

Refers Item #3  
Public Hearing of January 23, 2014

## MEMORANDUM

January 14, 2014

TO: Mayor Robertson and Councillors

CC: Penny Ballem, City Manager  
Sadhu Johnston, Deputy City Manager  
Janice MacKenzie, City Clerk  
Kevin Quinlan, Director, Policy and Communication, Mayor's Office  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Mike Magee, Chief of Staff, Mayor's Office  
Rena Kendall-Craden, Director, Communications  
Francie Connell, Director, Legal Services  
Mukhtar Latif, Chief Housing Officer  
Brian Jackson, General Manager, Planning and Development Services  
Peter Judd, General Manager of Engineering Services  
Brenda Proskan, General Manager, Community Services

FROM: Kevin McNaney, Assistant Director, Central Area Planning

SUBJECT: West End Zoning Amendments

Staff have prepared the posted by-laws for the above item generally in accordance with Appendices E, F and G of the Policy Report dated November 1, 2013, entitled "West End Community Plan", except for minor changes to the amendments to the Downtown Official Development Plan and to the Zoning and Development By-law, as outlined below.

### 1. Downtown Official Development Plan (ODP)

- (a) Appendix E of the Policy Report amends the Downtown ODP to remove residential as a permitted use in Area 'E' (Robson Village). However, in preparing the draft by-law for posting, it became apparent that a clause was needed to 'grandfather' existing residential. The draft by-law has been prepared with this clause included.
- (b) Appendix E also amends "Section 1 - Land Use" of the Downtown ODP. In preparing the draft by-law for posting, it became apparent that subsections 1 and 2 were

inadvertently labelled incorrectly as sections 1 and 2. The correct labels have been included in the posted by-law.

- (c) Appendix E further amends "Section 3 - Density" of the Downtown ODP. In preparing the draft by-law for posting, it became apparent that subsections 1 and 13 were inadvertently labelled incorrectly as "sections 1 and 13". The correct labels have been included in the posted by-law.

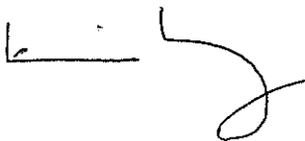
## 2. Zoning and Development By-law

- (a) Section 3.3.6 of the Zoning and Development By-law currently refers to the FM-1 District. In the draft amendment to this section, as contained in Appendix F of the Policy Report, this reference was inadvertently omitted. The draft by-law has been prepared with the correct reference included.
- (b) The draft amendments in Appendix F add a new section 4.3.3 to the C-5 and C-6 Districts Schedule. However, in preparing the draft by-law for posting, it became apparent that a reference to a maximum building height of 18.3 m in the C-5 district was missing in this section. This addition has been made to the posted by-law.
- (c) Appendix F amends section 4.7.1.2 of the C-5 and C-6 Districts Schedule. In preparing the draft by-law for posting, it became apparent that the addition of the words "to a maximum of 5% of additional floor area" was needed to clarify the intent of the amendment. This addition has been made to the posted by-law.
- (d) Appendix F also adds a new section 5.2 to the C-5 and C-6 Districts Schedule. In preparing the draft by-law for posting, it became apparent that section 5.2(b) in the appendix incorrectly referenced the C-5A District. The correct reference to the C-6 District has been included in the posted by-law.

No action is required by Council, as the by-laws posted for this item contain the changes explained in this memorandum.

If you have any questions, please contact me at 604-871-6851 or at [kevin.mcnaney@vancouver.ca](mailto:kevin.mcnaney@vancouver.ca).

Regards,



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