

**Refers to Referral Report Item #1
Public Hearing of May 20, 2025**

YELLOW MEMORANDUM

May 15, 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
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability

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

SUBJECT: CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue

RTS #: 17596

Following referral of the above item to Public Hearing on January 21, 2025, an error was identified for the heritage recommendation and heritage designation by-law. In addition, a change to the by-law is proposed to address the minimum amount of required industrial space to bring the by-law into alignment with the Broadway Plan and the Referral report.

This memorandum brings forward the following amendments:

1. Heritage Designation By-law

THAT the second paragraph of the Recommendation to Refer for 4-36 West 3rd Avenue and 5 West 4th Avenue be amended as follows (with bold to replace strikethroughs):

~~FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.~~

“FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning and heritage designation by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.”

THAT recommendation B for 4-36 West 3rd Avenue and 5 West 4th Avenue be amended as follows (with bold to replace strikethroughs):

~~THAT subject to approval of the CD-1 By-law, the heritage designation of all exterior facades (“heritage facades”) of the Nelson’s Laundry Building (the “heritage building”) at 5 West 4th Avenue [PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526], as protected heritage property, be approved.~~

“THAT the heritage designation of all exterior facades (“heritage facades”) of the Nelson’s Laundry Building (the “heritage building”) at 5 West 4th Avenue [PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526], as protected heritage property, be approved in principle.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the Heritage Designation By-law, generally as set out in Appendix C, prior to enactment of the CD-1 By-law.”

THAT Appendix C for 4-36 West 3rd Avenue and 5 West 4th Avenue be amended as follows:

“DRAFT HERITAGE DESIGNATION BY-LAW

1. Council considers that the real property described as:

The existing building’s exterior façades (Nelson’s Laundry Building)	5 West 4th Avenue	PID: 014-893-169 Lot A Block 19 District Lot 200A Plan 1204
		and
		PID: 009-052-836 Lot G Block 19 District Lot 200A Plan 11526

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.”

2. Industrial

6.2 The maximum floor space ratio for all uses combined must not exceed 6.62, except that the floor space ratio for industrial uses must not be less than 3.3.

6.2 The maximum floor space ratio for all uses combined must not exceed 6.62, except that the floor space ratio for industrial uses must not be less than 3.0.

This memo will form part of the May 20, 2025 Public Hearing agenda package and be available for public viewing.

A handwritten signature in black ink, appearing to read 'J White', with a stylized, cursive script.

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