



CITY OF VANCOUVER

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 13, 2007
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Meeting Date: March 1, 2007

TO: Standing Committee on Planning & Environment

FROM: The Co-Directors of Development Services in consultation with the Director of Legal Services, the Chief License Inspector, the General Manager of Engineering Services, the Chief Building Official and the Director of Planning.

SUBJECT: Regulation and Service Improvements Affecting Small Businesses

RECOMMENDATION

- A. THAT the Director of Planning be instructed to make an application to amend the Zoning and Development By-law to introduce new definitions for "Beauty and Wellness Centre" and "Personal Training Centre"; amend the definitions for "Barber Shop", "Fitness Centre", "Health Enhancement Centre", and "Health Care Office"; and delete the definition for "Body Rub Parlour", generally in accordance with Appendix 'A', and to make similar amendments, where appropriate, to the Downtown Official Development Plan and Downtown Eastside/Oppenheimer Official Development Plan, generally in accordance with Appendix 'A', and that the application be referred to a Public Hearing.
- B. THAT Council approve amendments to the License By-law to coincide with the new and amended definitions in the Zoning and Development By-law (as noted in RECOMMENDATION A), generally in accordance with Appendix 'B'.
- C. THAT Council approve amendments to the Parking By-law to lessen the parking and loading implications for small businesses attempting to locate within existing buildings, generally in accordance with Appendix 'C'.
- D. THAT Council approve amendments to Building By-law No. 9419 (effective May 1, 2007) to lessen the impact on small businesses attempting to locate within existing buildings, generally in accordance with Appendix 'D'.

- E. THAT Council indicate support for the service improvement strategies discussed in this report aimed at assisting small business customers when seeking advice and permissions through our Licenses & Inspections and Development Services departments.
- F. FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the Zoning and Development By-law, Downtown Official Development Plan, and Downtown Eastside/Oppenheimer Official Development Plan generally in accordance with Appendix 'A', for consideration at the Public Hearing.

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the License By-law, Parking By-law, and Building By-law, generally in accordance with Appendices B, C, and D to be brought forward for enactment only if the amendments referred to in RECOMMENDATION A above have been approved, following a Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no direct Council policy on this matter; however, in considering a report from the Co-Directors of Development Services on October 19, 2006, dealing with Property Use, Development, and Building Regulation Review, Council resolved the following:

"THAT the staff program for review of existing by-law regulations pertaining to property use/development/building focus initially on small commercial and residential projects involving existing buildings, with applicants having little previous experience with City requirements."

SUMMARY AND PURPOSE

This report recommends amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the License By-law, the Parking By-law, and the Building By-law, to lessen the impact of the regulatory framework specifically as it relates to small business operators who are seeking to move into new locations in existing commercial buildings. Staff believe that the regulatory changes could significantly improve predictability for applicants and reduce processing times for applications in this category, often amounting to savings of several weeks over the current situation.

In addition, the report details improvements to our information services that will assist these small business operators when seeking advice and permissions within our licensing and permit processing departments.

BACKGROUND

After a scoping of the City's regulatory framework, it was determined that an initial focus of changes to regulations affecting small businesses would result in the quickest and most effective means of improving customer service. With this in mind, an inter-departmental staff team worked through the various regulations that particularly affect small business customers to determine how these regulations could be streamlined to address customer concerns. The regulatory amendments that are recommended in this report are meant to achieve the goal of streamlining and will affect specific provisions in the Zoning and Development By-law, the License By-law, the Parking By-law and the Vancouver Building By-law.

In addition to the proposed regulatory changes, staff also reviewed possible service improvements with a view to improving our customer's experiences and ensuring that they come to the right location and receive the best advice for the permissions which might be required. Most of the improvements identified can take place immediately; others will require further discussion with frontline staff and customers, but can be implemented within a relatively short period of time.

DISCUSSION

ZONING AND DEVELOPMENT BY-LAW

For small business customers, the provisions of the Zoning and Development By-law can sometimes present significant challenges, especially where a business operator wishes to move into a new location within an existing tenant space, previously approved for a different land use.

If the proposed land use is a "conditional approval" use in the By-law the applicant must submit a development application, and the use must be determined by the Director of Planning to be appropriate at the specified location. In coming to a conclusion, the Director of Planning must take into account the suitability of the site for such a use, and the potential impacts on neighbouring properties.

While this is not always a difficult determination, the process itself can take some time, allowing for neighbourhood notifications, where deemed necessary, and reviews by a number of other City departments who might seek to request conditions of permit approval that would advance other City objectives.

Many of these customers come into City Hall believing that all they need is a new business license, only to find they have a full development permit process ahead of them, with no guarantee that the land use, or any required relaxations will be granted. In some cases, business operators come into our process areas having already made leasing arrangements for the new space.

Staff believe there are valid reasons why some uses are categorized as "conditional approval" in their applicable district schedules, as they can have significant impacts on neighbouring properties.

Uses like Restaurants, Health Enhancement Centres and Fitness Centres are examples of land uses that can have impacts on nearby properties, depending upon their specific size, location within a building, and operational criteria. Therefore, staff are not recommending changes to the land use "categories" that differentiate between "outright" and "conditional" uses. However, an updating and amendment strategy to some land use definitions will result in a better reflection of contemporary business activities and achieve a greater consistency amongst by-laws.

Land use definitions such as Barber Shop, Beauty Salon, and Health Care Office have not been updated for many years. While these uses would remain "conditional" in some zoning districts, customers would benefit from updated definitions which more accurately reflect current business practises. The obvious advantage is that they would not be placed into a land use category that does not reflect the true nature and operation of their business.

Recommended changes include two new definitions (Beauty and Wellness Centre; and Personal Training Centre) that reflect new or emerging trends in the business community. The proposed new use term, "Personal Training Centre" recognizes a smaller, less intensive version of the typically larger-scale Fitness Centre. The proposed new use term "Beauty and Wellness Centre" captures a common trend to provide a wide range of beauty and wellness techniques and treatments. As well, amended wording to the current Health Care Office and Health Enhancement Centre definitions will distinguish between services provided under the Provincial *Health Professions Act* and those where professional accreditation is not required.

Staff recommend that the current land use term "Body Rub Parlour" be deleted as the other definitions as proposed and amended in this report will cover any legitimate operations within the scope of this existing term.

The recommended changes to the definitions in the Zoning and Development By-law are to be generally in accordance with attached Appendix 'A'.

LICENSE BY-LAW

As with the Zoning and Development By-law, the License By-law has a number of use terms that have not been updated for some time. To better coordinate the use terms, staff recommend that the License By-law be amended to reflect and coincide with the new and amended land use definitions proposed within the Zoning and Development By-law. Ensuring a closer correlation between use terms in these two by-laws would, over time, result in a regulatory framework that is clearer and easier to understand and administer, with benefits both for staff and the public.

Although beyond the scope of this report, staff will continue to look for opportunities to update and match similar use terms in these two by-laws and will bring forward further amendments for updating.

The amendments to the License By-law that staff are recommending in this report are to be generally in accordance with attached Appendix 'B'.

PARKING BY-LAW

In an effort to simplify the processes for small business customers looking to locate within an existing building, staff are recommending amendments to some of the provisions contained within the Parking By-law. These amendments affect two specific areas within the By-law:

- Off-Street Parking Requirements; and
- Off-Street Loading Requirements

Off-Street Parking Requirements:

When a business operator proposes a change of use to an existing tenant space in a commercial building, the proposal is reviewed against the applicable provisions within the Parking By-law to ensure the site has sufficient off-street parking to service the “use(s)” proposed.

Often the change of use under the Zoning and Development By-law (regardless of whether a land use is “outright” or “conditional”) can trigger a change under the Parking by-law, resulting in a higher parking requirement for those uses that typically would generate a higher demand for parking. Noted below are some examples of commercial uses, along with the current off-street parking requirements, assuming each tenant has a space of 200 m² (2,153 sq. ft.):

Office/Retail	- 2 parking spaces
Health Care Office	- 7 parking spaces
School/Arts/Self Improvement	- 11 parking spaces
Fitness Centre	- 11 parking spaces
Restaurant	- 12 parking spaces

From these examples, a small business proposing a change of use for 200 m² from Retail to Restaurant use would be required to provide an additional 10 off-street parking spaces under the current provisions, even though the area of the tenant space would not be increasing.

Off-street parking standards for different uses have been frequently reviewed by Engineering Services staff to determine requirements based on actual demand. Staff believe that the current parking standards are generally appropriate, especially for larger tenancies, or where a new building is being proposed that could more easily provide the required parking at the time of initial construction.

For small tenancies, in existing buildings within our major commercial areas, staff believe that a more flexible approach is warranted. Most of these areas have good access to transit and many of the smaller businesses provide services to the local community who do not rely totally on vehicle travel. Also, a small business moving into an existing building is usually unable to successfully provide additional parking spaces beyond what exists in the current building.

It is important to recognize that a lessening of the off-street parking requirements for commercial uses that have higher parking demands may create some parking impacts:

- in areas around existing buildings that are unable to satisfy the real parking demand, particularly if there is a concentration of relatively high parking generators in one building or locale; and
- if new buildings are approved and constructed with only off-street parking to serve those uses with the lowest associated parking demand, rather than providing sufficient parking to serve the real, median or average demand of commercial uses.

However, the risk of parking impacts are reduced for small tenancies. Therefore, staff are prepared to recommend amendments to the Parking By-law (Appendix 'C') that would allow small businesses (up to 200 m²/2,153 sq. ft.) in the C-2, C-3A, C-5 and C-6 zoning districts to be exempt from providing additional parking spaces.

Off-Street Loading Requirements:

For small sites it is often challenging to satisfy the current loading requirements in the Parking By-law. Until recently the City's regulations encompassed only one size of off-street loading space, geared to accommodating the single-unit truck, or "box van". This type of loading space is now called a 'Class B' loading space in the Parking By-law.

A number of years ago, Council approved changes to the By-law to define smaller 'Class A' courier/service van size and larger 'Class C' "semi-trailer" size loading spaces. At the same time, Council approved an exemption from loading provisions for all uses under 100 m². These exemptions have helped greatly in reducing the need for onerous loading provisions in small developments.

For uses just slightly beyond the 100 m² size limit, many applications have had to seek loading relaxations from the requirement to provide a minimum of one 'Class B' space down to a 'Class A' space. A number of these relaxations have been supported, especially where there is access to a full lane, where the impacts and needs of the specific use were not seen to fundamentally require the larger 'Class B' loading space, and where providing a 'Class B' space would impose significant hardship.

Similar to the off-street parking provisions, it is important to address the "real" off-street loading needs for a particular business. However, there is sufficient rationale to support a smaller loading space requirement that would meet the needs of most, if not all of the vehicles that serve small businesses that are slightly larger than 100 m². This is especially true in the C-2, C-3A, C-5 and C-6 zoning districts where there is generally good access to full lanes and where smaller tenancies would not typically rely on large trucks for their deliveries. Staff are recommending that for a change of use for a small suite business (up to a maximum of 200 m²), a 'Class A' loading space be provided rather than the current minimum of one 'Class B' space.

The amendments to the Parking By-law that staff are recommending are to be generally in accordance with attached Appendix 'C'.

BUILDING BY-LAW

Small business owners are often faced with Building By-law challenges when carrying out alterations to an existing building.

The two most common Building By-law challenges are the focus of recommended By-law amendments in this report:

- Onerous Washroom Requirements; and
- Suite-to-Suite Fire Separation Requirements.

Onerous Washroom Requirements:

The new Building By-law contains provisions related to the number of washrooms required for a business as well as the number of accessible washrooms. The number of washrooms is dependent on the type of business (use) and the number of occupants. Therefore, the number of washrooms for a Retail business is different from that of an Office or Restaurant business even when the businesses are the same size. Since these washroom requirements are dependent on use, and number of occupants, small business owners are often faced with challenges when attempting to relocate their business into an existing space with insufficient washrooms.

It should also be noted that building owners have previously expressed concern over these requirements when applying them to small suites. Often an excessive amount of floor space is required for washrooms considering the nature of the business. In order to address this concern, staff have developed a consistent set of washroom requirements that will apply to all "small suites" regardless of the number of occupants and use of the suite. (See Appendix 'D').

If Council approves the recommended Building By-law amendments, which would take effect on May 1, 2007, small business owners will have fewer problems meeting the requirements of the new Building By-law as the number of washrooms and accessibility requirements will be the same for all small businesses.

Suite-to-Suite Fire Separation Requirements:

The Building By-law that is to come into force and take effect on May 1, 2007, requires all small business suites to be separated from other suites in the building by demising walls having a fire resistance rating that varies, depending on the occupant load from a minimum of $\frac{3}{4}$ hour to a maximum of 2 hours. Similar to washroom requirements, the fire resistance rating of this demising wall is dependent on the use of the suites on either side of the wall. Once again, due to the number of potential uses in a building, it is often difficult for building owners to meet these requirements especially after the building has been constructed.

In order to address this concern, staff recommend the new Building By-law be amended such that a 2-hour fire separation be provided between all small business suites regardless of the use. (See Appendix 'D').

This provision will not immediately assist small businesses seeking to locate within "existing buildings". Unlike the Zoning and Development, Parking and License By-law amendments that seek to facilitate business relocation into existing buildings in the short-term, reducing the suite-to-suite fire ratings in existing buildings to facilitate business relocation would pose an unacceptable life safety risk to those small businesses with higher occupant loads. Consequently, the Building By-law can only provide increased ease in the long-term by requiring new buildings to be constructed to provide higher suite-to-suite fire ratings, eliminating the need for future upgrading.

Upgrading of an existing building to achieve the required separation may still be required prior to occupancy (i.e., as a condition of building permit issuance). The provision of a more onerous fire separation at the time of initial building construction will entail marginally higher initial capital cost. However, over time, as new buildings are constructed with this 2-hour separation between suites, a greater degree of flexibility will be afforded for building owners, and for new business tenants.

The recommended amendments to the new Building By-law are to be generally in accordance with attached Appendix 'D'. These amendments would take effect on May 1, 2007.

IMPROVEMENTS TO SERVICE DELIVERY AND PROCESSING PROCEDURES

Along with the recommended by-law amendments contained in this report, staff are proposing changes to the physical environment in our licensing and permit areas in the East Wing, and improvements to how we deliver some of our services, to ensure that small business customers, who may not be familiar with our processes and facilities, are better served when seeking advice and permissions within these areas.

Small business customers, who are unfamiliar with our processes and regulations, often come to the City assuming they need no more than a business licence, even when they are proposing a move to a new location. Also, when arriving at City Hall to make enquiries, there are a number of "entry points" within the East Wing where customers can begin their enquiry process. This can result in customers queuing at a location that they believe is appropriate, only to find that they must begin at a different location, resulting in customers being "bounced" from one area to another. This can lead to frustrating wait times and permit processes they have not come prepared for.

Staff are proposing the following initiatives to improve service delivery to this group of business customers (as well as other visitors seeking information on permits and licenses):

- New and improved way-finding signage, and step-by-step directional signage to be provided at all of the main entry points to the East Wing building, especially directed at "small business" customers, to ensure they are clearly directed to the appropriate starting points in the system. (This signage will also direct general enquiries to an appropriate starting point.)
- Improved reception services to capture "lost souls" and to ensure customers in the waiting areas are in the right location depending upon their needs.

- Improvements to website information, brochures, and "How-To" guides to ensure that business customers are aware of the various permissions and licenses required for their particular situation.

IMPROVEMENTS TO BUSINESS LICENSE/ENQUIRY CENTRE REVIEWS

Although staff believe that new signage and directional information will significantly improve the opportunity for customers to begin their enquiries at the correct location, staff in Licenses and the Enquiry Centre have already initiated changes to their processing procedures for walk-in Business License customers that will ensure that any customer who needs to proceed from the Business License area to the Enquiry Centre for additional review can do so in a seamless manner, including taking advantage of the option to have staff carry out these reviews on their behalf, with a promised turnaround time of 2 business days.

This option would ensure that customers do not need to line-up in multiple locations and would allow the staff in both work areas to coordinate these reviews behind the scenes and report back to the customer with the results.

Also, a small inter-departmental team has been formed to identify additional improvements that could be achieved in our customer service delivery.

PROCESSING IMPROVEMENTS

While it is difficult to quantify exactly how many applications or individual customers will benefit from the regulatory and service improvements proposed in this report, staff estimate that up to 60 percent of our development and building applications involve work done on existing buildings in the city. Many of these applications relate to small businesses needing approval for a "change of use".

Under the current regulations the processing can be time consuming and unpredictable, especially when applications require consideration of relaxations, or building upgrades. Should the recommendations contained in this report be supported by Council, it is expected that several hundred small business customers each year will benefit from shorter processing times and more predictable outcomes. Many would be able to avoid a development application process altogether (where the change is to an "outright" use under zoning, and the parking and loading provisions comply to the new standards). Some would be incorporated into more of an "over-the-counter" process (a "combined" permit that would include both development and building permits). Some of those avoiding a development application process could move directly to a "field review" building permit, overseen by inspection staff in the field.

Any one of these would deliver considerably shorter processes than is currently the case under the present regulations.

CONCLUSION

The initiatives discussed in this report can offer significant improvements and time savings for the “small business” customer. Amendments to the Parking By-law and Building By-law for “small suite” businesses, along with updated definitions and use terms within our License By-law and Zoning and Development By-law will translate into more consistent regulations and provide opportunities for reduced processing times, often saving customers several weeks.

Improvements to our directional signage and information services in the East Wing, along with increased options for customers that would allow them to avoid long wait times in these service areas, will especially improve the experiences of our “one-time” only, unsophisticated, customer groups.

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**DRAFT AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW,
THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN AND
THE DOWNTOWN-EASTSIDE/OPPENHEIMER OFFICIAL DEVELOPMENT PLAN**

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

In Section 2, Definitions,

1. add the following new definition under Service Uses:

Beauty and Wellness Centre, which means the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes **Fitness Centre** and **Personal Training Centre**.

2. add the following new definition under Cultural and Recreational Uses:

Personal Training Centre, which means the use of premises for the provision of physical fitness or personal training including yoga, pilates, and weight loss if the exercise or instruction is primarily on a one-to-one basis, and the premises do not exceed 200 m² gross floor area.

3. amend the following definitions:

Barber Shop or Beauty Salon, which means the use of premises for the styling, cutting, or chemical treatment of hair;

Fitness Centre, which means the use of premises for the development of physical fitness including health centres, gymnasia, racket and ball courts, and reducing salons if the training or instruction is primarily in group sessions or classes but excludes **Personal Training Centre**;

Health Enhancement Centre, which means the use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio-kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes **Fitness Centre**, **Beauty and Wellness Centre**, and **Personal Training Centre**;

Health Care Office, which means the use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicans, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes **Beauty and Wellness Centre, Detoxification Centre, Hospital, Health Enhancement Centre, Hospital, Laboratory, Social Service Centre, and Special Needs Residential Facility;**

4. delete the following definitions:

Body Rub Parlour “which means the use of premises for the practice of manipulating, touching, or stimulating by any means of a person’s body or part thereof, but does not include:

- a) Medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the Vancouver Charter; or
- b) A Health Enhancement Centre;”

In the Zoning and Development By-law, add the following:

- a) “Beauty and Wellness Centre to “conditional approval uses” (3.2.S or 3.2.2 S) of the following District Schedules:”
 - RM-5C, RM-6, FM-1, M-1, M-1A, HA-2
- b) “Beauty and Wellness Centre to “outright approval uses” (2.2.1.S) of the following District Schedules:”
 - C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, HA-3, C-5, C-6, C-7, C-8, MC-1, MC-2, HA-1, HA-1A
- c) “Beauty and Wellness Centre to Section 1 Land Use of the Downtown Official Development Plan (2B (b) and (3) under:
 - “any development permit issued for live-work use must stipulate as permitted uses: (c)
 - in the areas denoted by the letters ‘L1’ and ‘N’ on Map 1 the following uses may be permitted: (g) and;
 - in the following areas denoted by the letter ‘L2’ on Map 1 the following uses may be permitted: (g)”

- d) "Beauty and Wellness Centre to Downtown-Eastside/Oppenheimer Official Development plan under:
 - 4.3.(b) (ii)
 - 6.2.(c)

 - e) Personal Training Centre to "conditional approval uses" (3.2.C or 3.2.1C or 3.2.2 C) of the following District Schedules:
 - RM-5C, RM-6, C-1, C-2B, C-2C, C-2C1, C-7, C-8, MC-1, MC-2, M-1, M-1A, I-3

 - f) Personal Training Centre to "outright approval uses" (2.2.C or 2.2.1.C) of the following District Schedules:
 - C-2, C-3A, C-5, C-6, FC-1, HA-1, HA-1A, HA-3
5. delete the following:
- a) Body Rub Parlour from Section 1 - Land Use (1 [d], 2 [d]) of the Downtown Official Development Plan
 - b) Section 10.26.1 of the Zoning and Development By-law

DRAFT LICENSE BY-LAW AMENDMENTS

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

In Section 2, Definitions:

1. add the following new definitions:

Beauty and Wellness Centre, which means the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes **Fitness Centre** and **Personal Training Centre**.

Personal Training Centre, which means the use of premises for the provision of physical fitness or personal training including yoga, pilates, and weight loss if the exercise or instruction is primarily on a one-to-one basis, and the premises do not exceed 200 m² gross floor area.

Health Care Office, which means the use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes **Beauty and Wellness Centre**, **Detoxification Centre**, **Hospital**, **Health Enhancement Centre**, **Hospital**, **Laboratory**, **Social Service Centre**, and **Special Needs Residential Facility**;

2. amend the following definitions:

Barber Shop or Beauty Salon (previously called Hairdressing Salon) “which means any premises where the primary purpose is the styling, cutting, or chemical treatment of hair.”

Fitness Centre, which means the use of premises for the development of physical fitness including health centres, gymnasias, racket and ball courts, and reducing salons if the training or instruction is primarily in group sessions or classes but excludes **Personal Training Centre**;

Health Enhancement Centre, which means the use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio-kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes **Fitness Centre**, **Beauty and Wellness Centre**, and **Personal Training Centre**;

3. delete the following:
 - a) definition for Body Rub Parlour
 - b) references to Body Rub Parlour Section 11.5
4. amend Schedule A
 - a) delete Body rub Parlour

DRAFT PARKING BY-LAW AMENDMENTS

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

- a. Amend the title to Section 4.2 as follows:

Table of Number of Required and Permitted Accessory Parking Spaces in R, C, M, I, DEOD, and FSD Districts, and Broadway Station Precinct shown outlined in heavy black on Map 4.5.

- b. Amend the second paragraph of Section 4.2. as follows:

In R, C, M, I, DEOD, and FSD Districts and in Broadway Station Precinct, parking spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2, except for:

- i. sub-area 1 of DEOD;
- ii. designated heritage sites in FSD;
- iii. specified uses in Broadway Station Precinct listed in Section 4.5; and
- iv. a Fitness Centre or Personal Training Centre that does not include racquet and ball courts, School - Arts or Self improvement, Restaurant, Health Enhancement Centre, Health Care Office or Animal Clinic, that consists of less than 200 sq. m., that is commencing business in an existing building in the C-2, C-3A, C-5, or C-6 zone, and that constitutes a change of use from the previous use in the same premises, in which case the parking standard is the lesser of the number of parking spaces listed in Column 2 for such new use and the number of parking spaces available for the previous use.

- c. Amend the first paragraph of Section 5.2 as follows:

Loading spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2, except for Fitness Centre or Personal Training Centre that does not include racquet and ball courts, School - Arts or Self-improvement, Restaurant, Health Enhancement Centre, Health Care Office or Animal Clinic, that consists of no more than 200 sq. m., that is commencing business in an existing building in the C-2, C-3A, C-5 or C-6 zone, and that constitutes a change of use from the previous use in the same premises, in which case the loading standard is at least one Class A space for 100-200 sq. m. of gross floor area.

DRAFT VANCOUVER BUILDING BY-LAW AMENDMENTS

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

A. Washroom Requirements:

ADD the following sentence after Sentence 3.7.2.2 (1):

(2) Two universal toilet rooms may serve an *assembly occupancy*, a *business and personal services occupancy*, a *mercantile occupancy*, or an *industrial occupancy* if

- a) the *floor area* of the *occupancy* is not more than 200 m²,
- b) the total *occupant* load of the *occupancy* is not more than 60 persons, and
- c) at least one of the toilet rooms complies with the requirements of Section 3.8.

B. Suite to Suite Fire Separation:

1. DELETE the word "and" between "(2)" and "(3)" and INSERT the word "and" after "(3)" in Sentence 3.3.1.1 (1)

2. INSERT the following sentence after Sentence 3.3.1.1 (3)

"4) Each *suite* located on a *storey* having direct access to the street must be separated from adjoining *suites* by a *fire separation* having a *fire-resistance rating* not less than 2h.