

URBAN DESIGN PANEL AGENDA

Date: Wednesday, June 17, 2026

Time: 03:00 pm

Place: Teams (Online Meeting)

Visit <https://vancouver.ca/your-government/urban-design-panel.aspx> for more details

- 1. 03:00 pm Address:** **929-989 W 41st Ave, 5670 Oak St, 988 W 38th Ave, and 5469-5507 Willow St (former Oakridge Transit Centre)**
- Permit No.: RZ-2025-00098
- Description: To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for a mixed-use development consisting of 16 buildings ranging from 6-storeys to 33-storeys, and includes: 1,231 strata units; 1,238 market-rental units; 158 below-market rental units; transferring a dirt site to the city for approximately 361 social housing units; a 1.9-acre public park; a 69-space childcare facility; 4,922 sq m (52,975 sq. ft.) of commercial space; and a total floor area of 230,565.5 sq. m (2,481,787 sq. ft.). This application is being considered under the Oakridge Transit Centre Policy Statement. The previously approved rezoning for this site was withdrawn. Details of the withdrawn rezoning can be found at 949 West 41st Avenue & 5469-5507 Willow Street (Oakridge Transit Centre). The City’s Tenant Relocation and Protection Policy applies to this site. This policy provides assistance and protections to eligible renters impacted by redevelopment activity.
- Zoning: R1-1 to CD-1
- Application Status: Rezoning Application
- Review: First
- Architect: Hariri Pontarini Architects



04:45 pm Break

2. 04:50 pm **Address:** **605-695 SE Marine Drive ODP Amendment and Text Amendment**

Permit No.: RZ-2025-00024

Description: To amend CD-1 (99) for an increase in height from 7.3 m (30 ft.) to 119 m (391 ft.), an increase in floor space ratio (FSR) from 1.4 to 9.2, to include 23% of the residential floor area for below-market rental units, and amend the permitted uses on the site. The proposal is for a 34-storey (east tower) and a 29-storey (west tower) mixed-use rental building which includes: 652 units with 23% of the floor area for below-market rental units; commercial-retail space on the ground floor; private 37-space childcare facility; an FSR of 9.2; and a height from 119 m (391 ft.) (east tower), and 103 m (339 ft.) (west tower). This application is being considered under the Interim Rezoning Policy for Social Housing, Institutional, Cultural and Recreational Uses in Former Community Visions Areas. This application is not consistent with Council-adopted policies. The City is required to process all rezoning applications submitted, and staff position on the proposal will be summarized in the referral report later in the application process timeline. The City's Tenant Relocation and Protection Policy applies to this site. This policy provides assistance and protections to eligible renters impacted by redevelopment activity.

Zoning: CD-1(99)

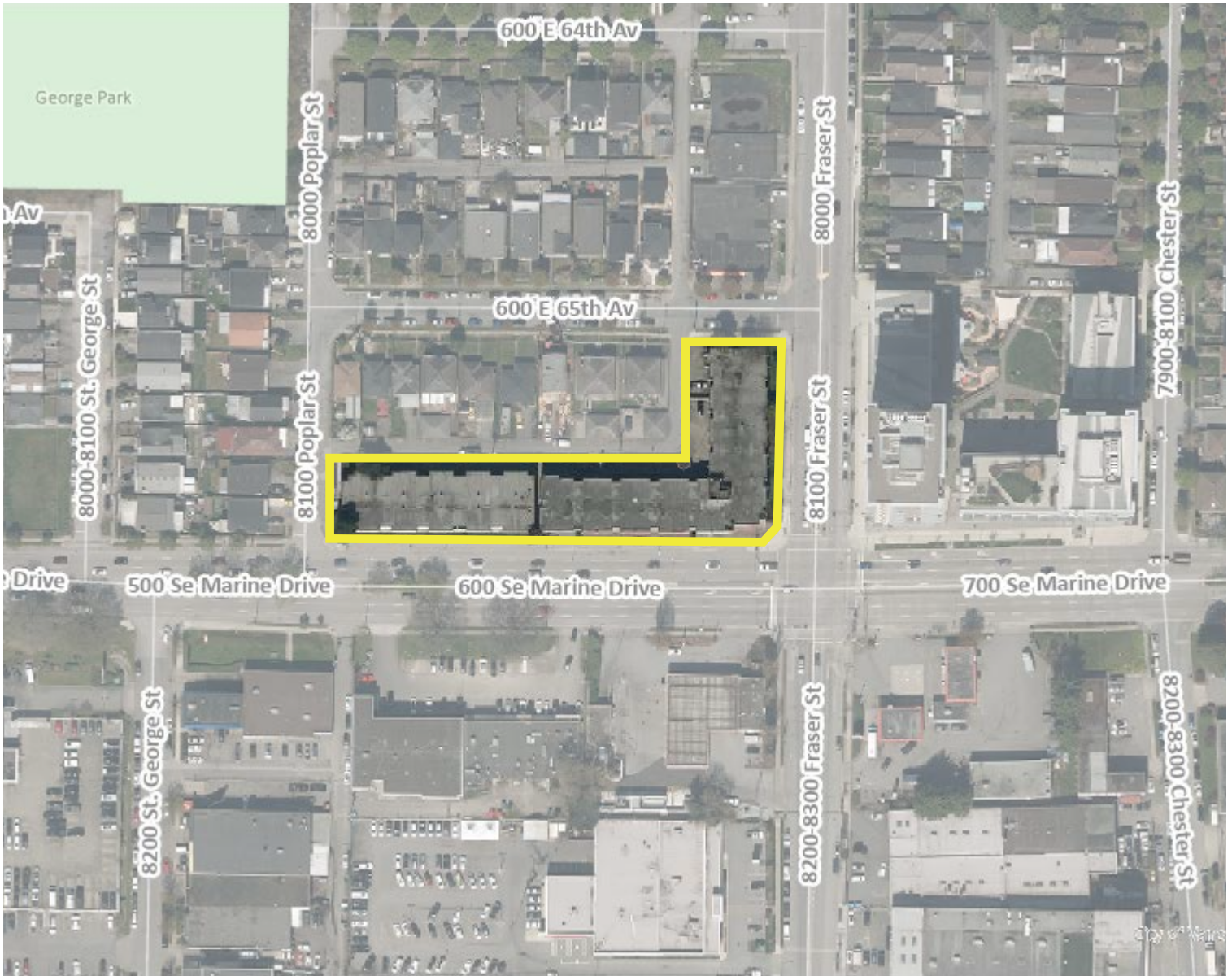
Application Status: Rezoning Application

Review: First

Architect: Musson Cattell Mackey Partnership



605-695 SE Marine Drive ODP Amendment and Text Amendment



Scale: 1:3,000

