

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT:** Miscellaneous Amendments to the Zoning and Development By-law

**Summary:** To amend the Zoning and Development By-law to: 1) provide for “local eggs” to be sold at farmers’ markets; 2) allow for Director of Planning authority to relax provisions of minimum lot width in the RS-1, RS-5 and RS-6 districts so that owners do not have to go to the Board of Variance for approvals; 3) insert park and playground uses in the IC-1 and IC-2 district schedule to allow for a future park use; 4) delete a clause in the M-2 district in regard to maximum floor area for office use for lots existing prior to 1989; 5) permit floor area exclusions for roof areas in industrial buildings; and 6) amend the C-3A schedule so as to expand the area on the Broadway Corridor that will be eligible to receive heritage density.

**Applicant:** General Manager of Planning and Development Services

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of May 13, 2014.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT the application to amend the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report dated April 15, 2014, entitled “Miscellaneous Amendments to the Zoning and Development By-law”, to:
- (i) insert “local eggs” into the definition of “Farmers’ Market” in Section 2 and into the regulations for farmers markets in Section 11.21;
  - (ii) add a clause in Section 3 so that the Director of Planning must relax minimum site width provisions in the RS-1, RS-5 and RS-6 district schedules to permit construction of a one-family dwelling on an existing lot which on record at the Land Title Office if the use was previously approved under issued development or building permits;
  - (iii) amend the IC-1 and IC-2 District Schedule to add “parks and playground” as a permitted use;
  - (iv) amend the M-2 District Schedule, Section 4.7.1 (c) to delete the phrase referring to lots on record in the Land title Office for Vancouver prior to November 21, 1989;
  - (v) amend MC-1 and MC-2, IC-1 and IC-2, IC-3, I-1, I-2, I-3 Districts Schedules, Section 4.7.3 (b) to delete the phrase “for residential purposes only” be approved.
  - (vi) amend the C-3A District Schedule, Section 4.7.5 to delete the clause...“for sites located west of Main Street, north of 16th Avenue and east of Burrard Street...”; and
  - (vii) amend the C-3A, C-5, C-5A and C-6 Districts Schedules, Section 4.7.5 to modernize and clarify the reference to heritage density transfers;

(RZ 805/2014 - Miscellaneous Amendments to the Zoning and Development By-law)