

**Refers to Referral Report Item #1
Public Hearing of November 12, 2024**

YELLOW MEMORANDUM

November 5, 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
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering Services
Corrie Okell, General Manager of Development, Buildings & Licensing

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

SUBJECT: Rezoning: 3983-3991 West 10th Ave. – Conditions of Approval in Appendix B

RTS #: [16562](#)

On October 8, 2024 Council referred the above-mentioned rezoning application to a Public Hearing. The application included a streamlined rainwater management condition in Appendix B in accordance with Council's approval on July 25, 2023 of amendments to simplify rezoning application and development permit requirements ([RTS 15424](#)).

Engineering Services has advised that the sewer release rate requirement should not govern sanitary sewage. Condition 1.14 of the Conditions of Approval of the Development Application (Appendix B, Part 1) should be corrected to read as follows:

“1.14 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. See vancouver.ca/rainwater for more information.”.

Engineering Services has also advised that the related condition 2.2(b) of the Conditions of By-law Enactment (Appendix B, Part 2) should be corrected to read as follows:

“b. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, implementation of development(s) at 3983-3991 West 10th Avenue requires the:

- (i) development to be serviced to the existing 250 mm SAN and 900 mm STM sewers in the Lane/North of West 10th Avenue; and
- (ii) post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Offsite upgrades are not conditioned to the development site because the servicing strategy of this area is under investigation and future servicing scope of this area is not defined. The development site release rate requirement is intended to mitigate the increased development discharge flows (increased imperviousness and population) and maintain existing sewer capacity conditions of the surrounding sewers.

Note to Applicant: The required sewer modifications on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.”.

Action is required by Council. Staff recommend that Council approve the Recommendation for Public Hearing subject to this yellow memorandum. This memorandum will form part of the November 12, 2024 Public Hearing agenda package and be available for public viewing.



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