



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 17, 2018
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Meeting Date: May 15, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Miscellaneous Amendments - Zoning and Development, Sign and
Downtown-Eastside/Oppenheimer District Official Development Plan
By-laws

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as presented in Appendix A, to:
- (i) amend the definition for Character House in Section 2 to insert a semicolon rather than a period that was added in error;
 - (ii) amend Section 3.2.7 to remove a comma that was inadvertently inserted after RT-5 in the list of District Schedules;
 - (iii) amend Section 3.2.7 to include the RM-10 and RM-10N Districts Schedule in the list of District Schedules that was omitted in error;
 - (iv) amend Section 5.14 to correct an error in where the RM-10 and RM-10N Districts Schedule was inserted in the section;
 - (v) amend Section 11.32 to correct an error in numbering;
 - (vi) amend the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5, RS-6, RS-7 District Schedules to include a period that was inadvertently omitted;
 - (vii) amend Section 1 of the RS-1A District Schedule to remove a period that was inserted in error in the middle of the last sentence;

- (viii) amend Section 4.7.1 in the RS-6 District Schedule to correct an error in numbering;
- (ix) amend the RS-7 District Schedule to:
 - 1. amend Section 1 to delete duplicate wording that was inadvertently inserted;
 - 2. amend Section 4.3.2 to insert a bracket that was inadvertently omitted;
- (x) amend the RT-5 and RT-5N Districts Schedule to:
 - 1. amend Section 3.2.1.DW to correct the date to January 16, 2018;
 - 2. amend Section 4.6.1 to allow more flexibility around the rear yard requirement for lots with an average depth exceeding 36.5 m;
 - 3. amend Section 4.7.6 (d) to insert a colon at the end of the subsection that was inadvertently omitted;
 - 4. amend Section 4.18.1 to specify that the calculation for the total number of dwellings units for a site applies to larger sites that meet the minimum site area requirement for a Multiple Dwelling or sites with a Character House;
 - 5. Insert Section 4.18.2 to clarify that the total number of dwelling units for all sites, excluding sites that meet the minimum site area requirement for a Multiple Dwelling or sites with a Character House, shall not exceed 2, excluding secondary suites and lock-off units;
- (xi) amend the RT-6 District Schedule to:
 - 1. amend Section 4.7.6 (e) to insert a colon at the end of the subsection that was inadvertently omitted in error;
 - 2. amend Section 5.5 to correct an error in numbering;
- (xii) amend the RM-10 and RM-10N Districts Schedule to:
 - 1. correct omissions of the date of enactment in Sections 2.2.DW and 3.2.DW;
 - 2. amend Section 4.4.3 to fix an incorrect section reference;
 - 3. amend Sections 4.5.2 and 4.6.3 to correct an error in spacing;

4. amend Sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i) to correct an error in punctuation;
 5. amend Section 4.7.9(c)(i) to update terminology;
 6. amend Section 4.7.9(j) to correct an error in numbering;
 7. amend Section 5.1 to reformat the section to provide clarity;
- (xiii) amend the C-1, C-2, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, MC-1 and MC-2, IC-1 and IC-2 and HA-1 and HA-1A District Schedules to include Temporary Sales office as an Outright Approval Use;
- (xiv) amend the FM-1, I-1, I-1A and I-1B District Schedules to include Temporary Sales Office as a Conditional Approval Use;
- (xv) amend the FC-2 District Schedule to include Temporary Sales Office as a Conditional Approval Use but only in sub-areas A and E as shown in Figure 1 of the District Schedule;
- (xvi) amend Schedule G - Stipulated Rents at Initial Occupancy for Secured Market Rental Housing to rename it as Schedule H Stipulated Rents at Initial Occupancy for Secured Market Rental Housing, due to a duplication in Schedule names;

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-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign By-law, generally as presented in Appendix B, to:
- (i) amend Section 2.1 to clarify that signs not intended to be seen from the street are not regulated by the Sign By-law;
 - (ii) amend Section 6.18 to allow a sign with neon or neon-like LED lighting as a window sign that does not require a permit;
 - (iii) delete Subsections 9.11 (o), 9.11 (i), 10.7 (o), 10.7 (i), 12.7 (o), 12.7 (i), 13.8 (n), 13.8 (i), 14.7 (l), 14.7 (i) to allow business identification signs in commercial lanes in response to the approved Council motion on February 20, 2018;
 - (iv) amend Sections 9.20, 10.15, 11.12, 12.14 and 13.15 to insert the height restriction for Projecting Signs that was inadvertently deleted and to delete the old subsection(s) limiting the number of Projecting Signs for a premises that was not deleted due to an error in numbering;

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-law, generally in accordance with Appendix B, for consideration at Public Hearing.

C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law, generally as presented in Appendix C, to:

(i) amend Section 4.2.1 to correct an error in numbering;

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-law, generally in accordance with Appendix C, for consideration at Public Hearing.

REPORT SUMMARY

This report proposes miscellaneous amendments to the Zoning and Development, Sign and Downtown-Eastside/Oppenheimer Official Development Plan By-laws.

In the Zoning and Development By-law, the report proposes to:

- correct a punctuation error in Section 2 from a period to a semicolon
- correct a punctuation error by deleting a comma in Section 3.2.7
- insert the RM-10 and RM-10N Districts Schedule in Section 3.2.7 that was previously approved but not applied due to a numbering error
- correct the order in which the RM-10 and RM-10N Districts Schedule was inserted in Section 5.14
- correct an error in numbering in Section 11.32
- insert a missing period at the end of Section 3.2.DW in the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5, RS-6, RS-7 District Schedules
- correct an error in punctuation in Section 1 of the RS-1A District Schedule
- correct an error in numbering in Section 4.7.1 of the RS-6 District Schedule
- delete duplicate wording in Section 1 of the RS-7 District Schedule
- insert a missing bracket in Section 4.3.2. (b) of the RS-7 District Schedule
- correct a typo in the date referenced in Section 3.2.1.DW of the RT-5 and RT-5N Districts Schedule
- allow more flexibility around the rear yard requirement for lots larger than 36.5 m in depth in the RT-5 and RT-5N Districts Schedule
- correct an omitted colon at the end of Section 4.7.6 (d) of the RT-5 and RT-5N Districts Schedule
- clarify the calculations for dwelling unit density for sites based on site area and sites with or without Character Houses in the RT-5 and RT-5N Districts Schedule
- correct an omitted colon at the end Section 4.7.6 (e) of the RT-6 District Schedule
- correct an error in numbering in Section 5.5 of the RT-6 District Schedule

- correct inadvertent omissions of the date of enactment in Sections 2.2.DW and 3.2.DW of the RM-10 and RM-10N Districts Schedule
- correct a section reference error in Section 4.4.3 of the RM-10 and RM-10N Districts Schedule
- correct formatting errors in Sections 4.5.2 and 4.6.3 of the RM-10 and RM-10N Districts Schedule
- updated terminology in Section 4.7.9(c)(i) for clarity
- correct formatting errors in Sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i) of the RM-10 and RM-10N Districts Schedule
- correct an error in numbering in Section 4.7.9(j) of the RM-10 and RM-10N Districts Schedule
- reformat Section 5.1 of the RM-10 and RM-10N Districts Schedule for clarity
- clarify which zones allow temporary sales offices
- correct a duplication in Schedule names and rename Schedule G - Stipulated Rents at Initial Occupancy for Secured Market Rental Housing as Schedule H - Stipulated Rents at Initial Occupancy for Secured Market Rental Housing

For the Sign By-law, the report proposes amendments to:

- clarify that signs not intended to be seen from the street are not regulated by the Sign By-law through an amendment to Section 2
- clarify that a window sign with neon or neon-like LED lighting does not require a permit
- allow a fascia sign on a lane in support of Council's policies and motion on Feb 20, 2018 regarding lane activation
- correct an error in numbering and insert subsections that were inadvertently deleted in Sections 9.20, 10.15, 11.12, 12.14 and 13.15

For the Downtown-Eastside/Oppenheimer Official Development Plan By-law, the report proposes amendments to:

- correct an error in numbering in Section 4.2 from 4.2.1 to 4.2.2

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On May 17, 1956, Council enacted Zoning and Development By-law No. 3575.

On January 16, 2018 repealed the RT-5, RT-5A, RT-5AN and RT-5N Districts Schedule and enacted the new RT-5 and RT-5N Districts Schedule to increase opportunities for housing choice and provide additional incentives for the retention of character houses in the Mount Pleasant and Grandview-Woodland Communities.

On April 1, 2014 Council amended the City's RS and RT zoning districts to allow Temporary Sales Office as a conditional use.

On July 25, 2017, Council enacted Sign By-law No. 11879.

On April 20, 1982, Council enacted Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability recommends approval of the foregoing.

REPORT

Background/Context

From time to time, miscellaneous amendments to the Zoning and Development By-law or other by-laws are required in order to improve clarity, update terminology or address inadvertent errors or omissions and to better streamline the development review process. In general, one or two miscellaneous amendment reports per year are reported to Council. By-law amendments that are substantive in nature are not included in these packages, but are reported separately.

Strategic Analysis

Amendments to the Zoning and Development By-law:

1) RT-5 and RT-5N: Minimum Rear Yard Depth

Section 4.6.1 of the RT-5 and RT-5N Districts Schedule stipulates that the minimum depth that must be provided for a rear yard is 10.7 m. This wording does not allow flexibility for larger lots.

Therefore it is recommended that Section 4.6.1 be amended to read "A rear yard with a minimum depth of 10.7 m shall be provided, **or 30% of lot depth for lots with an average depth exceeding 36.5 m.**" to allow more flexibility around the rear yard requirement for lots larger than 36.5 m.

2) RT-5 and RT-5N: Dwelling Unit Density

On January 16, 2018 Council repealed the RT-5, RT-5A, RT-5AN and RT-5N Districts Schedule and approved the new RT-5 and RT-5N Districts Schedule with the goal of increasing opportunities for housing choice and provide additional incentives for the retention of character houses in the Mount Pleasant and Grandview-Woodland Communities. Section 4.18 was a new section added to the Districts Schedule to specify the total number of dwelling units permitted. Clarification is needed to indicate that the calculation described in Section 4.18.1 only applies to larger sites that qualify for Multiple Dwelling or sites with a Character House.

Therefore it is recommended that for clarification Section 4.18.1 of the RT-5 and RT-5N Districts Schedule should read "4.18.1 **For a site which meets the minimum site area requirement for a Multiple Dwelling, or a site with a Character House, the total number of dwelling units shall not exceed 74 units per hectare, including lock-off units and secondary suites, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.**"

It is also recommended that a new subsection be added to the RT-5 and RT-5N Districts Schedule for clarification as follows: "4.18.2 For all other sites, the total number of dwelling units shall not exceed 2, excluding lock-off units and secondary suites." This section will be applicable to standard lots that are not large enough to qualify for Multiple Dwelling, or sites that do not contain a Character House.

3) FM-1, C-1, C-2, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, FC-2, MC-1 and MC-2, IC-1 and IC-2, I-1, I-1A, I-1B and the HA-1 and HA-1A District Schedules - Temporary Sales Office

On April 1, 2014 Council approved an amendment to the City's RS and RT zoning districts to allow Temporary Sales Office as a conditional use. The amending by-law included an instruction for Temporary Sales Office to be added to Section 2 under Office Uses. There was an inadvertent error in making this change in that Temporary Sales Office had previously been included under the General Office definition. Consequently Temporary Sales Office is not permitted in a zoning district unless it is specifically listed.

It is therefore recommended that Temporary Sales Office be added as an Outright Approval Use in the C-1, C-2, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, MC-1 and MC-2, IC-1 and IC-2 and HA-1 and HA-1A District Schedules and a Conditional Approval Use in the FM-1, I-1, I-1A and I-1B District Schedules, in keeping with the permitting of General Office in these districts.

It also recommended that Temporary Sales Office be permitted as a Conditional Approval Use but only in sub-areas A and E as shown in Figure 1 of the FC-2 District Schedule in keeping with the permitting of General Office in sub-areas A and E of the FC-2 District Schedule.

4) Miscellaneous Housekeeping Amendments:

This report proposes various housekeeping amendments that are needed for clarity and in some cases to correct inadvertent errors. The table below summarizes the proposed amendments.

Section	Proposed Amendment
Section 2	Insert a semicolon rather than a period
Section 3.2.7	Remove a comma at the end of the subsection
Section 3.2.7	Insert the RM-10 and RM-10N Districts Schedule that was inadvertently omitted
Section 5.14	Correct the location where the RM-10 and RM-10N Districts Schedule was inserted
Section 11.32	Correct an error in numbering
Section 3.2.DW of the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5 RS-6, RS-7 District Schedules	Insert a period that was inadvertently omitted
Section 1 of the RS-1A District Schedule	Remove a period that was inserted in error
Section 4.7.1 of the RS-6	Correct an error in numbering

District Schedule	
Section 1 of the RS-7 District Schedule	Delete duplicate wording
Section 4.3.2 of the RS-7 District Schedule	Insert a bracket
Section 3.2.1.DW of the RT-5 and RT-5N Districts Schedule	Fix an incorrect date
Section 4.7.6(d) of the RT-5 and RT-5N Districts Schedule	Insert a colon at the end of the subsection
Section 4.7.6(e) of the RT-6 District Schedule	Insert a colon at the end of the subsection
Section 5.5 of the RT-6 District Schedule	Correct an error in numbering
Sections 2.2.DW and 3.2.DW of the RM-10 and RM-10N Districts Schedule	Correct inadvertent omissions of the date of enactment
Section 4.4.3 of the RM-10 and RM-10N Districts Schedule	Correct a section reference error
Sections 4.5.2 and 4.6.3 of the RM-10 and RM-10N Districts Schedule	Correct formatting errors
Sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i) of the RM-10 and RM-10N Districts Schedule	Correct formatting errors
Section 4.7.9(c)(i)	Update terminology for clarity
Section 4.7.9(j) of the RM-10 and RM-10N Districts Schedule	Correct an error in numbering
Section 5.1 of the RM-10 and RM-10N Districts Schedule for clarity	Reformats the section for clarity
Schedule G, Stipulated Rents at Initial Occupancy for Secured Market Rental Housing	Rename Schedule G, Stipulated Rents at Initial Occupancy for Secured Market Rental Housing, as Schedule H

The changes noted above are recommended for housekeeping purposes.

Amendments to the Sign By-law

1) Section 2.1: Scope of By-law

Section 2.1 of the Sign By-law describes what is regulated by the Sign By-law. The Sign By-law is only intended to apply to signs that are meant to be visible from the exterior of a building.

It is therefore recommended that Section 2.1 should read “(c) inside a building or on a site, and not **intended to be visible** from the exterior of the building or from a street; or” for clarification.

2) Section 6.18: Window Signs

Section 6.18 identifies when a sign permit for a window sign is not required and currently does not include signs with neon or neon-like LED lighting.

It is recommended that Section 6.18 be amended to include signs with neon or neon-like LED lighting as a window sign that does not require a permit.

3) Sections 9.11, 10.7, 12.7, 13.8 and 14.7: Fascia Sign Regulations

Sections 9.11, 10.7, 12.7, 13.8 and 14.7 of the Sign By-law only permit fascia signs in a commercial lane to be located above a public entrance. On February 20, 2018 Council approved a motion regarding Lane Activation and Animation where staff were instructed to bring forward recommendations to amend the Sign By-law to align with Council policy in order to enhance lane activation in commercial areas throughout the city.

Therefore in keeping with Council policies and the February 20, 2018 motion regarding lane activation and animation, it is recommended that Sections 9.11 (o), 9.11 (i), 10.7 (o), 10.7 (i), 12.7 (o), 12.7 (i), 13.8 (n), 13.8 (i), 14.7 (l) and 14.7 (i) be deleted to allow business identification signs in commercial lanes.

4) Sections 9.20, 10.15, 11.12, 12.14 and 13.15: Housekeeping Amendments

On January 16, 2018 Council approved a Miscellaneous Housekeeping Report that recommended various minor changes to the Sign By-law including the renumbering of Sections 9.20, 10.15, 11.12, 12.14 and 13.15. In making these changes, subsections were inadvertently deleted due to the order in which the amendments were applied.

It is therefore recommended that Sections 9.20, 10.15, 11.12, 12.14 and 13.15 be amended to insert the subsection regarding height restrictions for Projecting Signs that were inadvertently deleted and to delete the old subsections limiting the number of Projecting Signs for a premises that were not deleted due to an errors in numbering.

Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan By-law

1) Section 4.2: Numbering Error

Section 4.2 of the Downtown-Eastside/Oppenheimer Official Development Plan By-law has two Sections titled 4.2.1. due to an error in numbering. It is therefore recommended that the second Section 4.2.1 regarding Temporary Modular Housing be re-numbered as 4.2.2

Financial implications

The proposed amendments will not result in material financial implications to the City or to development.

CONCLUSION

This report recommends several minor regulatory amendments that will, if approved, correct errors and improve clarity, update regulations, and provide more certainty for both staff and applicants. These minor amendments ensure continuous improvements and modernization of the Zoning and Development By-law, Sign By-law and Downtown-Eastside/Oppenheimer Official Development Plan By-law.

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

**A By-law to amend
Zoning and Development By-law No. 3575
Miscellaneous amendments regarding RT-5 and RT-5N rear yard depth
and dwelling unit density, Temporary Sales Offices,
and other housekeeping amendments**

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In Section 2 under Character House, Council strikes out "." and substitutes ";".
3. In Section 3.2.7, Council:
 - (a) strikes out ", " after "RT-5"; and
 - (b) inserts ", RM-10 and RM-10N" after "RM-9BN".
4. In section 5.14, Council:
 - (a) strikes out ", RM-10 and RM-10N" after "RM-9AN,"; and
 - (b) inserts ", RM-10 and RM-10N" after "RM-9BN".
5. In section 11.32 Character House, Council renumbers section 11.32, 11.32.1, 11.32.2, 11.32.3 and 11.32.4 as 11.33, 11.33.1, 11.33.2, 11.33.3 and 11.33.4, and moves the section to the correct numerical order.
6. In section 3.2.1.DW of the RS-1, RS-5 and RS-7 Districts Schedules, Council inserts "." after "Infill in conjunction with retention of a character house existing on the site as of January 16, 2018".
7. In section 3.2.DW of the RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4 and RS-6 Districts Schedules, Council inserts "." after "Infill in conjunction with retention of a character house existing on the site as of January 16, 2018".
8. In section 1 of the RS-1A Districts Schedule, Council strikes out "." after "character houses".
9. In section 4.7.1 of the RS-6 District Schedule, Council renumbers the last two paragraphs as "(g)" and "(h)".
10. In the RS-7 District Schedule, Council:
 - (a) in section 1, deletes "and infill" after "multiple dwellings"; and

- (b) in section 4.3.2, inserts ")" after "(b".
11. In the RT-5 and RT-5N Districts Schedule, Council:
- (a) in section 3.2.1.DW, deletes "January 16, 2108" and replaces it with "January 16, 2018";
 - (b) in section 4.6.1:
 - (i) deletes "." at the end of the section; and
 - (ii) inserts ", or 30% of lot depth for lots with an average depth exceeding 36.5 m. ";
 - (c) in section 4.7.6 (d), inserts ":" after "areas of undeveloped floors which are located";
 - (d) in section 4.18.1:
 - (i) deletes subsection 4.18.1 and substitutes:
 - "4.18.1 For a site which meets the minimum site area requirement for a Multiple Dwelling, or a site with a Character House, the total number of dwelling units shall not exceed 74 units per hectare, including lock-off units and secondary suites, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number."; and
 - (ii) adds, in numerical order:
 - "4.18.2 For all other sites, the total number of dwelling units shall not exceed 2, excluding lock-off units and secondary suites."
12. In the RT-6 District Schedule, Council:
- (a) in section 4.7.6 (e), inserts ":" after "areas of undeveloped floors which are located"; and
 - (b) in section 5.5 renumbers "(c)" to "(a)" and "(d)" to "(b)".
13. In the RM-10 and RM-10N Districts Schedule, Council:
- (a) in section 2.2.DW [Dwelling], deletes the words "One Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RS-1 District Schedule." and replaces them with "One-Family Dwelling, lawfully

existing as of January 31, 2018, which complies with the current RS-1 District Schedule.”;

- (b) in section 2.2.DW [Dwelling], deletes the words “Two Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RT-5 District Schedule.” and replaces them with “Two-Family Dwelling, lawfully existing as of January 31, 2018, which complies with the current RT-5 District Schedule.”;
- (c) in section 3.2.DW [Dwelling], deletes the words “[date of enactment]” in the bullet point for Laneway house, the bullet point for Multiple Conversion Dwelling, and the bullet point for One-Family Dwelling with Secondary Suite, and replaces them with “January 31, 2018”;
- (d) in section 4.4.3, deletes “covered porches complying with section 4.7.8 (i)” and replaces it with “covered verandas or porches complying with section 4.7.9 (j)”;
- (e) deletes section 4.5.2 and replaces it with the following:

“4.5.2 If the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum width of a side yard:

 - (i) shall be 3.0 m for all parts of a building below the fourth storey; and
 - (ii) shall be 10.7 m for all parts of a building at or above the fourth storey,

except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”;
- (f) deletes section 4.6.3 and replaces it with the following:

“4.6.3 If the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum depth of a rear yard:

 - (i) shall be 3.0 m for all parts of a building below the fourth storey; and
 - (ii) shall be 10.7 m for all parts of a building at or above the fourth storey,

except that the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”;
- (g) in sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i), deletes “m²” and replaces it with “m²”;

- (h) in section 4.7.9(c)(i), deletes the word “underground” and replaces it with “at or below base surface”;
- (i) in section 4.7.9(j), renumbers the subparagraphs from “(iii)”, “(iv)” and “(v)” to “(i)”, “(ii)”, and “(iii)”;
- (j) deletes section 5.1 and replaces it with the following:

“5.1 For Multiple Dwellings consisting of three dwelling units, if the lot was on record in the Land Title Office for Vancouver prior to January 31, 2018, the Director of Planning may reduce the minimum site area requirements of section 4.1 or the frontage requirements of section 4.2 in situations where meeting the exact provisions creates unnecessary hardship, provided that the Director of Planning first considers the quality and liveability of the resulting units.

5.2 For Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, or for Seniors Supported or Assisted Housing, the Director of Planning may increase the permitted floor area by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 2.0 FSR, on sites:

- (a) with a frontage greater than 15 m and less than 30 m;
- (b) with a minimum site area of 557 m²; and
- (c) where the Director of Planning considers the development site to consist of Locked in Lots,

provided the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.

5.3 For Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as “for-profit affordable rental housing” and is subject to a waiver of development costs charges in accordance with the Vancouver Development Cost Levy By-law, as “social housing” exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter, or as Seniors Supportive or Assisted Housing that is secured market rental housing subject to an agreed upon rental increase limit, the Director of Planning may increase the permitted floor area to a maximum allowable density of 2.0 FSR, on sites:

- 1) with a frontage greater than 15 m and less than 30 m
- 2) with a minimum site area of 557 m²; and
- 3) where the Director of Planning considers the development site to consist of Locked in Lots,

provided that the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants."

14. In section 2.2.O [Office] of the C-1, C-2, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, MC-1 and MC-2, IC-1 and IC-2 and HA-1 and HA-1A Districts Schedules, Council adds in alphabetical order "Temporary Sales Office."
14. In section 3.2.O [Office] of the FM-1, I-1, I-1A, and I-1B Districts Schedules, Council adds in alphabetical order "Temporary Sales Office."
15. In section 3.2.1.O [Office] of the FC-2 District Schedule, Council adds in alphabetical order "Temporary Sales Office, but only in sub-areas A and E as shown in Figure 1."
16. In Schedule G, Stipulated Rents at Initial Occupancy for Secured Market Rental Housing, Council:
 - (a) deletes the title "Schedule G" and replaces it with "Schedule H"; and
 - (b) deletes the sentence "This is Schedule "G" to By-law No. 3575, being the "Zoning and Development By-law"." and replaces it with "This is Schedule "H" to By-law No. 3575, being the "Zoning and Development By-law"."

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

**A By-law to amend
Sign By-law No. 11879
Miscellaneous amendments regarding
window signs, fascia signs and housekeeping**

1. This By-law amends the indicated provisions of Sign By-law 11879.
2. In section 2.1 (c), Council inserts “intended to be” before “visible from the exterior of the building or from a street” .
3. In section 6.18 (b), Council inserts, “ , a *sign* with neon or neon-like LED lighting” after “*electronic message sign*” .
4. Deletes subsections 9.11 (o), 9.11 (i), 10.7 (o), 10.7 (i), 12.7 (o), 12.7 (i), 13.8 (n), 13.8 (i), 14.7 (l), and 14.7 (i).
5. Deletes section 9.20, and Council replaces it with:

“9.20 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is perpendicular to the building face, except that on a *corner site* it may be on an angle at the corner of the building;
- (b) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (c) is not in a FM-1 zoning district;
- (e) is limited to:
 - (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;
- (e) on a one-*storey* building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (f) on a multi-*storey* building, is the lower of 21 m in *height* or the *roof line*, except that:
 - (i) if the second *storey* is set back 4.5 m or less from the front face of the first *storey* at the *sign* location, the *sign* must not extend above the *roof line* of the first *storey*, and

- (ii) if the second *storey* is set back more than 4.5 m from the front face of the first *storey* at the *sign* location, the sign is the lower of 6.0 m in *height* or 1.8 m above the *roof line* of the first *storey*;
- (g) has a support structure extending no more than 0.30 m above the *roof line*;
- (h) projects no more than 4.5 m from the building face;
- (i) has a *sign area* which may be at least 0.75 m² and must be no greater than the maximum set out in Table 9.3 below, excluding any *sign area* comprised of *embellishments*, to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (j) has a maximum *sign area* for the applicable zoning district as set out in Table 9.3:

Table 9.3
Projecting Sign - Maximum Sign Area

Zoning district	Maximum Permitted Sign Area
C-1, C-5, C-5A, C-6 or C-7 zoning district and FCCDD	the lesser of 2.25 m ² , or 0.075 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>
C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1 or MC-2 zoning district and BCPED and DEOD	the lesser of 7.0 m ² , or 0.23 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>
DD or HA-3 zoning district	the lesser of 9.0 m ² , or 0.30 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>

- (k) has a *copy area* no greater than 40% of the *sign area*;
- (l) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (m) may contain *electronic copy* in accordance with section 9.22 of this by-law;
- (n) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*; and
- (o) may encroach over a *street* at least 0.60 m, except that:
 - (i) it must not encroach more than 25% of the distance between the *sign* and the nearest property line of an adjacent *site* or the point where the *frontages* of adjacent *premises* meet, to a maximum of 3.0 m, and
 - (ii) if serving two or more adjacent or shared *premises*, the calculation of the permitted encroachment must be based on the combined *frontages* of those *premises*; and
- (p) for the purpose of calculating the *frontage* of *premises* located at a corner, *frontage* means the average length of the two *frontages* of the *premises*."

6. Deletes section 10.15, and Council replaces it with:

“10.15 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is perpendicular to the building face, except that on a *corner site*, it may be on an angle at the corner of the building;
- (b) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (c) limited to:
 - (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;
- (d) on a one-*storey* building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (e) on a multi-*storey* building, is the lower of 21 m in height or the roof line, except that:
 - (i) if the second *storey* is set back 4.5 m or less from the front face of the first *storey* at the *sign* location, the *sign* must not extend above the *roof line* of the first *storey*, and
 - (ii) if the second *storey* is set back more than 4.5 m from the front face of the first *storey* at the *sign* location, the *sign* is the lower of 6.0 m in *height* or 1.8 m above the *roof line* of the first *storey*;
- (f) has a support structure extending no more than 0.30 m above the *roof line*;
- (g) projects no more than 4.5 m from the building face;
- (h) has a *sign area* that may be at least 0.75 m² and must be the lesser of 2.3 m², or 0.15 m² for each metre of length of the *frontage* of *premises*, excluding any *sign area* comprised of *embellishments*, to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (i) in the HA-1 and HA-1A zoning districts, has a *sign area* that may be increased by up to 100% if the *sign* is illuminated using neon lighting or neon-like LED lighting;
- (j) has a *copy area* no greater than 40% of the *sign area*;
- (k) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (l) in the HA-2 zoning district, does not have a plastic face, except for a circular parking *sign*;
- (m) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (n) may encroach over a *street* at least 0.60 m, except that:
 - (i) it must not encroach more than 25% of the distance between the *sign* and the nearest property line of an adjacent *site* or the point where the *frontages* of adjacent *premises* meet, to a maximum of 1.8 m, and

- (ii) if serving two or more adjacent or shared *premises*, the calculation of the permitted encroachment must be based on the combined *frontages* of those *premises*; and
- (o) for the purpose of calculating the *frontage* of *premises* located at a corner, *frontage* means the average length of the two *frontages* of the *premises*."

7. Deletes section 11.12, and Council replaces it with:

"11.12 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is in an RM-5C, RM-5D or RM-6 zoning district;
- (b) is perpendicular to the building face, except that on a *corner site*, it may be on an angle at the corner of the building;
- (c) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (d) limited to:
 - (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;
- (e) on a one-*storey* building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (f) on a multi-*storey* building, is the lower of 21 m in *height* or the *roof line*, except that:
 - (i) if the second *storey* is set back 4.5 m or less from the front face of the first *storey* at the *sign* location, the *sign* must not extend above the *roof line* of the first *storey*, and
 - (ii) if the second *storey* is set back more than 4.5 m from the front face of the first *storey* at the *sign* location, the *sign* is the lower of 6.0 m in *height* or 1.8 m above the *roof line* of the first *storey*;
- (g) has a support structure extending no more than 0.30 m above the *roof line*;
- (h) projects no more than 4.5 m from the building face;
- (i) has a *sign area* which may be at least 0.75 m² and must be the lesser of 7.0 m², or 0.23 m² for each metre of length of the *frontage* of *premises*, excluding any *sign area* comprised of *embellishments*, to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (j) has a *copy area* no greater than 40% of the *sign area*;
- (k) may have a *copy area* greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (l) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (m) may encroach over a *street* at least 0.60 m, except that:
 - (i) it must not encroach more than 25% of the distance between the *sign* and the nearest property line of an adjacent *site* or the point where the *frontages* of adjoining *premises* meet, to a maximum of 3.0 m, and

- (ii) if serving two or more adjacent or shared *premises*, the calculation of the permitted encroachment must be based on the combined *frontages* of the *premises*; and
- (n) for the purpose of calculating the *frontage* of *premises* located at a corner, *frontage* means the average length of the two *frontages* of the *premises*.'

8. Deletes section 12.14, and Council replaces it with:

"12.14 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is perpendicular to the building face except that on a *corner site*, it may be on an angle at the corner;
- (b) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (c) is limited to:
 - (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;"
- (d) if illuminated by neon lighting:
 - (i) on a building *frontage* less than 100 m long, may have one additional *sign* which may include the names of *occupants* and the building name, or
 - (ii) on a building *frontage* 100 m or longer, may have two additional *signs* which may include the names of *occupants* and the building name;
- (e) if illuminated by neon lighting, may obstruct the ventilation, access or operation of a *window* on a building where there is no residential or hotel use, if it covers no more than 30% of the glass surface of a *window*;
- (f) on a one-*storey* building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*, except that:
 - (i) on *sites* between Nelson Street and Drake Street, the *sign* must not extend above the *roof line*, and
 - (ii) on *sites* between Robson Street and Nelson Street, moving elements of the *sign* must not extend above the *roof line*;
- (g) on a multi-*storey* building, is the lower of 21 m in *height* or the *roof line*, except that:
 - (i) if the second *storey* is set back 4.5 m or less from the front face of the first *storey* at the *sign* location, the *sign* must not extend above the *roof line* of the first *storey*, and
 - (ii) if the second *storey* is set back more than 4.5 m from the front face of the first *storey* at the *sign* location, the *sign* is the lower of 6.0 m in *height* or 1.8 m above the *roof line* of the first *storey*;
- (h) if illuminated by neon lighting, may extend above the *roof line* on *sites*

between Nelson Street and West Hastings Street, no more than 40% of the height of the building, except that:

- (i) the *sign* must be no more than 27 m in *height*, and
- (ii) on *sites* between Robson Street and Nelson Street, elements of a *moving sign* must not project above the *roof line*;
- (i) has a support structure extending no more than 0.30 m above the *roof line*;
- (j) projects no more than 4.5 m from the building face;
- (k) has a *sign area* that:
 - (i) may be at least 0.75 m²,
 - (ii) is no greater than 2.0 m²,
 - (iii) if illuminated by neon lighting, may be greater than 2.0 m², and
 - (iv) excludes any *sign area* comprised of *embellishments* to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (l) has a *copy area* that may be equal to the *sign area*, if the *copy area* comprised of letters and *logos* only is no greater than 50% of the *sign area*;
- (m) may contain *electronic copy* in accordance with section 12.16 of this by-law;
- (n) if illuminated by neon lighting, includes the name of the business in exposed neon tubing;
- (o) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (p) may encroach over a *street* at least 0.60 m, except that:
 - (i) it must not encroach more than 25% of the distance between the *sign* and the nearest property line of an adjacent *site* or the point where the *frontages* of adjoining *premises* meet, to a maximum encroachment of 2.0 m,
 - (ii) if serving two or more adjacent or shared *premises*, the calculation of the permitted encroachment must be based on the combined *frontages* of those *premises*, to a maximum of 2.0 m,
 - (iii) a *moving sign*, a *sign* with *animated copy* or a *sign* illuminated by neon lighting, may encroach up to 4.0 m, and
 - (iv) a *projecting sign* must not be within 0.60 m of a street tree, lamp standard, utility wire, bus shelter, or other structure on a *street*; and
- (q) for the purpose of calculating the *frontage* of *premises* located on a corner, *frontage* means the average length of the two *frontages* of the *premises*."

9. Deletes section 13.5, and Council replaces it with:

"13.15 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is perpendicular to the building face except that on a *corner site*, it may be on an angle at the corner of the building;
- (b) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (c) limited to:
 - (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and

- (ii) for a multi-storey building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-storey building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;"
- (d) on a one-storey building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (e) on a multi-storey building, is the lower of 21 m in *height* or the *roof line*, except that:
 - (i) if the second *storey* is set back 4.5 m or less from the front face of the first *storey* at the *sign* location, the *sign* must not extend above the *roof line* of the first *storey*, and
 - (ii) if the second *storey* is set back more than 4.5 m from the front face of the first *storey* at the *sign* location, the *sign* is the lower of 6.0 m in *height* or 1.8 m above the *roof line* of the first *storey*;
- (f) has a support structure extending no more than 0.30 m above the *roof line*;
- (g) projects no more than 4.5 m from the building face;
- (h) has a *sign area* that may at least 0.75 m², and must be the lesser of 9.0 m², or 0.30 m² for each metre of length of the *frontage* of the *premises*, excluding any *sign area* comprised of *embellishments* to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (i) has a *copy area* no greater than 40% of the *sign area*;
- (j) may have a *copy area* that is greater than 40 % of the *sign area*, if the *sign* consists of a *logo* only;
- (k) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (l) may encroach over a *street* at least 0.60 m, except that:
 - (i) it must not encroach more than 25% of the distance between the *sign* and the nearest property line of an adjacent *site* or the point where the *frontages* of adjacent *premises* meet, to a maximum of 3.0 m, and
 - (ii) if serving two or more adjacent or shared *premises*, the calculation of the permitted encroachment must be based on the combined *frontages* of those *premises*; and
- (m) for the purpose of calculating the *frontage* of *premises* located at a corner, *frontage* means the average length of the two *frontages* of the *premises*."

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

**A By-law to amend
Downtown-Eastside/Oppenheimer
Official Development Plan By-law No. 5532
housekeeping amendment**

1. This By-law amends or adds to the indicated provisions of the Downtown-Eastside/Oppenheimer Official Development Plan By-law 5532.
2. In section 4.2.1, Council strikes out the second "4.2.1" and substitutes "4.2.2".