

VanRIMS No.: 01-9000-20/08-2000-20

MEMORANDUM

April 10, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director, Community Relations, Mayor's Office
Grant Murray, Lawyer, Legal Department

FROM: Karen Hoesel
Acting-Assistant Director, Planning, Urban Design & Sustainability

SUBJECT: RTS 11641 : Minor revisions to Railtown - Zoning and Development By-law Amendments I-4 (Historic Industrial) District

In accordance with Council's decision on March 28, 2017, City staff have prepared the posted by-law for the above item generally in accordance with Appendix A of the Memorandum dated March 27, 2017, and entitled RTS 11641: Proposed Revisions to Railtown - Zoning and Development By-law Amendments I-4 (Historic Industrial) District. However, the following further revisions have been made to the proposed by-law:

In the proposed I-4 District Schedule:

- a. the words "and marketing of products" are replaced with "and ancillary marketing of products produced in a physical or digital form" in the definition of Creative Products Manufacturing;
- b. the words "Artist Studio" are replaced with "Artist Studio - Class A and Artist Studio - Class B" in section 2.2C in order to emphasize that both Class A and Class B are permitted, and the word "either" replaces the word "the" in section 2.2C in order to address this change;
- c. the words:
 - "Artist Studio - Class B, including a Residential Unit and the change in the use must only apply to floor area existing as of [date of enactment] and any additions are limited to no more than 10 percent of existing floor area."

are added to section 3.2.C in order to clarify that a Residential Unit is only permitted in conjunction with a Artists Studio - Class B use, as indicated in section 3.2.DW;

- d. the words “for Office use” are added after “and the floor area” in section 4.7.1.(b) (i), in order to clarify that Office use area is limited;
- e. the words “except that the buildings existing as of [by-law enactment date]” have been cut from the beginning of 4.7.1 (c), and the words “in a building existing as of [by-law adoption date]” have been inserted after “floor space ratio” in order to read better and to be more consistent with the wording of 4.7.1 (b);
- f. the words “for Office use” are added after “and the floor area” in section 4.7.1.(c) (i), in order to clarify that Office use area is limited; and
- g. the word “facility” is added after the first “child day care”, and the word “child” is added after the second “day care facility” in section 4.7.3, (b), in order to be consistent.

The above noted changes are for the purpose of clarifying the proposed by-laws. The changes are set out here in order to explain the modifications to the by-law that were not in the Appendix referred to in the Memorandum considered by Council on March 28, 2017. The changes are not regarded as significant, but are set out here for completeness. Furthermore, there are some other additional minor formatting changes also contained within the proposed by-law.

In addition, we would like to correct an error on page 6 of the March 27, 2017 Memorandum. In the memo, it indicated that BC Tech was included in a meeting with Vancouver Economic Commission. It was brought to our attention that BC Tech was not included in the meeting.

If you have any questions, please contact Karen Hoese, Assistant Director of Planning for Vancouver Downtown at 604-871-6094 or karen.hoese@vancouver.ca.

Regards,



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KH/hm