

**Refers to Item #5
Public Hearing of October 21, 2025**

YELLOW MEMORANDUM

October 17, 2025

TO: Mayor and Council

CC: Donny van Dyk, 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: 1676 West 11th Avenue – Amendments to Recommendation A

RTS #: 18151

This matter was referred to Public Hearing on September 16, 2025. Since then, Council approved amendments to the Zoning and Development By-law to add new low-rise (R3), mid-rise (R4) and high-rise (R5) residential district schedules and rezone certain parcels in the Broadway Plan area from RM-3, RM-4, FM-1, R1-1, RT-2, RT-5, RT-6, RT-7, and RT-8 to new R3-2, R3-3, R4-1, R5-2, R5-3, and R5-4 districts. ([RTS 17679](#)) These amendments rezoned the subject property from RM-3 (Residential) District to R5-4 (Residential) District.

As a result of the changes noted above, this memorandum brings forward the following amendment:

THAT Recommendation A be amended as follows (with bold to replace strikethroughs):

A. THAT the application by Villa Capri Enterprises Ltd., the registered owner of the lands located at 1676 West 11th Avenue [Lots 2 to 4 Block 389 District Lot 526 Plan 1949; PIDs 013-453-505, 013-453-521, and 013-453-556 respectively], to rezone the lands from ~~RM-3 (Multiple Dwelling)~~ **R5-4 (Residential)** District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from ~~4.0~~ **6.5** to 6.6 and the building height from ~~36.6 m (120 ft.)~~ **84 m (276 ft.)** to 61 m (200 ft.) to permit a 19-storey residential building, containing 176 market rental units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W. T. Leung Architects Inc., received December 20, 2023 and May 26, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

This memo will form part of the October 21, 2025 Public Hearing agenda package and be available for public viewing.

Regards,

A handwritten signature in black ink, appearing to read 'J. White', written in a cursive style.

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