

**Refers to Item #1
Public Hearing of September 18, 2025**

YELLOW MEMORANDUM

August 26, 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
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: Miscellaneous Amendments Concerning Various CD-1 By-laws –
Proposed Height Amendment to CD-1 (899) By-law No. 14333 (3352-3384
Vanness Avenue and 3347 Clive Avenue)

RTS #: 18059

On July 22, 2025 Council referred the above-mentioned text amendment application to a Public Hearing. The application included a proposed height increase to the previously approved By-law CD-1 (899), as a result of more detailed design of building elements such as elevators, acoustic flooring, and rooftop insulation.

Since the time of referral, the applicant has requested an additional 1 m (3 ft.) to the height provision regulating the portions of the building with permitted common rooftop amenity spaces and mechanical appurtenances. Per the applicant, the request is to allow for flexibility in sourcing elevator manufacturers. The increase does not impact Protected Public Views or shadowing on nearby parks.

Staff are supportive of the proposed height increase. Appendix A is replaced as follows:

**“PROPOSED AMENDMENT TO CD-1 (899) BY-LAW NO. 14333
3352-3384 VANNESS AVENUE AND 3347 CLIVE AVENUE**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 14333.
2. Council strikes out Table 1 in Section 8 and substitutes the following:

“Table 1: Permitted Building Height

Sub-area	Building Height	Building height for portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances
A	94.0 m	104.0 m
B	103.0 m	112.0 m

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



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