



**Refers to Item #4
Public Hearing of January 22, 2026**

YELLOW MEMORANDUM

January 12, 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: 320-360 West 2nd Avenue – Amendments to Modify Rezoning Conditions

RTS #: 12821

This matter was referred to Public Hearing on December 9, 2025. Since then, Council approved by-law amendments that affect this rezoning (see [RTS 12821](#)) and a numbering error was also identified in condition 2.8 (b). This memo corrects these two conditions.

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. Council approved amendments to the Parking By law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.~~

Community Amenity Contribution

A numbering error was identified in condition 2.8 (b). This condition requires an amendment to strike and replace with the following (in bold):

2.8 (b) \$500,000 (the “Outstanding Balance”) must be secured with the City prior to enactment of the rezoning by-law pursuant to ~~2.11~~ **2.8** (d and e), and must be paid by wire transfer by the earlier of the following dates:

This memo will form part of the January 22, 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