

**Refers to Item #3
Public Hearing of October 23, 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
Casey Peters, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

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

SUBJECT: CD-1 Rezoning: 1366 West 12th Avenue – Amendments to Recommendation A

RTS #: 18144

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 the R5-4 (Residential) District and R3-3 (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 BFA Studio Architects, on behalf of 1366W12 Holdings Ltd. the registered owner of the lands located at 1366 West 12th Avenue [Lot 3 to Lot 5, Block 412 District Lot 526 Plan 1276; PIDs 013-490-877, 013-490-885 and 013-490-893 respectively], to rezone the lands from **R5-4 (Residential) District and R3-3 (Residential) District respectively** ~~RM-3 (Residential) District~~ to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from ~~1.0~~ **6.5 and 2.4 respectively** to 6.5 and the maximum building height from ~~36.6 m (120 ft.)~~ **84 m (276 ft.) and 27.5 m (90 ft.) respectively** to 60 m (197 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey rental building with 20% of the residential floor area for 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 BFA Studio Architects, received July 10, 2024 and supplemental plans received November 12, 2024;

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

This memo will form part of the October 23, 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.

Josh White
General Manager, Planning, Urban Design and Sustainability
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