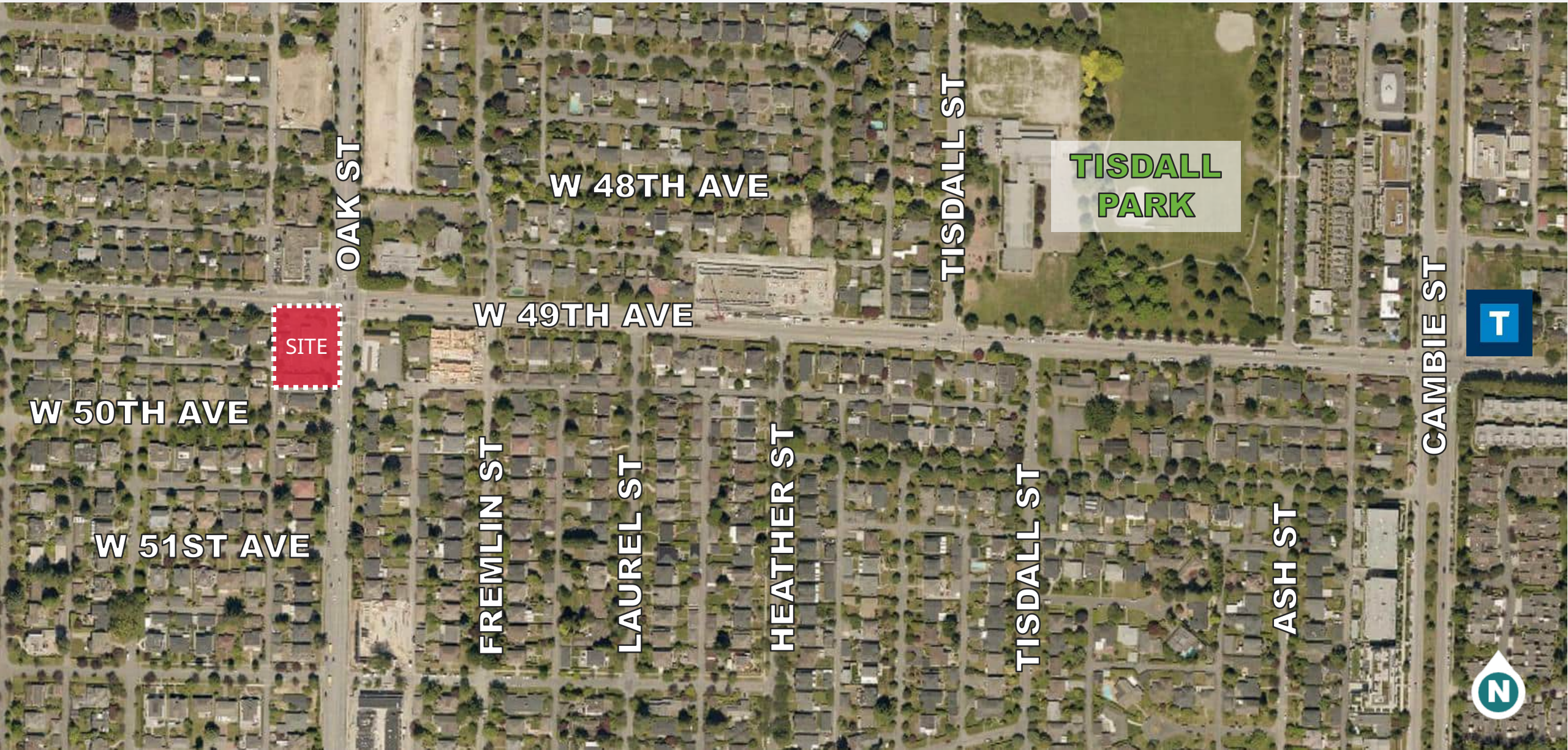
6525-6577 Oak Street

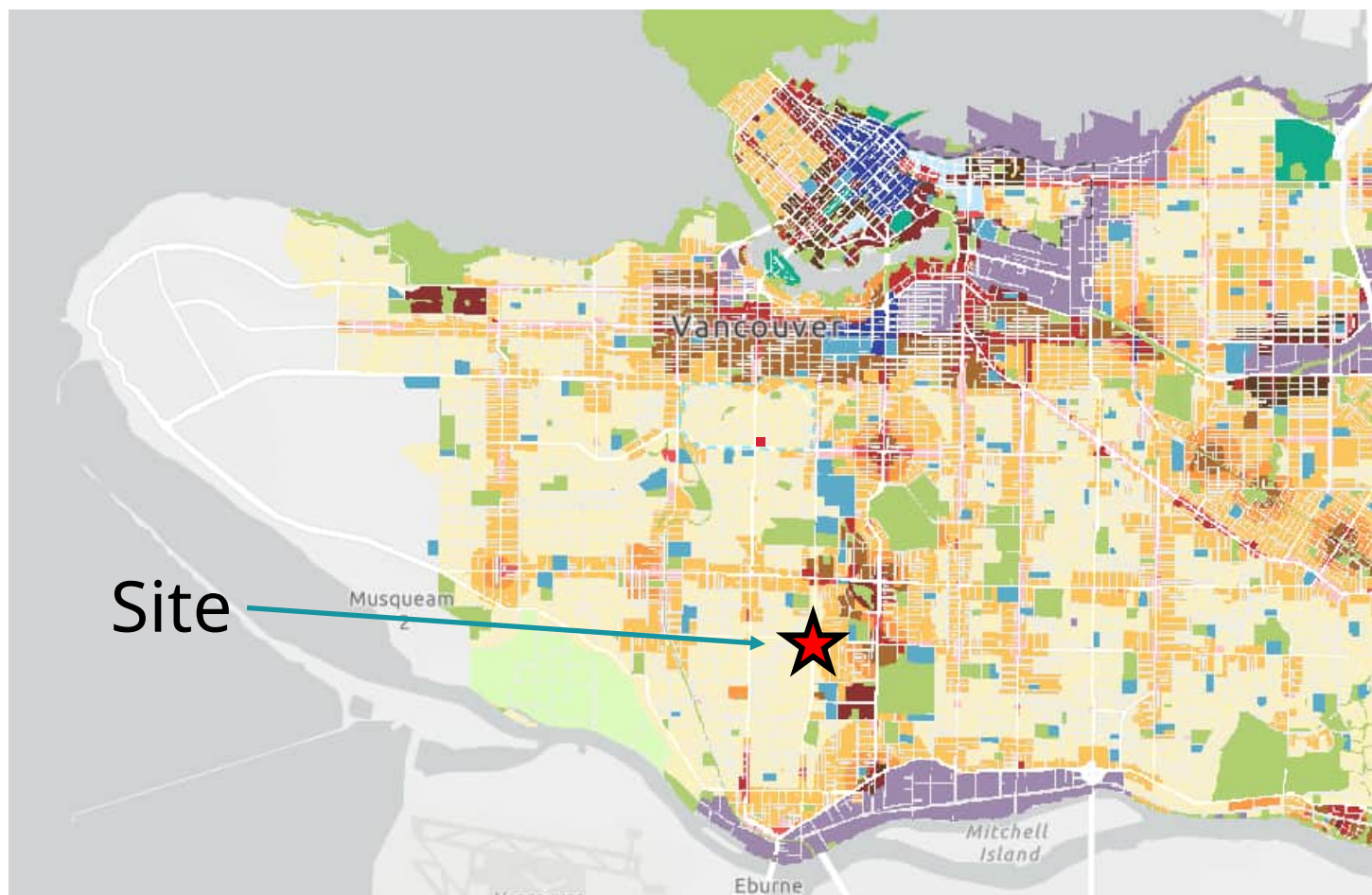
PUBLIC HEARING July 23, 2026

Recommend **Support**



Public Hearing | Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street



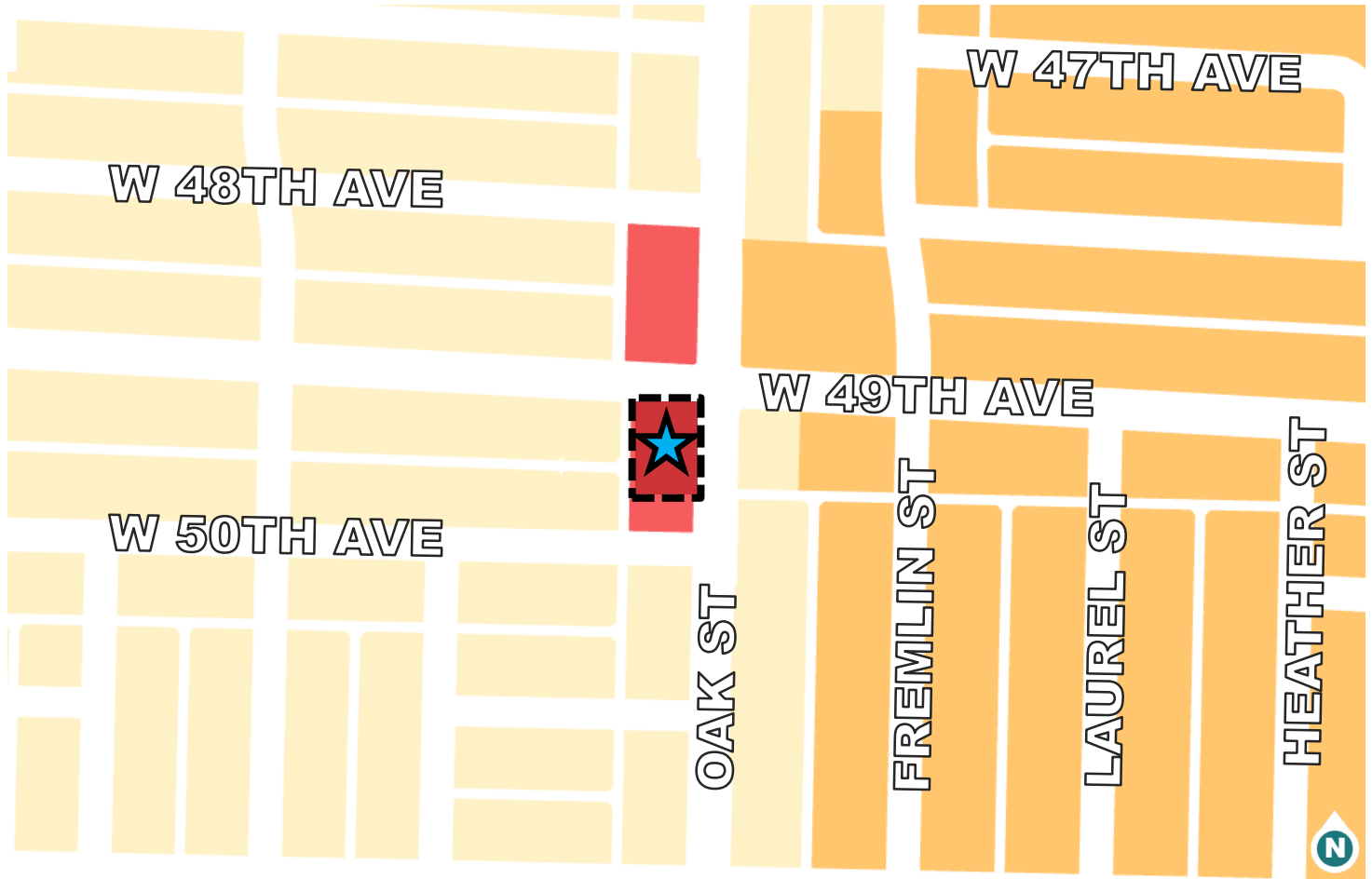


Designated Mixed-Use Mid-Rise



ODP Generalized Land Use Designations

-  Mixed-Use Mid-Rise (12 storeys)
-  Residential Low-Rise (8 storeys)
-  Residential Multiplex (3 storeys)

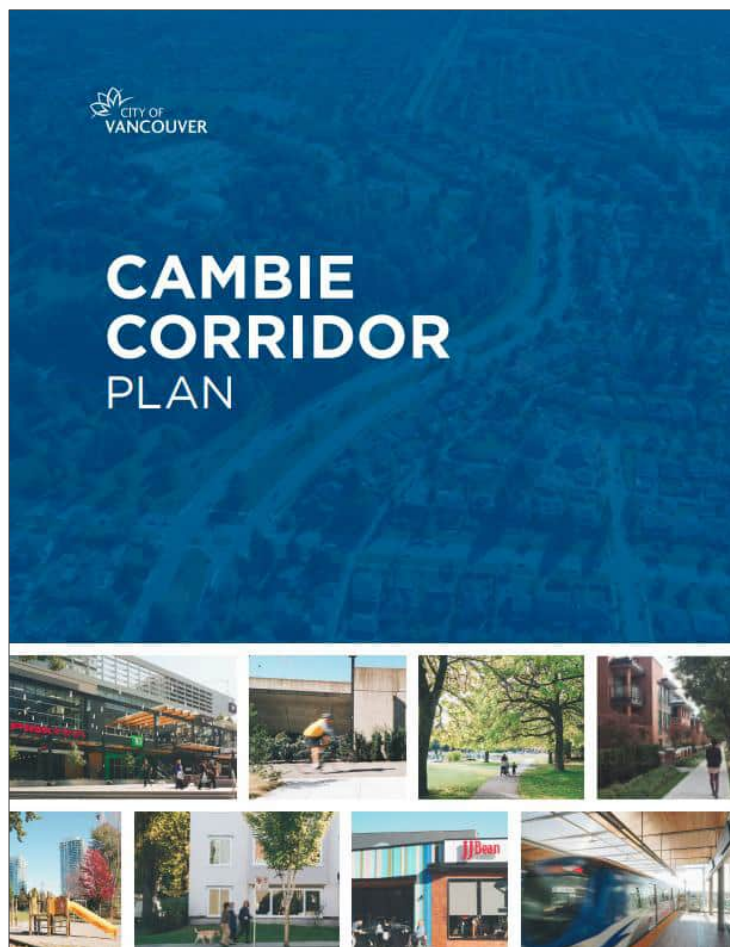


Amend designation to Mixed-Use High-Rise 1 (up to 26 storeys)



Policy: Cambie Corridor Plan

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Summary

Height	18 storeys (57 m)
Density	7.5 FSR
Land use	Residential, Commercial
Details	189 rental units with 20% below-market; Ground-floor grocery store; Privately owned childcare





- Consultation required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil scolaire francophone (CSF), Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation
- VSB noted limited capacity at Osler Elementary and capacity shortage at Churchill Secondary

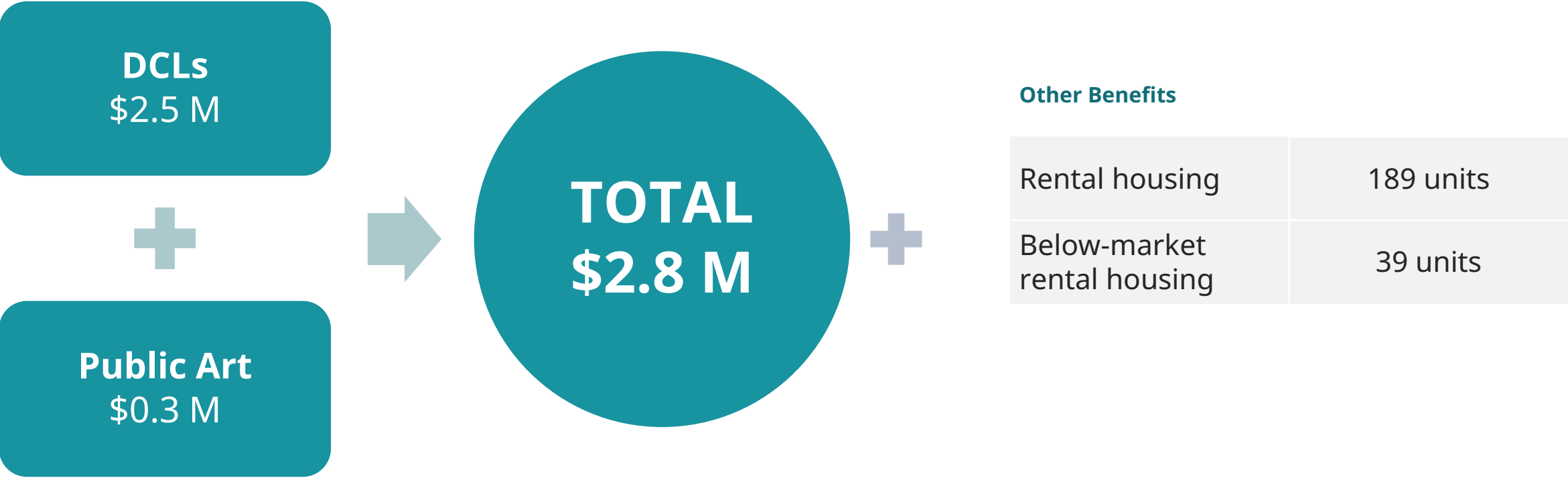


Support:

- **Housing**
- **Location**

Concerns:

- **Height and Density**
- **Traffic and Parking**
- **Neighbourhood Character**





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- Staff support, subject to Appendix C

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