



## CITY OF VANCOUVER

### POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: February 3, 2009  
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Meeting Date: February 17, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Miscellaneous Text Amendments: CD-1 #458 and the Sign By-law

#### RECOMMENDATION

THAT the Director of Planning be instructed to make applications to amend CD-1 #458 (By-law No. 9543) and the Sign By-law for miscellaneous text amendments generally as presented in Appendix A, and that the applications 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.

#### GENERAL MANAGER'S COMMENTS

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

#### COUNCIL POLICY

There is no applicable Council Policy.

#### PURPOSE AND SUMMARY

This report recommends a number of miscellaneous text amendments to CD-1 #458 (By-law No. 9543) and to the Sign By-law. The amendments achieve the intent of earlier rezonings and correct inadvertent errors.

## 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 the interpretation of by-laws and guidelines. Proposed amendments that are substantive in nature are not included in these packages, but are reported separately. Urgent amendments are reported individually as the need arises. The last package of miscellaneous text amendments was enacted by Council in October 2008.

The following is an explanation and description of each of the proposed amendments. The draft by-law wording for each is contained in Appendix A.

### **CD-1 #458 (By-law No. 9543) for 1655-1675 West 3rd Avenue**

- The form of development for this CD-1, approved in November 2007, includes a 1½-storey commercial building at the corner of 3rd Avenue and Pine Street housing Vehicle Dealer and Motor Vehicle Repair uses. The partial second floor is for an elevator which would take vehicles to the rooftop for parking and storage purposes, similar to an existing vehicle dealer building across the street. At the time of the rezoning, the open-air parking and storage area was intended to be excluded from the floor space calculation; however it has now been learned at the development permit stage that the approved by-law does not allow for this exclusion. Staff therefore propose amending the by-law to permit this intended exclusion. This amendment would allow the current development application for a vehicle dealer to meet the intent of the Council's original decision when the form of development was approved.

### **Sign By-law - Schedule B: Commercial and Industrial Areas**

- On July 10, 2001, Council repealed CD-1 #325 (By-law No. 7249) for 800 Beatty Street. It has subsequently been confirmed that, when the by-law was repealed, the Sign By-law was not amended to reflect this decision. The purpose of this amendment is to correct this error.

### **Sign By-law - Schedule E: Comprehensive Development Areas**

- On December 12, 1995, Council repealed CD-1 #293 (By-law No. 7096) for 2000 West 12th Avenue. It has subsequently been confirmed that, when the by-law was repealed, the Sign By-law was not amended to reflect this decision. The purpose of this amendment is to correct this error.
- On July 29, 2003, Council repealed CD-1 #399 (By-law No. 8109) for 600 Pacific Street. It has subsequently been confirmed that when the by-law was repealed, the Sign By-law was not amended to reflect this decision. The purpose of this amendment is to correct this error.

### **Sign By-law - Schedule E, Map 4: False Creek Comprehensive Development District (FCCDD) and B.C. Place / Expo District (BCPED)**

- At the time of the rezoning of some sites from BCPED and FCCDD to CD-1, Map 4 was not updated to reflect the rezoned districts. This amendment would correct for this inadvertent error and achieve the intent of earlier Council decisions.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

This report proposes miscellaneous amendments to achieve the intent of earlier rezonings, and to correct inadvertent errors. To this end, it is recommended that the Director of Planning be instructed to make applications to amend CD-1 By-law No. 9543 (#458) and the Sign By-law, and that these applications be referred to a Public Hearing and be approved.

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PROPOSED MISCELLANEOUS TEXT AMENDMENTS  
CD-1 BY-LAW No. 9543 (#458) 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.

CD-1 #475, 1655-1675 West 3rd Avenue, By-law No. 9543

1. Section 4 Density

Amend Section 4.4 to exclude, from the computation of floor space, parking and vehicle storage on the rooftop for Vehicle Dealer use.

SIGN BY-LAW (By-law No. 6510)

2. Schedule B: Commercial and Industrial Areas

Amend Section 1, Permitted Signs, by removing the record for CD-1 (325) as follows:

- 1(d)(ii)(E) on the following CD-1 sites:
- CD-1 (195) - 1000-1010 Beach Avenue;
  - CD-1 (251) - 888 Beach Avenue;
  - CD-1 (252) - 901 Beach Avenue;
  - CD-1 (265) - International Village;
  - CD-1 (312) - 300 Cardero Street;
  - CD-1 (321) - 1601-1799 West Georgia and 549 Cardero Streets;
  - CD-1 (324) - 800-1100 Pacific Boulevard;
  - ~~CD-1 (325) - 800 Beatty Street;~~
  - CD-1 (363) - 201 Burrard Street;
  - CD-1 (364) - 501 Bute Street;
  - CD-1 (365) - 301 Jervis Street;
  - CD-1 (366) - 500 Pacific Street;
  - CD-1 (414) - 600 Granville Street/602 Dunsmuir Street (Sub-area B);

3. Schedule E: Comprehensive Development Areas

Amend Schedule E, Comprehensive Development Areas, by removing the records for CD-1 (293) and CD-1 (399) as follows:

<del>2000 W. 12th Avenue</del>	<del>CD-1 (293)</del>	<del>7096</del>	<del>B(C-2C1)</del>
<del>600 Pacific Street</del>	<del>CD-1 (399)</del>	<del>8109</del>	<del>B(DD)</del>

4. Schedule E, Map 4: False Creek Comprehensive Development District (FCCDD) and B.C. Place / Expo District (BCPED)

Replace “Map 4: False Creek Comprehensive Development District (FCCDD) and B.C. Place / Expo District (BCPED)” with the following map.

