

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "[Direct to Mayor and Council - DL](#)"

Date: 10/14/2024 6:16:17 PM

Subject: Memo to Mayor & Council - 5505-5585 Oak Street – Rezoning Proposal

Attachments: Council Memo to Mayor & Council - 5505-5585 Oak Street – Rezoning Proposal.pdf

Dear Mayor and Council,

Attached is an information memo for Council regarding the rezoning proposal for 5505-5585 Oak St (Shawn Oaks). The memo explains the following:

1. On April 26, 2023, Council directed staff to undertake an enhanced rezoning process (i.e. additional site planning) for the Shawn Oaks site, as per the Cambie Corridor Plan (CC Plan), and to report back.
2. The applicant's proposal, which exceeds the height and density envisioned in the CC Plan, was refined in collaboration with staff, and taken out for public consultation in July 2024.
3. The enhanced rezoning process has concluded, and the applicant has been invited to submit a formal rezoning application.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

October 9, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Templar Tsang-Trinaistich, Director, Rezoning Centre

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: 5505-5585 Oak Street – Rezoning Proposal

RTS #: N/A

This memorandum provides an information update on the progress of the proposal for 5505-5585 Oak Street, known as the Shawn Oaks site (SOK). No Council action is required. The applicant, on behalf of the developer, Landmark Shawn Oaks Development Ltd., has completed an enhanced rezoning process and is preparing to submit a full rezoning application.

Background and Context

The SOK site is located on the west side of Oak Street, north of West 41st Avenue. It is identified as a large, unique site in the *Cambie Corridor Plan* (Plan). Under the Plan, unique sites should proceed through an “enhanced rezoning” process to resolve site-specific design and policy issues in collaboration with staff and the applicant team prior to the submission of a formal rezoning application. On April 26, 2023, Council considered a [Directions Report](#) for SOK and directed staff to proceed with an enhanced rezoning process to consider increased height and density beyond what the Plan specifies for this site.

On November 29, 2023, the applicant submitted a complete enhanced rezoning proposal for two residential towers up to 33 storeys in height with approximately 475 strata units, and a six-storey building with 180 social housing units and a 37-space childcare, the latter two of which would be offered turnkey to the City. The applicant and staff teams collaborated through spring 2024 to address site-specific policy and design issues such as height, access and parking.

Public Consultations

From June 27 to July 31, 2024, the public was invited to provide comments on the draft concept for SOK. Approximately 1,742 notification postcards were distributed within the neighbouring area, and proposal information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform. An in-person open house was held on July 11, 2024. A total of 58 submissions were received.

The themes of support were expressed regarding the provision of social housing, childcare and the proposal's density. Themes of concern were the height and scale, worsening traffic and parking in the area, the lack of public amenities including school and community spaces, and the concept's non-compliance with the Plan.

Next Steps

Staff have reviewed the draft concept and considered public feedback, and have recommended to the applicant that the draft concept be advanced to a full rezoning application. While it is acknowledged that there was public concern about height and density, the proposed building heights are compatible with the *Vancouver Plan* and TransLink's *Transport 2050* vision for Oak Street and 41st Avenue as a future rapid transit area. It is also similar in height and scale with recently approved rezoning applications (e.g. Oakridge Transit Centre, Jewish Community Centre) around Oak Street and West 41st Avenue.

It is important to note that listening to and discussing the details or merits of a rezoning application with members of the public, the applicant, or their representatives is not prohibited. However, Council should avoid actively supporting or opposing an application prior to the conclusion of the future Public Hearing, in order to better preserve the integrity, fairness and validity of the rezoning process, including the Public Hearing. If the application is referred to Public Hearing, Council will have the opportunity to determine its merits at the Public Hearing and ultimately express their support or opposition to the application.

Note on Louis Brier Home and Hospital (LBH) Proposal

At the same meeting on April 26, 2023, Council also directed staff to proceed with an enhanced rezoning process for the adjacent LBH proposal and report back to Council. The LBH proposal also deviated from the Plan with respect to height to replace the existing non-profit, long-term care facility, add new housing and provide other public benefits such as childcare. To date, the LBH applicant has not submitted an enhanced rezoning proposal due to funding issues with their project partners. The LBH applicant informed staff that they anticipate being ready to proceed in fall 2024.

Should Council have any questions, please do not hesitate to reach out to me directly, or Templar Tsang-Trinaistich, Director, Rezoning Centre (templar.tsang-trinaistich@vancouver.ca).



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