

**Refers to Item #4
Public Hearing of January 15, 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 Rezoning: 900-990 West 12th Avenue – Amendments to modify Rezoning Conditions

RTS #: 18304

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:

~~1.34 — 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.~~

Community Benefits Agreement

The Community Benefits Agreement is now optional. The following condition heading is to be amended to align:

~~Community Benefits Agreement~~ **Community Benefits Agreement (Optional)**

- 2.11 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, per the City of Vancouver's *Community Benefits Agreement Policy*, to enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:
- (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.
 - (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and
 - (c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

Note to Applicant: It is highly recommended that the applicant contact the CBA planner (harris.watt@vancouver.ca) at the rezoning stage.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the [Report Back on Supporting Development Viability and Unlocking New Housing Supply](#), dated December 2, 2025.

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:

- 2.13 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services 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.

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

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 15, 2026 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