

**Refers to Referral Report Item #2 Public
Hearing of November 13, 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: 2090 West 1st Avenue – Amendments to Recommendation A

RTS #: 18183

This matter was referred to Public Hearing on October 7, 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-4 (Residential) District to R3-3 (Residential) District.

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

- A. THAT the application by JTA Development Consultants, on behalf of TKT Holdings (Canada) Ltd., the registered owner of the lands located at 2090 West 1st Avenue:

- Lot A (Reference Plan 550) of Lots 1 and 2 Block 215 District Lot 526 Plan 590 PID 011-692-880;
- Lots 1 and 2 Block 215 District Lot 526 Plan 590 Except Plan 550; PIDs 011-692-910 and 011-692-936, respectively; and
- Lot 3 to 6 Block 215 District Lot 526 Plan 590; PIDs 011-692-952, 011-692-961, 011-692-979, and 011-692-995 respectively;

to rezone the lands from ~~RM-4 (Multiple Dwelling) District~~ **R3-3 (Residential) District** to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from ~~1.45 3.0~~ to 6.80 and the building height from ~~10.7 m (35.1 ft.)~~ **27.5 m (90 ft.)** to 65.1 m (213.6 ft.) to permit a 20-storey mixed use building, containing 176 rental units, of which 20% of the residential floor area will be secured as below-market rental units and commercial space on the ground floor, 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 JTA Development Consultants, received July 18, 2024, revised April 17, 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 November 13, 2025 Public Hearing agenda package and be available for public viewing.

Regards,



Josh White
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