

**Refers to Referral Report Item 4
Public Hearing of May 20, 2025**

YELLOW MEMORANDUM

May 9, 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
Templar Tsang-Trinaistich, Director of Rezoning Centre, Planning, Urban Design and Sustainability

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

SUBJECT: CD-1 Rezoning: 1770 West 12th Avenue –
Conditions of Approval in Appendix B

RTS #: [17864](#)

On April 15, 2025 Council referred the above-mentioned rezoning application to a Public Hearing. The application did not include 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 therefore advised that condition 2.2(b) of the Conditions of By-law Enactment (Appendix B, Part 2) be simplified to read as follows (adding text in red and striking text shown):

- “(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1770 West 12th Avenue does not require any sewer upgrades.
Development to be serviced to the existing 250 mm SAN and 525 mm STM sewers along West 12th Avenue.

~~The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 5-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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.~~

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.”

Staff recommend that Council approve the Recommendation for Public Hearing subject to this yellow memorandum. This memorandum will form part of the May 20, 2025 Public Hearing agenda package and be available for public viewing.



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