

**Refers to Item #4
Public Hearing of January 13, 2026**

YELLOW MEMORANDUM

January 6, 2026

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 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue) – Amendments to modify Rezoning Conditions

RTS #: 18294

This matter was referred to Public Hearing on December 9, 2025. Since then, Council approved by-law and policy amendments that affects this rezoning (see [RTS 18243](#)).

Parking By-law

The Parking By-law has been amended to remove Transportation Demand Management (TDM), and the following condition is to be removed from Appendix B to align:

~~1.19 Provision of a Transportation Demand Management (TDM) Plan.~~

~~Note to applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.~~

Public Art Policy

The temporary adjustment to the Public Art Policy will increase the current 20 per cent discount for Cash-In-Lieu option by an additional 20 per cent to be a total of 40 per cent discount where this option is selected for eligible applications. The following condition is to be amended in Appendix B to align:

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: ~~80%~~ **60%** cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

This memo will form part of the January 13, 2026 Public Hearing agenda package and be available for public viewing.

Regards,



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