

**Refers to Item #1
Public Hearing of June 5, 2018**

MEMORANDUM

June 5, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design and Sustainability
Heidi Granger, Assistant Director, Legal Services

FROM: Chris Robertson
Assistant Director of Planning, City-wide and Regional Planning

SUBJECT: Miscellaneous Amendments – Zoning and Development, Sign and Downtown-
Eastside/Oppenheimer District Official Development Plan
By-laws - Update on Temporary Sales Office

This memorandum brings forward a correction to the Zoning and Development By-law amendments proposed in the report titled "Miscellaneous Amendments – Zoning and Development, Sign and Downtown-Eastside/Oppenheimer District Official Development Plan By-laws" regarding "Temporary Sales Office" and clarifies that this Use is only applicable in RS and RT zones. Therefore, the addition of Temporary Sales Office to various non-residential District Schedules as recommended in the report is not needed, as such sales offices would fall within the definition of General Office in zones rather than RS and RT.

The following recommendations are proposed for Council's consideration:

RECOMMENDATION

THAT the definition of General Office in Section 2 of the Zoning and Development By-law be amended as follows (changes are shown below in underlined text):

"General Office, which means the use of premises for any office use, including Digital Entertainment and Information Communication Technology but does not include

Financial Institution, Health Care Office, or Health Enhancement Centre or Temporary Sales Office;”

THAT the definition of Temporary Sales Office in Section 2 of the Zoning and Development By-law be amended as follows (changes are shown below in underlined text):

“Temporary Sales Office, which means the use of a building in an RS or RT zone, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development.

THAT Council remove the following proposed amendments:

“14. In section 2.2.0 [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.”.

15. In section 3.2.0 [Office] of the FM-1, I-1, I-1A, and I-1B Districts Schedules, Council adds in alphabetical order “Temporary Sales Office.”.

16. In section 3.2.1.0 [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.”

FURTHER THAT the Director of Legal Services be instructed to prepare the enactment By-law with the proposed changes described above.

DISCUSSION

These additional recommendations require approval by Council to correct an error made in preparation of the draft by-law provisions in Appendix A.



Chris Robertson
Assistant Director of Planning, City-wide and Regional Planning