

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

YELLOW MEMORANDUM

April 27, 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
Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability

FROM: Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability

SUBJECT: Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District – Corrections to the Appendices A and H

RTS #: 18427

Following referral of the above item to Public Hearing on April 14, errors were identified in:

- Appendix A – Schedule A: C-2A District Schedule, and
- Appendix H – Table 3: Summary of Proposed Amendments for Policies and Guidelines Related to the C-2A District Schedule.

This memo contains the changes to Appendix A – Schedule A and Appendix H – Table 3.

Appendix A – Schedule A

The changes to the draft clause 3.1.1.1 in Appendix A – Schedule A: C-2A District Schedule below provide additional clarity on residential tenure requirements in the C-2A District.

- “3.1.1.1 For mixed-use residential building, if the form of tenure ~~is for the residential floor area~~:
- (a) ~~is~~ secured as 100% residential rental tenure ~~for 100% of the residential floor area~~, the maximum floor space ratio is 3.50 provided that:
 - (i) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35, and
 - (ii) at least 35% of the total dwelling units have 2 or more bedrooms; ~~and or~~
 - (b) ~~for any other tenure includes any tenure other than residential rental tenure~~, the maximum floor space ratio is 2.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.”

Appendix H – Table 3: Summary of Proposed Amendments for Policies and Guidelines Related to the C-2A District Schedule

The changes to Appendix H – Table 3 below correct the rows for *Strata Title and Cooperative Conversion Guidelines, Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy, Transit-Oriented Areas Rezoning Policy, Seniors Housing Rezoning Policy, Hotel Development Policy, Development Contribution Expectations Policy in Areas Undergoing Community Planning, and a Broadway Plan* blank row for *KKNC Policy Summary Table*. The rows below should replace the ones above. All other rows in Appendix H – Table 3 are correct.

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Strata Title and Cooperative Conversion Guidelines	City Guidelines	1	The approving authority may refuse an application for conversion of a multiple dwelling, multiple conversion dwelling, or infill multiple dwelling consisting of three or more dwelling units, in the C-2, C-2A , C-2B, C-2C, C-2C1, R3-3, R4-1...	Adds in C-2A
Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy	Table 2: General Guidelines for Additional Height and Density	3.7	Generally consider C-2 C-2A form	Remove C-2 and adds in C-2A
Transit-Oriented Areas Rezoning Policy	Commercial Use	5.4.2	Where the existing zoning (e.g., C-2 or C-2A) or an existing area plan policy requires commercial uses	Adds in C-2A
Seniors Housing Rezoning Policy	Mixed-use Residential Building Policies	4.3	(a) are immediately adjacent to a property that has existing zoning for commercial use (e.g., C-1, C-2, C-2A , RR-3A, RR-3B, RR-3C or CD-1 with retail at grade), or	Adds in C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Hotel Development Policy	Rezoning for Hotel Density on Commercial High Streets	3.2.2.1	Applications for rezoning will be considered for sites located within the C-1, C-2, C-2A, C-2B, C-2C, and C-2C1 zoning districts, as well as any adjacent sites zoned CD-1,	Adds in C-2A
Development Contribution Expectations Policy in Areas Undergoing Community Planning	Table 1a: Area Specific Priorities and DCE Policies	2	C-2, C-2A, C-2C, and C-2C1 fronting onto Broadway, generally between Larch Street and Alma Street, as well as where fronting onto West 10th Avenue generally between Alma Street and Tolmie Street.	Adds in C-2A
	Area Boundaries	3	Map update to the "Broadway Area West of Vine"	To reflect amending zoning
Broadway Plan	KKNC Policy Summary Table	8.3.1	Notes • Refer to the C-2B C-2A zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2B with C-2A
		8.3.2	Rezoning applications will generally not be considered in this area under the Broadway Plan except for hotel development. All development should conform with the C-2B C-2A zoning district and any associated design guidelines.	Replaces C-2B with C-2A

This memo will form part of the May 5, 2026 Public Hearing agenda package and be available for public viewing. If this memo is adopted with the proposed amending by-law and policy amendments, those changes will be made to the respective proposed amending by-law and policy documents.

Regards,



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