

Refers to Referral Report Item #1
Public Hearing of May 5, 2026

YELLOW MEMORANDUM

April 22, 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
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: 888-896 Cambie Street and 111-191 Smithe Street – Amendment to draft CD-1 By-law

RTS #: 18536

Following referral of the above item to Public Hearing on May 5, 2026, an error was identified in the draft CD-1 By-law provision governing minimum non-residential floor area. Changes to the draft CD-1 Bylaw have been made to specify the unit of measurement as “floor space ratio”, and to change the use from “commercial” to “non-residential” to ensure this provision includes other non-residential uses outlined in the by-law.

The proposed change is as follows (with bold text to replace the strikethrough):

~~5.3 The total floor area for commercial uses must be a minimum of 10.9.~~

5.3 The total floor space ratio for non-residential uses must be no less than 10.9.

The above-noted change does not alter the proposed density of required non-residential floor space, and no changes are required for the conditions of approval as noted in Appendix B of the referral report.

This memo will form part of the May 5, 2026 Public Hearing agenda package and be available for public viewing.

Regards,

A handwritten signature in black ink, appearing to read 'J White', is positioned below the 'Regards,' text.

Josh White
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