

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Miscellaneous Amendments - Zoning and Development, Sign, and Downtown-Eastside Official Development Plan By-laws

Summary: To make miscellaneous amendments to the Zoning and Development, Sign, and Downtown-Eastside/Oppenheimer Official Development Plan By-laws in order to improve clarity, update terminology or address inadvertent errors or omissions and to better streamline the development review process. Notable amendments include the clarification of the RT-5 and RT-5N District Schedules, the addition of Temporary Sales Offices as Outright Approved 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 the addition of Temporary Sales Offices as Conditional Use in the FM-1, I-1, I-1A and I-1B and FC-2 (sub-areas A and E).

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 15, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated April 17, 2018, entitled "Miscellaneous Amendments - Zoning & Development, Sign and Downtown-Eastside Official Development Plan By-laws", 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; and
 - (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.
- B. THAT Council approve the application to amend the Sign By-law, generally as presented in Appendix B of the Policy Report dated April 17, 2018, entitled “Miscellaneous Amendments - Zoning & Development, Sign and Downtown-Eastside Official Development Plan By-laws”, 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; and
 - (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.
- C. THAT Council approve the application to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law, generally as presented in Appendix C of the Policy Report dated April 17, 2018, entitled “Miscellaneous Amendments - Zoning & Development, Sign and Downtown-Eastside Official Development Plan By-laws” to amend Section 4.2.1 to correct an error in numbering.

[TA - Miscellaneous Amendments - Zoning & Development, Sign and Downtown-Eastside Official Development Plan By-laws]