

**Refers to Item 2
Public Hearing of April 15, 2025**

YELLOW MEMORANDUM

April 22, 2025

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: CD-1 Rezoning: 1551-1581 West 7th Avenue –
Conditions of Approval in Appendix B

RTS #: [17647](#)

On March 11, 2025 Council referred the above-mentioned rezoning application to a Public Hearing.

Engineering Services has advised that one of the conditions for green infrastructure should be removed due to site limitations. Condition 2.6(l) of the Conditions of By-law Enactment (Appendix B, Part 2) should be simplified to read as follows (striking text shown):

- “(b) Provision green infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a rainwater tree trench (RTT) on West 7th Avenue at the western extent of the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard and sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

- (ii) — ~~Installation of a dry well in the laneway west of the proposed catch basin, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.~~

~~Note to Applicant: These improvements generally include a deep perforated sump surrounded by drain rock connected to a catch basin.~~

~~Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.~~

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

Staff recommend that Council approve the Recommendation for Public Hearing subject to this yellow memorandum. This memorandum will form part of the April 15, 2025 Public Hearing agenda package and be available for public viewing.



Josh White
General Manager, Planning, Urban Design and Sustainability
604.877.5159 | josh.white@vancouver.ca