

**Refers to Item #3
Public Hearing of July 8, 2025**

YELLOW MEMORANDUM

June 20, 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: Rezoning: 1855 West 2nd Ave. – Conditions of Approval in Appendix B

RTS #: [17984](#)

On June 3, 2025 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 2.2(b) of the Conditions of By-law Enactment (Appendix B, Part 2) should be corrected to read as follows:

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

Note to Applicant: Implementation of development(s) at 1855 West 2nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the West 2nd Avenue.

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.

Note to Applicant: Pending City of Vancouver Council Approval, the Building By-law will be modified on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/hectare of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/hectare. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these updated requirements, pending Council approval. More information is available at vancouver.ca/rainwater.”.

This memo will form part of the July 8, 2025 Public Hearing agenda package and be available for public viewing.

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

Josh White
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