

**Refers to Item #3  
Public Hearing of January 20, 2026**

## **YELLOW MEMORANDUM**

January 15, 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: 2260-2266 West 2nd Avenue – Amendments to modify Rezoning Conditions

**RTS #:** 18226

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This matter was referred to Public Hearing on November 4, 2025. Since then, Council approved by-law and policy amendments that affect this rezoning (see [RTS 18226](#)).

### **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:

~~1.20 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.~~

~~Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.~~

**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:

**Public Art**

- 2.6 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: Applicant to 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, and to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

Note to Applicant: Please contact Public Art staff at [publicart@vancouver.ca](mailto: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,



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