

**Refers to Referral Report Item #3
Public Hearing of July 21, 2026**

YELLOW MEMORANDUM

July 10, 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
Jason Twa, City Clerk
Chris Freek, Director of Civic Engagement & Communications
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: Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue – Council Considerations when Amending an ODP, Base Zoning District Change, and Appendix B Schedule

RTS #: 18627

This memorandum provides three pieces of additional information for Council consideration of the *Vancouver ODP* amendment and CD-1 Rezoning at 2396-2400 Kingsway and 2441-2493 East 33rd Avenue.

Council Consideration when Amending an ODP

Council must consider when amendments are made to the *Vancouver Official Development Plan (ODP)*. This addition is necessary to comply with recent Vancouver Charter amendments to sections 562.02(4), 562.02(5)(a) and 562.02(5)(b). The referral report omitted this information in error.

Prior to adopting an amendment to the *Vancouver ODP*, Council must consider:

- (a) any applicable guidelines under the [Provincial Policy Manual: Transit-Oriented Areas](#);
- (b) any financial planning documents or policies that Council considers relevant; and
- (c) any waste management plan under Part 3 of the Environmental Management Act that is applicable to Vancouver.

Council may also consider any other land use planning and with any social, economic, environmental or other community planning and policies that the Council considers relevant; details of City plans and policies applicable to this application are already addressed in the referral report.

As the *Vancouver ODP* amendment and rezoning at 2396-2400 Kingsway and 2441-2493 East 33rd Avenue is not located in a transit-oriented area (“TOA”), there are no applicable TOA guidelines.

The application was also evaluated against the City’s existing relevant financial planning by-laws and policies, including the Vancouver Development Cost Levy By-law, *Community Amenity Contributions Policy for Rezoning* and the *Public Art Policy for Rezoned Developments*.

Staff already incorporate Metro Vancouver’s [Integrated Solid Waste and Resource Management Plan](#) and [Integrated Liquid Waste Management Plan](#) into long-term servicing plans. New developments are evaluated against these plans. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans.

Staff regularly apply these requirements through our existing practices of evaluating rezoning applications against applicable by-laws, policies, and plans. In future reports where an *ODP* amendment is sought, these three requirements will be mentioned as a standard practice within the body of the referral reports.

Base Zoning District Change

On May 19, 2026, Council enacted amendments to the Zoning and Development By-law to introduce a new simplified C-2A mixed-use district schedule. The introduction of the new, simplified commercial district applies to properties in the C-2, C-2B, C-2C, and C-2C1 districts. The base zone for the subject rezoning included C-2. All “C-2” references included in the [Referral Report](#) dated May 19, 2026 are to be replaced with “C-2A”.

Appendix B Schedule

Add the following Schedule to the Proposed CD-1 By-law Provisions included in Appendix B.



This memo will form part of the July 21, 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