



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 27, 2007
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Meeting Date: March 13, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, Downtown Official Development Plan, Sign By-law, and Parking By-law

RECOMMENDATION

- A. THAT the Director of Current Planning be instructed to make application to amend the Zoning and Development By-law, CD-1 By-law No. 8536, Downtown Official Development Plan, and Sign By-law 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-laws, generally in accordance with Appendix A, for consideration at the Public Hearing.

- B. THAT miscellaneous amendments to the Parking 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 a number of miscellaneous text amendments to the Zoning and Development By-law, CD-1 By-law No. 8536 for 801 West Georgia Street, the Downtown Official Development Plan, the Sign By-law, the Parking By-law and Liquor Store Guidelines. 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 June, 2006.

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 correct a typographical error in the MC-1 and MC-2 district schedule.
- To amend the CD-1 district schedule adding language confirming the applicability of Sections 2 to 12 of the Zoning and Development By-law.
- To correct a typographical error in the RM-1 and RM-1N District Schedule.

CD-1 By-law No. 8536 (#413) for 801 West Georgia Street

- To correct an inadvertent error in Section 6 Acoustics.

Downtown Official Development Plan

- To delete obsolete references to sub-area C1.

Sign By-law

- To update references to district schedules in Section 9.2 Residential Areas.

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

Parking By-law

- To clarify language regulating parking and manoeuvring in single family zones where there are two driveways at the front street.

Liquor Store Guidelines

- To delete redundant references to specific liquor store Types that may locate in new Local Shopping Areas (LSAs).

CONCLUSION

This report proposes miscellaneous amendments to clarify language 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 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, CD-1 BY-LAWS, OFFICIAL DEVELOPMENT PLAN AND
SIGN BY-LAW

[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

MC-1 and MC-2: In April, 2002 a new districts schedule, MC-2, was enacted. The MC-1 District schedule became MC-1 and MC-2. Staff have since identified the following typographical error:

Section 3.2.1A

- Replace "2.2.A" with "2.2.1A"

CD-1: Sections 2 to 12 of the Zoning and Development by-law have commonly been applied to individual areas zoned CD-1. The following amendment will clarify the applicability in the language of the CD-1 district schedule:

Immediately following 1.1(b), insert the following:

- "1.2 Sections 2 to 12 of this By-law apply to each area zoned CD-1 unless the CD-1 by-law for that area states expressly that one or more particular sections do not apply."

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

Section 4.7.3 (e)

- Delete "and" from the end of the sentence

Section 4.7.3 (f)(ii)

- Add "and" immediately following the semicolon at the end of the sentence

CD-1 BY-LAWS

CD-1 By-law No. 8536 (#413) for 801 West Georgia Street: During a recent review of CD-1 (413), staff determined that a minor, but nevertheless important, provision governing acoustics contained an inadvertent error. To achieve consistency and to ensure that the intent of the original rezoning is achieved, the following amendment to remove the reference to "hotel sleeping rooms" is proposed:

Section 6 - Acoustics

- In the first column delete "hotel sleeping rooms" immediately following "bedroom"

OFFICIAL DEVELOPMENT PLANS

Downtown Official Development Plan: On March 21, 2006, the Woodward's site (101 West Hastings Street) was rezoned from DD (sub-area "C1") to CD-1. It has subsequently been confirmed that at the time of the rezoning, staff did not amend the Downtown ODP By-law to delete all references to sub-area "C1". The following amendments will correct this error.

Section 1 - Land Use

- In subsection 2 and 2A, delete reference to "C1"

Section 4 - Height of Buildings

- In the second paragraph, delete reference to "C1"

SIGN BY-LAW

Section 9: In 2004, single family district schedules with an "S" suffix (RS-1S and RS-5S) were repealed through the process of permitting of secondary suites City wide. RS-7 was created in 2000 and RT-10, RT-10N, RM-1 and RM-1N were created in 2005. It has subsequently been confirmed that at the time of these rezonings, staff did not amend Section 9.2 of the Sign By-law. The following amendments will correct these oversights:

Section 9.2 Residential Areas:

- Delete "RS-1S" and "RS-5S" and insert "RS-7", "RT-10", "RT-10N", "RM-1" and "RM-1N" in the appropriate order

PROPOSED MISCELLANEOUS TEXT AMENDMENTS
THE PARKING BY-LAW AND LIQUOR STORE GUIDELINES

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

PARKING BY-LAW

Section 4.7.2: The current by-law language is does not clearly convey the intent regarding parking and manoeuvring where a development has two driveways at the front street. The following amendment will provide greater clarity:

Section 4.7.2 (a)(iv)

- if the site has two driveways at the front street, all parking or manoeuvring between them occurs *other than* between the boundary of the required front yard *setback* under the Zoning and Development By-law and the front boundary of the site, and

GUIDELINES

Liquor Store Guidelines: In January 2007, Council amended the Liquor Store Guidelines to recognize new Local Shopping Areas (LSAs) as possible locations for liquor stores. The Guidelines reference the types of liquor stores allowed to locate in new LSAs; however, this reference is unnecessary and may be confusing because the types are referred to in another section of the Guidelines. The following amendment revises the guideline for liquor stores in new LSAs by removing the references to specific types of stores:

Section 3.4 (c)

- Delete full text and replace with: *Liquor stores may locate in new Local Shopping Areas that are identified through neighbourhood planning programs, after the Local Shopping Areas are defined and approved.*