



CITY OF VANCOUVER

P4

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 18, 2006
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Meeting Date: January 31, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Miscellaneous Text Amendments: Zoning and Development By-law, CD-1
By-laws and Zoning and Development Fee By-law

RECOMMENDATION

- A. THAT the Director of Current Planning be instructed to make application to amend the Zoning and Development By-law, and CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A, and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

- B. THAT Miscellaneous amendments to the Zoning and Development Fee By-law be approved, generally in accordance with Appendix B;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law for enactment.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Service RECOMMENDS approval of A and B.

COUNCIL POLICY

- There is no Council policy directly applicable to the proposed amendments.

PURPOSE AND SUMMARY

This report recommends miscellaneous text amendments to the Zoning and Development By-law, two CD-1 By-laws and the Zoning and Development Fee By-law. The amendments achieve the intent of earlier rezonings.

DISCUSSION

From time to time, Council has approved packages of miscellaneous text amendments intended to fix typographical or inadvertent errors, and to provide clarity for the public and staff in interpretation of by-laws and guidelines. Proposed amendments that are substantive in nature are not included in these packages, but are reported on separately. Urgent amendments are reported individually as the need arises. The last package of miscellaneous text amendments was enacted by Council in February, 2005.

The following proposed amendments require a Public Hearing. An explanation and draft by-law wording for each is contained in Appendix A.

Zoning and Development By-law

- To the RM-1 and RM-1N Districts Schedule, to correct typographical errors related to sideyard width, boulevard dedication and various section cross-references.

CD-1 By-law No. 3914 (#13A) for 2130-2288 Harrison Drive

- To remove acoustic requirements for terraces, patios and balconies which were inadvertently omitted from miscellaneous text amendments enacted in 1996 for various CD-1 By-laws.
- To add an exclusion from floor space computation for exterior wall thickness recommended by a Building Envelope Professional which was inadvertently omitted from miscellaneous text amendments enacted in 2001 for various CD-1 By-laws.

CD-1 By-law No. 8943 (#426) for 1120 West Georgia Street

- To correct the total maximum floor area in the second column of Table 1.

The following proposed amendment can be approved without a Public Hearing. An explanation and draft by-law wording is outlined in Appendix B.

Zoning and Development Fee By-law

- To correct section cross-references in Sections 4, 7 and 8.
- To correct a typographical error in Section 4 (c) of Schedule 2.

CONCLUSION

This report proposes miscellaneous amendments to correct errors in existing by-laws. To this end, it is recommended that staff be instructed to make application to amend the Zoning and Development By-law and two CD-1 By-laws and that the application be referred to Public Hearing. Staff also recommend approval of an amendment to the Zoning and Development Fee By-law.

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PROPOSED MISCELLANEOUS TEXT AMENDMENTS
ZONING AND DEVELOPMENT BY-LAW AND CD-1 BY-LAWS

[All additions are shown in *bold italics*. Deletions are shown in ~~strikeout~~.]

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to by-law posting.

ZONING AND DEVELOPMENT BY-LAW

In November, 2005 a new residential districts schedule, RM-1 and RM-1N, was enacted. Staff have since identified the following typographical errors:

Sections 4.4.4; 4.5.5; 4.5.6; and 4.7.3 (d) (iii)

- Replace "(g)" in each of these sections with "(f)".

Section 4.5.1

- Replace "1.2" with "1.5"

Section 4.8.6

- Replace "4.8.4" with "4.8.5"

Section 4.14.1

- Replace ".9" with ".6"

CD-1 BY-LAWS

CD-1 No. 3914 (#13A) 2130 - 2288 Harrison Drive

This by-law was inadvertently excluded from two separate amendments affecting multiple CD-1 by-laws. In 1996, by-law No. 7515 deleted acoustic requirements from various CD-1 by-laws and in 2001 by-law No. 8298 added floor space exclusions for thick exterior walls where recommended by a Building Envelope Professional. The following amendment will correct the errors. (Note: These amendments are reflected in the consolidated versions of the CD-1 By-law. The proposed amendments will legitimize the current wording.)

Amendment:

Section 3.3

(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.

Section 5

~~terraces, patios, balconies~~ 60

CD-1 No. 8943 (#426) 1120 West Georgia Street

The height and floor space provisions of this by-law were amended in October, 2005. These amendments included a change to the maximum General office live-work floor area in the second column of Table 1 in section 5.3. An error was made in the calculation of the new total floor area. The following amendment will correct the error.

Amendment:

Section 5.3

- Replace "50 635" with "50 577".

PROPOSED MISCELLANEOUS TEXT AMENDMENTS
THE ZONING AND DEVELOPMENT FEE BY-LAW

[All additions are shown in *bold italics*. Deletions are shown in ~~strikeout~~.]

ZONING AND DEVELOPMENT FEE BY-LAW

The Zoning and Development Fee By-law is amended annually to reflect increases due to inflation. The last such amendment in November, 2005 omitted a needed change to a cross reference and included an inadvertent typographical error.

Amendment:

Section 4; 7; and 8

- Replace "3(b), 4(b)" in each of these sections with "3(d), 4(d)".

Section 4 (c) of Schedule 2

- Outside the downtown area shown on Map1, where the site area is ~~smaller than~~
8 000m² or greater but smaller than 40 000 m²: