

**Refers to Item #2
Public Hearing of January 20, 2026**

YELLOW MEMORANDUM

January 13, 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: 426-428 West 14th Avenue & 3015-3027 Yukon Street - Amendments to (1 & 2) Recommendation A and (3) Amendments to modify Rezoning Conditions.

RTS #: 18182

This application was referred to Public hearing on November 4, 2025. There are several items addressed by this memo:

1. On October 21, 2025, the City enacted 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 RT-6 (Residential) District to R3-2 (Residential) District.

2. The referral report contains a typographical error. The name of the applicant should read *Stuart Howard Architects Inc.*

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

- A. THAT the application by ~~Howard Stuart~~ **Stuart Howard** Architects Inc, on behalf of 1518787 BC Ltd¹, the registered owner of the lands located at:

- 426-428 West 14th Avenue [*Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167*], and
- 3015-3027 Yukon Street [*The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively*]

to rezone the above properties from ~~RT-6 (Residential) District~~ **R3-2 (Residential) District** to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from ~~0.75~~ **3.0** to 5.5 and the maximum building height from ~~10.7 m (35 ft.)~~ **27.5 m (90 ft.)** to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area 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 Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

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

3. Since this item was referred to Public Hearing, 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:

~~1.22 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 in Appendix B is to be amended to align:

Public Art

- 2.3 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 20, 2026 Public Hearing agenda package and be available for public viewing.

Regards,



Josh White
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