

**Refers to Referral Report Item #1  
Public Hearing of September 16, 2025**

**YELLOW MEMORANDUM**

September 2, 2025

**TO:** Mayor and Council

**CC:** Karen Levitt, Acting City Manager  
Armin Amrolia, 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  
Neil Hrushowy, Director, Community Planning, Planning Urban Design and Sustainability  
Chris Robertson, Director, City-Wide and Regional Planning, Planning Urban Design and Sustainability  
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability  
Casey Peters, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

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

**SUBJECT:** Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan – Amendment to Council Report

**RTS #:** 17679

On July 22, 2025, Council referred the above-mentioned city-initiated zoning changes to a Public Hearing. After referral, staff determined that corrections are needed to the Council report, Appendix A and Appendix I.

## 1. Correction to Council Report

Following referral to Public Hearing, staff identified a typographical error in the Council Report. The report incorrectly refers to *Appendix “M”* instead of *Appendix “J”* in the section labeled [“Housing and Time-Limited Approach to Processing In-Stream Tenant Relocation Plans \(TRPs\)”](#).

## 2. Corrections to Appendix A

### ***a. Discount Rate Correction in Schedule J of the Draft Amendment to the Zoning and Development By-law***

The draft by-law that was to be posted for this item was to be prepared in accordance with Appendix A; however, the discount rate for R3-1, R3-2, and R3-3 in *Schedule J* was incorrect. [Section 3.1.1 of Schedule J](#) incorrectly identified the discount rate for R3-1, R3-2 and R3-3 as 20% instead of 10%. It is now amended with the correction in red below:

3.1.1 Below-market rental dwelling units must have average rents per dwelling unit type at initial occupancy and upon a change in tenancy that do not exceed an amount that is at least the following percentage discount rate for the relevant zoning district less than the average rent for all private rental apartment units city-wide for the applicable dwelling unit type as published by the Canada Mortgage and Housing Corporation Rental Market Survey Data Tables, or equivalent publication, in the previous calendar year:

Zoning District	Discount Rate
R3-1, R3-2 and R3-3	<del>20%</del> 10%
R4-1	20%
R5-1, R5-2, R5-3 and R5-4	20%

### ***b. Missing Maps in Schedules E and F of the Draft Amendment to the Zoning and Development By-law***

The two maps identified below and as attached in Exhibit A of this memo were inadvertently omitted from the draft by-law and are now included in the corrected version. These maps correspond to areas identified in [Figure 6](#) of the Council report as part of the proposed City-initiated rezoning:

- Schedule E - RZ – Broadway Corridor – R3-2, map 1 of 5 – insert attached map after current page [58 of Appendix A](#)
- Schedule F - RZ – Broadway Corridor – R3-3, map 11 of 16 – insert attached map after current [page 81 of Appendix A](#)

### 3. Correction to Appendix I

Staff identified that Map G of the CAC Policy for Rezoning, which identifies Rupert and Renfrew Community Amenity Contribution (CAC) target areas, was not included in the Rupert and Renfrew Station Area Plan report (RTS No 17631). To provide clarity for the public and applicants on the approved CAC target area within the Rupert and Renfrew Station Area Plan, staff recommends the inclusion of Map G: Rupert and Renfrew Station Area Plan to the “Community Amenity Contributions Policy for Rezoning”, in table 2 of [Appendix I](#), as presented in Exhibit B of this memo.

### 4. Final Remarks

This memo will form part of the September 16, 2025 Public Hearing agenda package and be available for public viewing.

Regards,

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

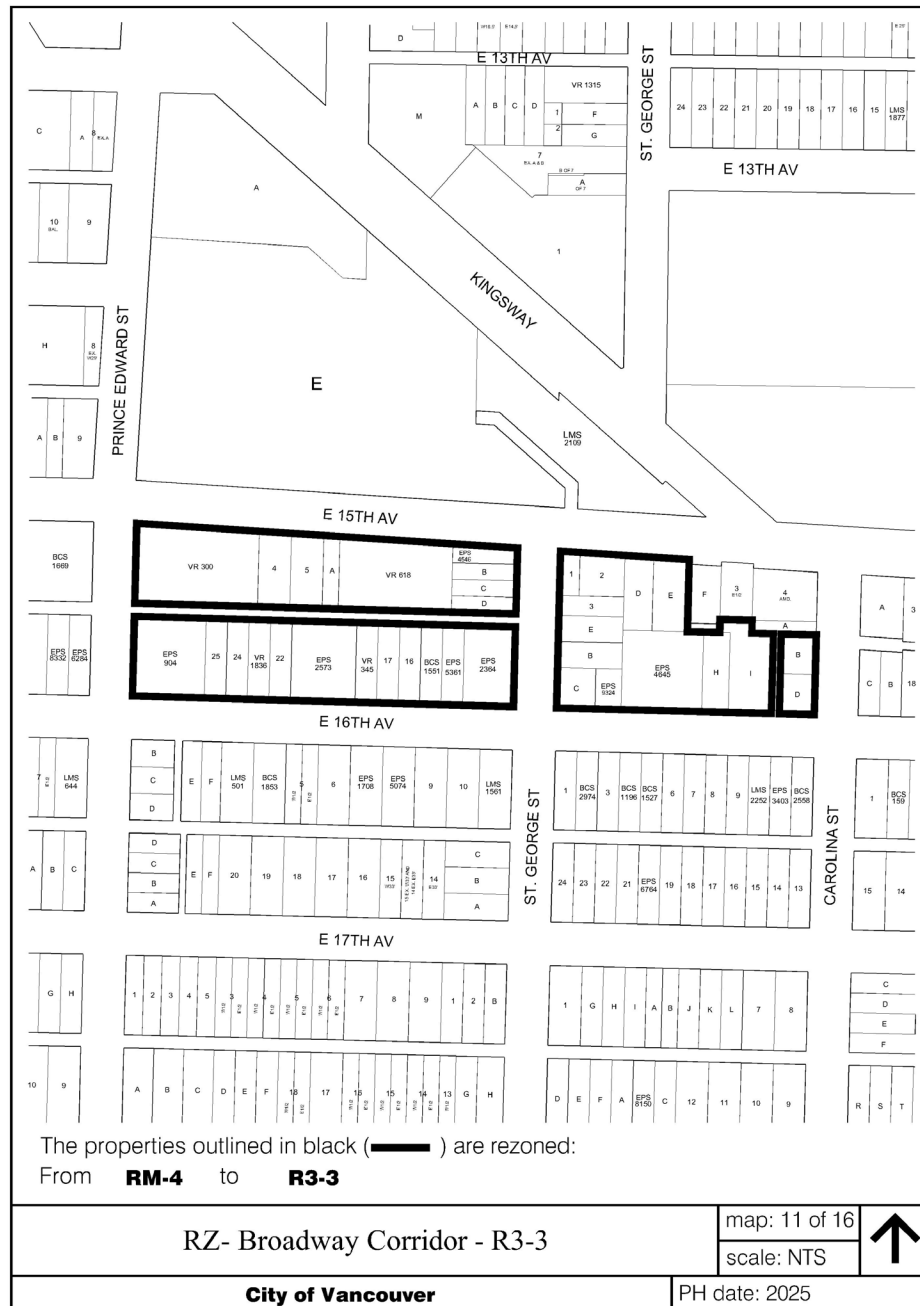
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**Exhibit A: RZ – Broadway Corridor – R3-2, map 1 of 5 (Schedule E)**

**Schedule E**



## Schedule F



**Exhibit B: Community Amenity Contributions Policy for Rezoning – Map G: Rupert and Renfrew Station Area Plan**

