

RR-1(d)



POLICY REPORT

Report Date: June 1, 2018
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Meeting Date: June 19, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines

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 amend:
- (i) the intent statements for the RS District Schedules to better reflect the form of development in those districts;
 - (ii) Section 4.17 in the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door;
 - (iii) Section 4.4.1 (d) in the RS-1 District Schedule and 4.4.3 in the RS-3 and RS-3A Districts Schedule to allow covered porches to extend further into the front yard;
 - (iv) Section 11.19 to remove occupancy limits for a Residential Unit Associated with an Artist Studio;
 - (v) Section 2.2.A of the FC-2, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1B and M-2 District Schedules to exclude Artist Studio from the requirement for a wall separating accessory retail from all other uses;
 - (vi) references to the Director of Planning and Development Permit Board, throughout the by-law, to clarify authority and improve consistency of language; and
 - (vii) an incorrect reference in Section 4.5.3 of the RS-4 District Schedule;

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 Downtown Official Development Plan generally as presented in Appendix B, to amend Section 3.9 to reduce the number of reviews required by City Council for development permit applications seeking an increase in floor area when a heritage building is being conserved;

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 Council amend various land use and development guidelines and policies to correct inconsistencies and minor reference errors and repeal several outdated or superseded policies and guidelines, generally in accordance with Appendix C;

and that the application be referred to a Public Hearing.

REPORT SUMMARY

The Development and Building Regulatory Review is a major review of the City's land use regulations and policies and has been identified as a corporate priority to improve service delivery. As part of the initial phase of work, this report proposes various amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and various land use and development guidelines and policies to simplify and update the regulations and streamline permit review processes. The proposed amendments include:

- revising various RS District Schedules to:
 - update the intent statements;
 - allow two front doors in certain circumstances;
 - provide more flexibility for covered porches to extend into the front yard; and
 - delete an incorrect reference;
- eliminating the 2-person occupancy limit for Residential Unit Associated with an Artist Studio;
- providing more flexibility for work-only Artist Studios to display and sell art produced in the studio;
- updating references to Director of Planning and Development Permit Board Authority to clarify authority and provide more consistency;
- eliminating one of the reviews by City Council for development permit applications to increase floor area for when a heritage building is conserved;
- revising the maximum permitted dormer sizes in the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines to align with similar regulations for character infill;
- correcting references and a minor error in the Granville Loops Policy Plan, RS-7 Guidelines and RT-11 and 11N Guidelines; and
- rescinding several land use and development policies and guidelines which are outdated or have been superseded.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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

On November 4, 1975, Council enacted Downtown Official Development Plan By-law No. 4912.

On October 6, 2011, Council approved the *Artist Studio Regulatory Review Implementation Framework* and actions.

On January 16, 2018, Council adopted amendments to the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The Development and Building Regulatory Review is a major review of the City's land use regulations and policies and has been identified as a corporate priority in the City's 2018 Corporate Plan (Goal 1C – Excellent Service). It will review the City's regulatory framework including regulations, policies, processes, online tools, public/stakeholder engagement, and the role and composition of advisory committees.

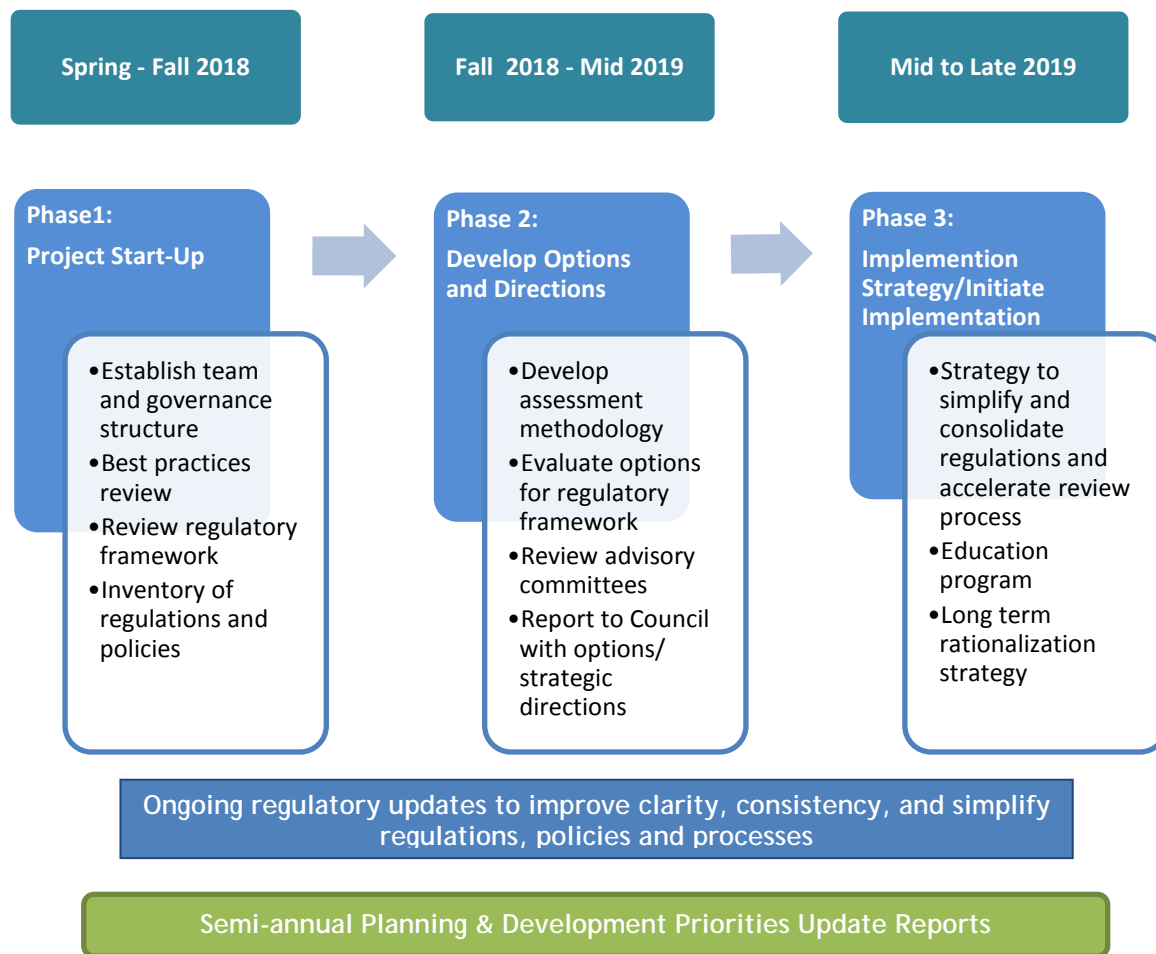
The key objectives are:

1. Simplify regulations and review processes;
2. Reconcile competing objectives;
3. Ensure consistency between by-laws and policies;
4. Ensure land use policies and regulations advance City priorities; and
5. Improve external and internal communication.

The review will be coordinated with other key corporate priority projects including the Development and Building Permit Service Improvements work, Housing Vancouver implementation and Zero Emissions Building Plan.

The Development and Building Regulatory Review is a phased review that is currently scheduled to run to the end of 2019 as noted in Figure 1 on the next page. Three phases of work have been identified and phase one is underway. The staff team has formed and more staff and a consultant will be in place shortly to complete the identified tasks. Public engagement is underway with the launch of a project website this month. Stakeholder and public engagement will inform each of the three phases of the review and will include an external advisory committee, focus groups with various stakeholders, open houses, and on-line information.

Figure 1 - Development and Building Regulatory Review - Phases



As noted in Figure 1, update reports to Council will occur every 6 months and will bring forward amendments and improvements as they are identified.

This report is the first of the ongoing regulatory update reports and recommends amendments consistent with the objectives of the review, to improve the consistency of language, update the RS zones, to provide more flexibility for the occupancy of residential units associated with artist studios and for artist studios to accommodate accessory retail, streamline review processes, and repeal outdated/superseded policies and guidelines.

Strategic Analysis

Proposed Amendments to the Zoning and Development By-law:

1) RS District Schedules - Intent Statements

The intent statements describe the intended character and form of development for each of the various zoning districts. In the RS District Schedules the intent statements call for maintaining the “single-family residential character” of the districts. This does not accurately reflect the form of development in these districts, which includes single family houses with a secondary suite

and/or laneway house or infill/multiple conversion dwellings in conjunction with the retention of a character house.

Therefore, it is proposed that the intent statements in all the RS District Schedules be revised to remove the reference to maintaining the “single-family residential character” and replace it with maintaining the “residential character”.

2) RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules – Two Front Doors

Some RS District Schedules allow only one front door in new development so that houses maintain a single-family appearance, whether or not they have a secondary suite. Typically, secondary suites are built below grade and the entrance is from the rear yard. However, some secondary suites are designed so that all the floor area is above-grade and adjacent to the principle dwelling, similar to a duplex. The regulation allowing only one front door precludes the suite entry from facing the front yard and has implications for the design of the suite.

To allow more flexibility for locating front doors for secondary suites in which all the floor area is located above-grade, it is proposed that the regulations in section 4.17 of the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules be revised to allow a second front entry if it is located at or above-grade.

An additional amendment to the RS-7 District Schedule is proposed to allow more than one front door for two family dwellings and multiple conversion dwellings.

Additional flexibility for locating front doors will be considered upon future review of the technical, public realm and livability issues related to below grade access through a light well in a front yard.

3) RS-1, RS-3 and RS-3A District Schedules – Covered Porches

Several RS District Schedules regulate the distance a covered porch can extend into the front yard. Typically they can extend up to at least 1.8 m, except in the RS-1, RS-3 and RS-3A districts which allow covered porches to extend only 1.2 m into the front yard.

To be consistent with other district schedules and to enable larger, more usable covered porches, it is proposed that sections 4.4.1 and 4.4.3 of the RS-1 and RS-3/3A districts respectively be amended to allow covered porches to extend up to 1.8 m into the front yard.

4) Section 11.19 – Occupancy Limit for Residential Unit Associated with an Artist Studio

Section 11.19.1 restricts the occupancy of a residential unit associated with an artist studio to a maximum of two persons. In 2016, the regulation was amended to allow the Director of Planning to relax the occupancy limit for a residential unit associated with:

- a Class A artist studio (low impact art production) in the IC-3, RT-3, HA or C districts; and
- a Class B artist studio (high impact art production) in the IC-3, RT-3, HA or C districts, based on compliance with 1999 Building By-law regulations, which introduced more stringent safety and ventilation requirements.

The occupancy limit was introduced in the 1990s to prevent children from being exposed to the health and safety hazards associated with the production of art involving toxic/hazardous materials, industrial processes or amplified sound. Since that time more rigorous safety and ventilation standards have come into force, making the occupancy limit unnecessary. Removing the occupancy limit will improve the affordable housing options available to artists and their families.

Therefore, it is proposed that section 11.19.1 be deleted to no longer regulate the occupancy of a residential unit associated with an artist studio class A or B.

5) FC-2, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1B and M-2 District Schedules – Accessory Retail in Artist Studios

An accessory use is a use that is dependent on the principle use and would not exist without it. Accessory uses are permitted in all zoning districts. Many districts restrict the size of accessory uses to either 25% or 33 1/3% of the floor area.

A typical accessory use associated with an artist studio is accessory retail, in which an artist displays and sells art produced in the studio. Several of the industrial zoning districts in which artist studio is a permitted use require that a wall separate the floor area used for accessory retail from the remaining floor area. This is a safety precaution for accessory retail associated with manufacturing or similar uses. However, the same safety concerns generally do not apply to artist studios. The requirement for a wall means that many artist studios, which typically do not have separate rooms, do not comply and therefore cannot legally have an accessory retail area.

To better enable artist studios in the FC-2, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1B and M-2 districts to have accessory retail, it is proposed that regulations in section 2.2.A of those district schedules be amended to exempt accessory retail associated with an artist studio from the requirement for a wall separating the accessory retail from the remaining floor area.

6) Various District Schedules - References to the Director of Planning and Development Permit Board

The Development Permit Board (DP Board) is a panel of four senior staff members: the Director of Development Services; General Manager of Planning, Urban Design and Sustainability (Director of Planning); the General Manager of Engineering Services and the Deputy City Manager. The Board reviews and decides on development permit applications brought before it. As part of its consideration, the Board hears representations of the applicant as well as any other person interested in the application and consults with the Development Permit Board Advisory Panel.

Section 3.3 of the Zoning and Development By-law sets out the authorities of the Development Permit Board and the Director of Planning with respect to the approval or refusal of development permit applications. Either the Director of Planning (or staff delegate) or the Development Permit Board may approve, approve with conditions or refuse development permit applications, except that applications for developments which may have significant impact on the surrounding area (e.g. traffic, heritage, public amenities, open space etc.) must be considered by the Development Permit Board. This includes applications that are seeking a substantial height or density increase and development applications requesting a density bonus

for the provision of amenities (e.g. cultural spaces, child care facilities). As previously noted, the DP Board review includes a public process, through which the applicant or anyone with an interest in the proposed development can present their comments. Review by the Director of Planning may include notification of neighbours and an opportunity for anyone potentially impacted by a development to provide their comments.

Based on the authorities in Section 3.3, the Director of Planning generally makes decisions on developments which are not likely to result in substantial impacts to neighbouring sites, while the Development Permit Board makes decisions when there are potentially significant impacts. However, within the district schedules of the Zoning and Development By-law, the authority for decision making is inconsistent and unclear. Some older schedules assign authority primarily to the Development Permit Board regardless of the form of development or the level of complexity of the decision. For example, the RS zones require the DP Board to decide on allowing conditional uses. It was intended that the Director of Planning would act on behalf of the DP Board to make these decisions, as enabled in Section 3.3 of the by-law, but it is not clear to applicants or the public that is the intention. Requiring the DP Board to decide on simple matters is not expedient and lengthens permit review times. In newer district schedules the authority to make decisions is clearer and has been assigned to the Director of Planning and/or Development Permit Board according to the complexity and impact of the decision and the authorities set out in Section 3.3.

To address the inconsistency of decision-making authority throughout the by-law and to clarify whether the Director of Planning, DP Board or both have authority to make a decision, it is proposed that the authorities in the district schedules be updated to reflect the level of complexity of the decision based on the form of development and potential impacts and the authority in Section 3.3, generally as described in Appendix A.

7) RS-4 District – Incorrect Reference

A housekeeping amendment is proposed to Section 4.5.3 of the RS-4 District Schedule to delete a reference to a section of the district schedule which has been repealed.

Proposed Amendment to the Downtown Official Development Plan:

Density Increase for Heritage Restoration

Under Section 3.9 of the Downtown Official Development Plan (DODP), the DP Board may permit an increase to the floor space ratio for a development that includes the restoration of a building listed on the Vancouver Heritage Register. When determining the increase in floor space ratio, the DP Board is to consider:

- (a) the cost of the heritage-related restoration;
- (b) the value of the increased floor area;
- (c) the impact upon livability and environmental quality of the neighbourhood; and
- (d) all applicable policies and guidelines adopted by Council.

The current regulations require approval by Council prior to approval by the DP Board, followed by a Public Hearing at Council for the heritage designation. The requirement for approval by Council prior to DP Board consideration lengthens the review process and is unnecessary given

that the DP Board review involves a public process and that Council has an opportunity to consider the application through the public hearing for heritage designation, which is a condition of permit approval.

To expedite the processing of applications, it is proposed that the initial review by Council be eliminated and that the wording in the DODP be replaced with wording consistent with the RM-5, 5A, 5B, 5C, 5D Districts Schedule (see Appendix A), which was amended in 2014 to no longer require prior approval by Council, but clarifies that Council must approve a heritage designation by-law.

Proposed Amendments to Land Use and Development Guidelines and Policies:

1) RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines - Dormers

Earlier this year amendments to the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines were adopted to further incentivize character house retention and to align with the incentives and guidelines for character house retention in the RS districts.

Section 4.3.3 (b) of the guidelines provides direction on the maximum size of dormers on infill buildings built in conjunction with the retention of a character house. The maximum size varies with roof form and whether the dormer faces the lane, character house or required side yard. However, the maximum dormer sizes are smaller than what is allowed through the Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone, despite the intention to align the incentives and guidelines.

Therefore, it is proposed that the maximum permitted dormer sizes in the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines be increased, as shown in the table below, to align with the maximum dormer sizes for infill built in conjunction with the retention of a character house in the RS districts.

Dormer Location	Current Regulation	Proposed Amendment
Facing lane, on roof with a ridge that runs across the property (parallel to the lane)	60% of width of partial upper storey	75% of the width of the partial upper storey
Facing a character house, on roof with a ridge that runs across the property (parallel to the lane)	35% of the width of the partial upper storey	50% of the width of the partial upper storey
Facing a required side-yard, on a roof with gable ends facing the lane (ridge is parallel to the side yard)	50% of the building length	60% of the width of the partial upper storey

2) Minor Housekeeping Amendments

This report also proposes housekeeping amendments to various policies and guidelines to update references and correct an inadvertent error. The table below summarizes the proposed amendments.

Policy or Guideline	Section	Proposed Amendment
Granville Loops Policy Plan	5.4.2	Correct a reference to the Sign By-law by replacing “Schedule G of the sign By-law for Granville Street – Downtown.” with “Part 12 Granville Street Sign District of the Sign By-law.”
RS-7 Guidelines	2.12, 3.5.2	Update references to the Vancouver Heritage Register by replacing “Vancouver Heritage Inventory” and “VIH” with “Vancouver Heritage Register”
RT-11 and 11N Guidelines	Title	Rename the Guidelines “RT-11 and RT-11N Guidelines”

3) Repeal outdated/superseded policies and guidelines:

As noted above one of the objectives of the Development and Building Regulatory Review is to remove policies and guidelines that are outdated and/or have been replaced. Over the years there have been cases where new plans and policies have been approved but the previous policies were not repealed. As part of the first phase of this project, a number of policies that should be repealed have been identified. They are listed in the table below, along with a supporting rationale. Further assessment of current policies will be completed throughout the term of this project. As additional outdated policies are identified they will be brought forward for Council approval to repeal them.

	Guideline/Policy to be Repealed	Date Adopted/ Amended	Reason for Removal
1.	Central Area Plan: Goals and Land Use Policy (Mount Pleasant and False Creek Flats Industrial Areas)	1991	Superseded by False Creek Flats Plan (2017) and Mount Pleasant I-1 Zoning amendments (2016)
2.	CityPlan Rezoning Policy – Before and During Neighbourhood Visioning	1996	Superseded – a Rezoning policy is approved by Council at the inception of each Community Plan. Recent examples include West End, Marpole and Grandview Woodland and remains in place for duration of plan development.
3.	Community Development Plan for Mount Pleasant	1989	Superseded by Mount Pleasant Plan (2010)

	Guideline/Policy to be Repealed	Date Adopted/ Amended	Reason for Removal
4.	Interim Liquor Policy for the Downtown Eastside	2014	Superseded by Downtown Eastside Plan (2014)
5.	Liquor Licensing Policies and Procedures	1990/1997	Superseded through a number of reports on Liquor Policy to Council (most recently in May 2018).
6.	North of Hastings and Railway Street Industrial Areas Policy Directions	1994/1995	Superseded by I-4 Zoning District Schedule (2017)
7.	Southeast False Creek Policies (Cambie Street to Main Street)	1990/1991	Superseded by Southeast False Creek Policy Statement (1999)
8.	Strathcona Local Area Planning Program Initiatives	1992/1997	Superseded by Downtown Eastside Plan (2014)
9.	Strathcona Policies	1992/1997	Superseded by Downtown Eastside Plan (2014)
10.	Turner, Ferndale and Pender Streets Subdivision and Lane Policies	1979	Superseded by Grandview Woodland Plan (2016)
11.	West End Commercial Areas Policy Plan	1986	Superseded by West End Plan (2013)

Financial Implications

The proposed amendments will clarify and simplify review processes and are not anticipated to result in material financial implications to the City or to development.

CONCLUSION

This report recommends various regulatory and policy 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 and related land use and development guidelines and policies.

Staff will continue to advance the Development and Building Regulatory Review through the three-phased process outlined in Figure 1 and will provide regular updates to Council on this major initiative to enhance service provision.

* * * * *

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
regarding amendments related to RS district schedules intent statements, covered
porches and front doors, occupancy limit for residential unit associated with an artist
studio, accessory retail in artist studios, and Director of Planning and Development
Permit Board authority**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. Council strikes out section 11.19.1 and renumbers section 11.19.2 as section 11.19.1.
3. In the RA-1 District Schedule, Council strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”.
4. In the RS-1 District Schedule, Council:
 - (a) strikes out section 1 and substitutes:

“**1 Intent**

The intent of this Schedule is generally to maintain the residential character of the RS-1 District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, and infill and multiple conversion dwellings in conjunction with retention of character houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”;
- (d) in section 4.4.1(d), strikes out “1.2 m” and substitutes “1.8 m”; and
- (e) strikes out section 4.17.5 and substitutes:
“4.17.5 Notwithstanding section 4.17.2 or section 4.17.3, the Director of Planning may:
 - (a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989 in the RS-1 District; or
 - (b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.”.

5. In the RS-1A District Schedule, Council:

- (a) strikes out section 1 and substitutes:
“1. Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.”;
- (b) strikes out section 3.1 and substitutes:
“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and

- (d) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”.

6. In the RS-1B District Schedule, Council:

- (a) strikes out section 1 and substitutes:

“1 Intent

The intent of the Schedule is to maintain the residential character of the District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, infill, or two principal dwelling units on some sites, and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- and

- (c) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”.

7. In the RS-2 District Schedule, Council:

- (a) strikes out section 1 and substitutes:

“1. Intent

The intent of this Schedule is primarily to maintain the residential character of the District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, infill, multiple conversion dwellings, two-family and multiple-family dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (c) in section 3.2.DW [Dwelling] under subsection (a) of the fourth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”;
 - (e) in section 4.5.4, strikes out “or the Development Permit Board, as the case may be,”;
 - (f) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
 - (g) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and
 - (h) in subsection 5.2(a), strikes out “he” and substitutes “the Director of Planning”.
8. In the RS-3 and RS-3A Districts Schedule, Council:
- (a) strikes out section 1 and substitutes:
 - “1. Intent**
 - The intent of this Schedule is to preserve and maintain the residential character of the RS-3 and RS-3A Districts in the form of one-family dwellings with or without a secondary suite and with or without a laneway house in a manner compatible with the existing amenity and design of development. Infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views and by ensuring that the bulk and size of new development is similar to existing development. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape. The RS-3 District permits a higher non-discretionary density than the RS-3A District.”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1** Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;

(c) in section 4.4.3, strikes out “1.2 m” and substitutes “1.8 m”; and

(d) strikes out section 4.17.5 and substitutes:

“4.17.5 Notwithstanding section 4.17.2, the Director of Planning may:

- (a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard if it provides access to a building existing prior to March 14, 1989; or
- (b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.”.

9. In the RS-4 District Schedule, Council:

(a) strikes out section 1 and substitutes:

“1. Intent

The intent of this Schedule is primarily to maintain the residential character of the District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, infill, multiple conversion dwellings, two-family dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.”;

(c) in section 3.2.DW [Dwelling] under subsection (a) of the fourth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(d) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”; and

(e) in section 4.5.3, strikes out “, subject to section 4.5.4.”.

10. In the RS-5 District Schedule, Council:

(a) strikes out section 1 and substitutes:

“1. Intent

The intent of this Schedule is generally to maintain the existing residential character of the RS-5 District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development. Infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants.”;

- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.”;

- (c) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”; and

- (d) strikes out section 4.17.5 and substitutes:

“4.17.5 Notwithstanding Section 4.17.2 or Section 4.17.3, the Director of Planning may:

- (a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989; or
- (b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.”.

11. In the RS-6 District Schedule, Council:

- (a) strikes out section 1 and substitutes:

“1. Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, to encourage a high standard

of building design, materials, and landscape development while allowing design diversity in new development. Infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established landscape.”;

(b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

(a) the intent of this Schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.”;

(c) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”; and

(d) strikes out section 4.17.5 and substitutes:

“4.17.5 Notwithstanding section 4.17.2 or section 4.17.3, the Director of Planning may:

(a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989; or

(b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.”.

12. In the RS-7 District Schedule, Council:

(a) strikes out section 1 and substitutes:

“1. Intent

The intent of this Schedule is to maintain the residential character of the RS-7 District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, infill, two-family dwellings, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses. On larger lots, multiple dwellings may also be permitted. Neighbourhood amenity is enhanced through external design regulations.”;

(b) strikes out section 3.1 and substitutes:

- “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.1.DW [Dwelling] under subsection (a) of the fourth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (d) in section 4.1.2, strikes out “or the Development Permit Board, as the case may be”;
- (e) strikes out section 4.17.2 and substitutes:
“4.17.2 There shall be no more than one separate and distinct front entrance to a one-family dwelling or one-family dwelling with secondary suite.”;
- (f) strikes out section 4.17.4 and substitutes:
“4.17.4 Notwithstanding section 4.17.2 or section 4.17.3 of this Schedule, the Director of Planning may:
- (a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989; or
 - (b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.”; and
- (g) in section 5.6, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”.
13. In the RT-1 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”; and

- (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”.
14. In the RT-2 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
 - (c) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears.
15. In the RT-3 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the sixth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”.
16. In the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and

- (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) strikes out section 4.4.3 and substitutes:
 - “4.4.3 The Director of Planning may relax the minimum depth of the required front yard provided the Director of Planning first considers the depths of the adjacent front yards and all applicable Council policies and guidelines.”;
 - (d) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”; and
 - (e) strikes out section 5.3 and substitutes:
 - “5.3 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Director of Planning may relax the provisions of sections 4.5 and 4.6 of this Schedule in the case of infill, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”.
17. In the RT-7 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
 - (c) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”.

18. In the RT-8 District Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

(a) the intent of this Schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.”;

(b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and

(c) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”.

19. In the RT-9 District Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

(a) the intent of this Schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.”;

- (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
- (c) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”.

20. In the RT-10 and RT-10N Districts Schedule, Council:

- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (b) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”.

21. In the RM-1 and RM-1N Districts Schedule, Council:

- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and

- (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears; and
 - (c) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.”.
22. In the RM-2 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) in section 4.3.2, strikes “or the Development Permit Board, as the case may be,”;
 - (d) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears; and
 - (e) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”.
23. In the RM-3 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
- (d) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning or the Development Permit Board, as the case may be,”; and
- (e) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where he considers the development site to consist of locked in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:” and substitutes “The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where the Director of Planning or the Development Permit Board considers the development site to consist of locked in lots and provided the Director of Planning or the Development Permit Board also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:”.

24. In the RM-3A District Schedule, Council:

- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
 - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
- (d) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and
- (e) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of

this Schedule with respect to any of the following developments where he considers the development site to consist of locked-in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:" and substitutes "The Director of Planning may relax the minimum site area requirements of this Schedule with respect to any of the following developments where the Director of Planning considers the development site to consist of locked-in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:".

25. In the RM-4 and RM-4N District Schedules, Council:

(a) strikes out section 3.1 and substitutes:

"3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

(a) the intent of this Schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.";

(b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out "Development Permit Board" and substitutes "Director of Planning";

(c) in section 4.10.4, strikes out "or Development Permit Board" wherever it appears;

(d) in section 5.1, strikes out "The Development Permit Board or the Director of Planning, as the case may be," and substitutes "The Director of Planning";

(e) in section 5.2, strikes out "The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of this Schedule with respect to any of the following developments where he considers the development site to consist of locked in lots and provided he also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:" and substitutes "The Director of Planning may relax the minimum site area requirements of this Schedule with respect to any of the following developments where the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:"; and

(f) in section 5.3 strikes out "The Development Permit Board or the Director of Planning, as the case may be, may relax any of the regulations of this schedule for the following developments where he is satisfied that the relaxation will serve to accomplish certain social and community goals" and substitutes "The Director of Planning may relax any of the regulations of this Schedule for the following developments where the Director of Planning is satisfied that the relaxation will serve to accomplish certain social and community goals".

26. In the RM-5, RM-5A, RM-5B, RM-5C, and RM-5D Districts Schedule, Council strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 as specified in sections 3.2.1 and 3.2.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.”

27. In the RM-6 District Schedule, Council strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.”

28. In section 4.10.4 of the RM7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, and RM-12N District Schedules, Council strikes out “or Development Permit Board” wherever it appears.

29. In the FM-1 District Schedule, Council:

- (a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) in section 3.3.1, adds the words “Director of Planning or” before the words “Development Permit Board” wherever they appear;
 - (d) strikes out subsection 4.7.1(b) and substitutes:
 - “(b) in the case of any development the Director of Planning or the Development Permit Board may permit an increase in the permitted floor space ration from 0.60 to any figure up to and including 1.5, providing the Director of Planning or the Development Permit Board first considers all applicable policies and guidelines adopted by Council, the nature and size of the site, the adequacy of open space, overall design and the provision of amenities which would result in community benefits.”; and
 - (e) in section 5.1, adds the words “Director of Planning or” before the words “Development Permit Board”.
30. In the C-1 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (b) in section 3.2.DW [Dwelling] under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (e) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;

(f) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and

(g) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 and the front yard requirements of section 4.4 to permit the outdoor display of retail goods or an outdoor eating area in conjunction with a restaurant, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.”.

31. In the C-2 District Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(b) the submission of any advisory group, property owner or tenant.”;

(b) in section 3.2.DW [Dwelling] under the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(c) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(d) in section 3.2.DW [Dwelling] under the fifth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(e) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(f) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;

(g) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and

(h) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”.

32. In the C-2B District Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.”;

- (b) in section 3.2.DW [Dwelling] under the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (d) in section 3.2.DW [Dwelling] under the fifth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (e) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (f) in section 3.3.2(b), strikes out “Development Permit Board” wherever it appears and substitutes “Director of Planning”;
- (g) in section 3.3.2(c), strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (h) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
- (i) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”;

- (j) strikes out section 5.2 and substitutes:

“5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”;

- (k) in section 5.3, strikes out “Development Permit Board or the Director of Planning, as the case may be,” wherever it appears and substitutes “Director of Planning”; and

- (l) strikes out section 5.4 and substitutes:

“5.4 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”.

33. In the C-2C District Schedule, Council:

- (a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.”;

- (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

- (c) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;

- (d) in section 3.3.2, strikes out “Development Permit Board where it is satisfied” and substitutes “Director of Planning where the Director of Planning is satisfied”;
 - (e) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
 - (f) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”;
 - (g) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”;
 - (h) strikes out section 5.3 and substitutes:
 - “5.3 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”; and
 - (i) in section 5.4, strikes out “or Development Permit Board, as the case may be”.
34. In the C-2C1 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.”;
 - (b) in section 3.2.DW [Dwelling] under subsection (a) of the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

- (c) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 3.3.2, strikes out “Development Permit Board where it is satisfied” and substitutes “Director of Planning where the Director of Planning is satisfied”;
 - (e) in section 3.3.3(b), strikes out “Development Permit Board” wherever it appears and substitutes “Director of Planning”;
 - (f) in section 3.3.3(c), strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (g) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
 - (h) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”;
 - (i) strikes out section 5.2 and substitutes:
 - “5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”;
 - (j) strikes out section 5.3 and substitutes:
 - “5.3 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”; and
 - (k) in section 5.4, strikes out “or Development Permit Board, as the case may be”.
35. In the C-3A District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

- (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.DW [Dwelling] under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 3.2.DW [Dwelling] under the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (d) in section 3.2.DW [Dwelling] under subsection (a) of the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (e) in section 3.2.DW [Dwelling] under the fourth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (f) in section 3.2.DW [Dwelling] under the fifth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (g) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (h) in section 4.3.2, strikes out “The Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that it first considers:” and substitutes “The Director of Planning or the Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that the Director of Planning or the Development Permit Board first considers:”;
- (i) in subsection 4.7.1(a), strikes out “the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00, if it first considers:” and substitutes “the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00, if the Director of Planning or the Development Permit Board first considers:”;
- (j) strikes out subsection 4.7.1(b) and substitutes:
 - “(b) despite the provisions of subsection 4.7.1(a), if the Director of Planning or the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, the Director of Planning or the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.”;
- (k) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and
- (l) strikes out section 5.3 and substitutes:

“5.3 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”.

36. In the C-5, C-5A and C-6 Districts Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 as specified in sections 3.2.1 and 3.2.2, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;

(b) the submission of any advisory group, property owner or tenant; and

(c) the appropriateness of the use with respect to the items which are shown in italics following the use.”;

(b) in section 3.2.1.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”; and

(c) strikes out subsection 4.7.1.1(b) and substitutes:

“(b) if the Director of Planning or the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage density available for transfer, the Director of Planning or the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.”

37. In the C-7 and C-8 District Schedules, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided

that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.1.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears;
- (d) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”; and
- (e) strikes out section 5.2 and substitutes:
- “5.2 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.”.

38. In the FC-1 District Schedule, Council:

- (a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.DW [Dwelling] under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 3.2.DW [Dwelling] under the third bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (d) in section 3.2.DW [Dwelling] under the fifth bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;

- (e) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (f) in subsection 4.7.3(e)(vii), strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (g) strikes out section 5.1 and substitutes:
 - “5.1 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.”; and
 - (h) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”.
39. In the FC-2 District Schedule, Council:
- (a) in section 2.2A under subsection (c) of the second bullet point, adds the words “except for accessory retail uses associated with an Artist Studio,” before the words “must be separated by a wall”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (c) in section 3.2.1.Z, strikes out “Development Permit Board or”;
 - (d) in section 4.6.2, strikes out “or the Development Permit Board”; and
 - (e) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears.
40. In the MC-1 and MC-2 Districts Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses

listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (b) in section 3.2.2DW [Dwelling] under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) in section 3.2.2DW [Dwelling] under the second bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 3.2.1Z, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
 - (e) in section 4.10.4, strikes out “or Development Permit Board” wherever it appears.

41. In the M-1 District Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
- (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
- (d) strikes out section 4.6.2 and substitutes:
 - “4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not

likely to be required and the site is sufficiently large to provide adequate open space.”.

42. In the M-1A District Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant;
- (c) the provision of appropriate landscaping; and
- (d) the design character and choice of building material in relation to adjoining residential districts.”;

(b) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;

(c) in section 4.4.1, strikes out “or the Development Permit Board, as the case may be”;

(d) in section 4.6.1, strikes out “or the Development Permit Board, as the case may be,”; and

(e) strikes out section 4.6.2 and substitutes:

“4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and the site is sufficiently large to provide adequate open space.”.

43. In the M-1B District Schedule, Council:

(a) in section 2.2A under the second bullet point, adds the words “, except for accessory uses associated with an Artist Studio,” after the words “general public”;

(b) strikes out section 3.1 and substitutes:

- “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (d) in section 3.3.2, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (e) in section 4.1.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”;
- (f) in section 4.6.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”;
- (g) strikes subsection 4.7.1(b) and substitutes:
- “(b) the Director of Planning may relax the maximum floor space ratio as provided for in section 5.4 of this Schedule; and”;
- (h) strikes out section 5.1 and substitutes:
- “5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 with respect to any of the uses permitted in this Schedule, provided the Director of Planning considers the intent of this Schedule and all policies and guidelines adopted by Council, and provided that in no case shall the minimum site area be less than 3,100 m² unless comprised of one or more smaller parcels on record in the Land Title Office for Vancouver as of August 12, 1980.”;
- (i) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum height prescribed in section 4.3.1, provided he first considers:” and substitutes “The Director of Planning may permit an increase in the maximum height prescribed in section 4.3.1, provided the Director of Planning first considers:”;
- (j) in section 5.3, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may waive the requirement to provide a rear yard where he is satisfied” and substitutes “The Director of Planning may waive the

requirement to provide a rear yard where the Director of Planning is satisfied”;
and

- (k) in section 5.4, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum floor space ratio to any figure between 1.50 to 2.00 provided he first considers:” and substitutes “The Director of Planning may permit an increase in the maximum floor space ratio to any figure between 1.50 to 2.00 provided the Director of Planning first considers:”.

44. In the M-2 District Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
- (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
- (d) strikes out section 4.6.2 and substitutes:
 - “4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and the site is sufficiently large to provide adequate open space.”

45. In the IC-1 and IC-2 Districts Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
- (b) strikes out section 3.1 and substitutes:

- “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
- (d) strikes out section 4.6.2 and substitutes:
- “4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.”.
46. In the IC-3 District Schedule, Council:
- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
 - (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 4.7.4, strikes out “or Director of Planning” and “or the Director of Planning” wherever they appear;
 - (e) in section 4.17.2, strikes out “or Development Permit Board” wherever it appears;

- (f) in section 5.1, strikes out “or the Development Permit Board” wherever it appears; and
 - (g) in section 5.2, strikes out “or the Development Permit Board” wherever it appears.
47. In the I-1 District Schedule, Council:
- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (c) in section 3.2.Z under the first bullet point, strikes out “Development Permit Board” and substitutes “Director of Planning”; and
 - (d) strikes out section 4.6.2 and substitutes:
 - “4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.”.
48. In the I-1A District Schedule, Council:
- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided

that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.”; and

- (c) in section 3.2.Z under the first bullet point, strikes out “or Development Permit Board”.

49. In the I-1B District Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;

- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.”; and

- (c) in section 3.2.Z under the first bullet point, strikes out “or the Development Permit Board”.

50. In the I-2 District Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “the floor area in accessory retail use”;

- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided

that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “or Development Permit Board”;
- (d) strikes out section 4.6.2 and substitutes:

“4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and that site is sufficiently large to provide adequate open space.”; and
- (e) in section 4.7.5, strikes out “The Development Permit Board or the Director of Planning, as the case may be,” and substitutes “The Director of Planning”, and further strikes out “he first considers” and substitutes “the Director of Planning first considers.”.

51. In the I-3 District Schedule, Council:

- (a) in section 2.2.A under the second bullet point, adds the words “, except for accessory retail use associated with an Artist Studio,” after the words “floor area in accessory retail use”;
- (b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
- (c) in section 3.2.Z under the first bullet point, strikes out “or Development Permit Board”; and
- (d) strikes out section 4.6.2 and substitutes:

“4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and that site is sufficiently large to provide adequate open space.”.

52. In the I-4 District Schedule, Council:

(a) in section 2.2A under subsection (c) of the second bullet point, adds the words “except for accessory retail uses associated with an Artist Studio,” before the words “must be separated by a wall”;

(b) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(b) the submission of any advisory group, property owner or tenant.”;

(c) in section 3.2.Z under the first bullet point, strikes out “or Development Permit Board”; and

(d) strikes out section 4.6.2 and substitutes:

“4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and that site is sufficiently large to provide adequate open space.”.

53. In the HA-1 and HA-1A Districts Schedule, Council:

(a) strikes out section 3.1 and substitutes:

“3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;

- (b) the submission of any advisory group, property owner or tenant;
and
 - (c) the appropriateness of the use with respect to the items which are shown in italics following the use.”;
- (b) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
- (c) in section 4.4.2, strikes out “The Development Permit Board may allow a portion of the building to be recessed above the second floor for the purpose of increasing residential units’ exposure to natural light, provided that it first considers:” and substitutes “The Director of Planning or the Development Permit Board may allow a portion of the building to be recessed above the second floor for the purpose of increasing residential units’ exposure to natural light, provided that the Director of Planning or Development Permit Board first considers:”;
- (d) in section 4.5.2, strikes out “The Development Permit Board may allow setbacks for the purpose of creating a light well or providing open space at grade, provided that no portion is closer than 4.0 m to a street façade, and further that any window looking directly into the light well is set back a minimum of 3.0 m from the nearest obstruction, and provided that it first considers:” and substitutes “The Director of Planning or the Development Permit Board may allow setbacks for the purpose of creating a light well or providing open space at grade, provided that no portion is closer than 4.0 m to a street façade, and further that any window looking directly into the light well is set back a minimum of 3.0 m from the nearest obstruction, and provided that the Director of Planning or Development Permit Board first considers:”;
- (e) strikes out section 4.10.4 and substitutes:
“4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council;
 - (b) the minimum distance of unobstructed view is not less than 2.4 m;
and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.”;
- (f) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may relax the frontage and rear yard regulations of sections 4.2 and 4.6 of this Schedule, provided that he first considers:” and substitutes “The Director of Planning may relax the frontage and rear yard regulations of sections 4.2 and 4.6 of this Schedule, provided that the Director of Planning first considers:”;

- (g) in section 5.2, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, and the hours of operation, provided that he first considers:” and substitutes “The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, and the hours of operation, provided that the Director of Planning first considers:”; and
 - (h) strikes out section 5.3.
54. In the HA-2 District Schedule, Council:
- (a) in section 2.3.2, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (b) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.”;
 - (c) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (d) in section 4.3.2, strikes out “The Development Permit Board may permit an increase or decrease in the maximum or minimum height of a building with respect to any development provided they first consult with any advisory group approved by Council for the area and take into account the following:” and substitutes “The Director of Planning or the Development Permit Board may permit an increase or decrease in the maximum or minimum height of a building with respect to any development provided the Director of Planning or the Development Permit Board first consults with any advisory group approved by Council for the area and takes into account the following:”;
 - (e) strikes out section 4.10.4 and substitutes:
 - “4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council;
 - (b) the minimum distance of unobstructed view is not less than 2.4 m; and
 - (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.”;
 - (f) in section 5.1, strikes out “The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.3 for the following uses, and may include additional conditions, provided they first consider” and substitutes “The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.3 for the following uses, and may include additional conditions, provided the Director of Planning first considers”; and
 - (g) strikes out section 5.2.
55. In the HA-3 District Schedule, Council:
- (a) strikes out section 3.1 and substitutes:
 - “3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the appropriateness of the use with respect to the items which are shown in italics following the use.”;
 - (b) in section 3.2.Z, strikes out “Development Permit Board” and substitutes “Director of Planning”;
 - (c) strikes out section 4.10.4 and substitutes:
 - “4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council;

- (b) the minimum distance of unobstructed view is not less than 2.4 m;
and
- (c) the building is listed on the Heritage Register or, in the opinion of the Director of Planning, the building has sufficient heritage value or heritage character to justify its conservation.”; and
- (d) strikes out section 5.

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 Downtown
Official Development Plan By-law No. 4912
regarding increased floor space ratio for heritage listed buildings**

1. This By-law amends the indicated provisions of the Downtown Official Development Plan, By-law No. 4912.
2. In **Section 3 - Density**, Council strikes out subsection 9 and substitutes:
 - “9. The Director of Planning or the Development Permit Board may permit an increase in floor space ratio for a development which includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board first considers:
 - (a) all applicable Council policies and guidelines;
 - (b) the cost and extent of the heritage restoration;
 - (c) the value of the increased floor area; and
 - (d) the impact of the development upon neighbourhood livability and environmental quality.”

Amendments to RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 GUIDELINES, Granville Loops Policy Plan, RS-7 Guidelines and RT-11 and 11

Note: All additions are shown in bold italics and all deletions are struck-out. Only the sections with changes are shown.

1. **Amendments to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 GUIDELINES”** (Adopted by City Council on April 10, 1984 and amended June 21 & November 27, 1984, October 20 & December 15, 1987, April 12 & October 25, 1988, July 25, 1989, July 24, 1990, February 4, 1992, May 17, 1994, May 6, 1997, January 20, 1998, April 11, 2017, and January 16, 2018)

4.3.3 Height

(b) Dormers

Dormer roof slopes should generally not be less than 3:12.

Dormer walls should be set in a minimum of two feet from the wall below and from adjacent walls (end gables) where possible.

The eave height of dormer roofs should be as low as practical to reduce the perceived scale of the partial upper storey.

On a roof where the ridge runs across the property:

- The largest dormer(s) should face the lane, and should not exceed ~~60%~~ **75%** of the width of the partial upper storey.
- Dormers facing the character house should not exceed ~~35%~~ **50%** of the width of the partial upper storey.

On a roof with gable ends facing the lane:

- Dormers facing a required side-yard should not exceed ~~50%~~ **60%** of the building length.

2. **Amendments to the “Granville Loops Policy Plan”** (Adopted by Council October 2010)

5.4 Heritage

- 5.4.1 The Yale Hotel should be retained and upgraded, and receive heritage designation through use of a Heritage Revitalization Agreement. Any bonus density should be accommodated on the site rather than transferred further afield.
- 5.4.2 Granville Street signage should fit in with the heritage character of signage along the street to the north and adhere to ~~Schedule G~~ **Part 12 Granville Street Sign District** of the ~~sign~~ **Sign** By-law. ~~for Granville Street – Downtown.~~

3. **Amendments to the RS-7 Guidelines** (Adopted by Council on January 9, 2001 and amended July 19, 2005)

2.12 Heritage

- (a) Where a site includes a building on the ~~Vancouver Heritage Inventory (VHI)~~ **Vancouver Heritage Register**, the design of new development should consider retaining this building and integrating it with new development. Applicants should consult with the City's Heritage Planning Group, who can advise on relaxations and/or floor area bonuses that may be available for retaining ~~VHI~~ **Vancouver Heritage Register** listed buildings.
- (b) Where adjacent or surrounding sites include ~~VHI~~ **Vancouver Heritage Register** *listed* residential buildings, the design of new development should be of compatible design though historic/traditional architectural styles or replication are not mandatory.

3.5.2 Sites For Infill

The following guidelines will be used to consider whether the site of an existing building qualifies for infill.

- (a) Rear yard Infill:
- (i) on mid-block sites where rear yard infill is proposed, the minimum existing side yard adjacent to the existing principal building should be approximately 4.9 m for pedestrian access only, 5.5 m for pedestrian and vehicular access (where no lane access exists); and
 - (ii) the side yard requirement of 3.5.2 (a)(i) should not be required on corner sites, or for sites with buildings on the Vancouver Heritage ~~Inventory~~ **Register** or for buildings which the Heritage Planner deems to be of heritage merit. It may be reduced to 3.7m in these cases.
- (b) Front yard Infill:
- (i) infill within the principal building envelope may be considered where the siting of the existing building meets guidelines for rear yard infill site area and site coverage.
- (c) Side yard Infill:
- (i) for an infill in a side yard, the minimum existing side yard area should be 306 m² (3,000 sq. ft.).

4. Amendments to the RT-11 and 11N Guidelines (Adopted by Council on May 15, 2013)

- Amend the title and footer: "RT-11 and **RT-11N** Guidelines"

5. Repeal the Following Outdated Policies and Guidelines:

Guideline or Policy to be Repealed	Adopted/Amended
Central Area Plan: Goals and Land Use Policy (Mount Pleasant and False Creek Flats Industrial Areas)	1991
CityPlan Rezoning Policy – Before and During Neighbourhood Visioning	1996
Community Development Plan for Mount Pleasant	1989
Interim Liquor Policy for the Downtown Eastside	2014
Liquor Licensing Policies and Procedures	1990/1992, 1996, 1997
North of Hastings and Railway Street Industrial Areas Policy	1994 and 1995

Guideline or Policy to be Repealed	Adopted/Amended
Directions	
Southeast False Creek Policies (Cambie Street to Main Street)	1990 and 1991
Strathcona Local Area Planning Program Initiatives	1992
Strathcona Policies	1992/1997
Turner, Ferndale and Pender Streets Subdivision and Lane Policies	1979
West End Commercial Areas Policy Plan	1986