



**Refers to Item #4
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: 2233 West 3rd Avenue – Amendments to modify Rezoning Condition

RTS #: 18225

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 18225](#)).

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.~~

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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