



POLICY REPORT

Report Date: November 20, 2018
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Meeting Date: December 18, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

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

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as presented in Appendix A, to:
- (i) amend Section 2 to move the definition of Plaza to be under the definition of Cultural and Recreational Uses;
 - (ii) amend Section 3.2.7 to correct an error in grammar;
 - (iii) amend Sections 3.2.10 (c) and 5.18 and repeal the RS-4 District Schedule as there are no longer any sites zoned RS-4;
 - (iv) amend the list of District Schedules found in the Zoning and Development By-law in Section 9.1 to add the I-4 District and to delete the RS-4 District, as there are no longer any sites zoned RS-4;
 - (v) amend Section 10.33.2 to make calculated floor area exclusions for exterior wall thickness more consistent with Section 10.33.1;
 - (vi) amend Section 5.2 of the RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9 and RT-10 and RT-10N Districts Schedules to fix an incorrect Parking By-law section reference;
 - (vii) amend Section 4.7.1(c) of the RT-5 and RT-5N and 4.7.1 of the RT-6 Districts Schedules to add Senior's Supportive or Assistive Housing to be eligible for 0.75 conditional FSR which was inadvertently omitted;

- (viii) amend Section 4.7.6 (f) (ii) of the RT-5 and RT-5N Districts Schedule to fix an incorrect section reference;
- (ix) amend Section 4.7.3 (d)(iii) of the RT-10 and RT-10N Districts Schedule to fix an incorrect section reference;
- (x) amend Sections 5.1 and 5.2 of the RM-3 District Schedule to remove a reference to the Development Permit Board that was inadvertently missed in amending by-law 12284;
- (xi) amend the title of the RM-7, RM-7N and RM-7AN Districts Schedule to correct an error in grammar;
- (xii) amend Section 3.2.S [Service] of the RM-10 and RM-10N and FC-2 District Schedules to add Short Term Rental Accommodation as a conditional use after it was inadvertently omitted;
- (xiii) amend Section 3.2C (Cultural and Recreational) of the RM-11 and RM-11N and the RM-12N District Schedules to add Plaza as a conditional use that was inadvertently omitted;
- (xiv) amend Section 4.7.9 of the RM-12N District Schedule to add Plaza to the list of amenities for the purpose of the District Schedule that was inadvertently omitted;
- (xv) amend Section 4.4.1, 4.5.1 and 4.6.1 of the RM-11 and RM-11N Districts Schedule to clarify that yard setbacks are to be measured from the ultimate property line;
- (xvi) amend Section 4.4.1 and 4.5.1 of the RM-12N District Schedule to clarify that yard setbacks are to be measured from the ultimate property line;
- (xvii) amend Section 4.7.3 of the RM-12N District Schedule to correct an error in grammar;
- (xviii) amend Section 5.1 of the RM-12N District Schedule to fix an error in numbering;
- (xix) amends Sections 5.4, 5.5 and 5.6 of the HA-1 and HA-1A Districts Schedule to correct an error in numbering;
- (xx) amend Section 5.5 (c) of the HA-1 and HA-1A Districts Schedule to fix an incorrect section reference;
- (xxi) amend Section 3.2.R of the HA-3 District Schedule to correct an error in grammar;

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 Eastside/Oppenheimer Official Development Plan By-law, generally as presented in Appendix B, to:
- (i) amend the Preamble to correct an error in grammar;
 - (ii) amend Sections 4.5.1 (b)(i), 4.5.2, 5.5.2, 6.5.2 and 7.5.2 to correct incorrect section references;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix B, for consideration at Public Hearing.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign By-law, generally as presented in Appendix C, to:
- (i) amend Section 9.25 to add site-specific sign regulations for 1133-1155 Melville Street, that was inadvertently omitted, to be enacted at the same time that the CD-1 By-law for the site is brought forward to Council for enactment;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix C, for consideration at Public Hearing.

- D. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign By-law, generally as presented in Appendix D, to:
- (i) amend Section 13.15 to correct an error in grammar;
 - (ii) amend Section 9.25 to add site-specific sign regulations for 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street (Vancouver House), and 1229-1281 Hornby Street (Burrard Gateway), that were inadvertently omitted;

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 D, for consideration at Public Hearing.

REPORT SUMMARY

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

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

- amend Section 2 to move the definition of Plaza to be under the definition of Cultural and Recreational Uses
- correct an error in grammar in Section 3.2.7 from a period to a semicolon
- amend Sections 3.2.10 (c) and 5.18 and repeal the RS-4 District Schedule as there are no longer any sites zoned RS-4
- amend Section 9.1 to add the I-4 District and delete the RS-4 District as there are no longer any sites zoned RS-4
- amend Section 10.33.2 to delete the clause “where no exclusion under sections 10.33.1 or 11.24.24” to allow floor area exclusions for exterior wall thickness the same baseline as outright exclusions
- amend Section 5.2 of the RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9 and RT-10 and RT-10N Districts Schedules to fix an incorrect Parking By-law section reference
- amend Section 4.7.1(c) of the RT-5 and RT-5N and 4.7.1 of the RT-6 District Schedules to add Senior’s Supportive or Assistive Housing to be eligible for 0.75 conditional FSR which was inadvertently omitted
- amend Section 4.7.6 (f) (ii) of the RT-5 and RT-5N Districts Schedule to fix an incorrect section reference
- amend Section 4.7.3 (d)(iii) of the RT-10 and RT-10N District Schedules to fix an incorrect section reference
- amend Sections 5.1 and 5.2 of the RM-3 District Schedule to remove a reference to the Development Permit Board that was inadvertently missed in amending by-law 12284
- amend the title of the RM-7, RM-7N and RM-7AN Districts Schedule to correct an error in grammar
- amend Section 3.2.S [Service] of the RM-10 and RM-10N and FC-2 District Schedules to add Short Term Rental Accommodation as a conditional use after it was inadvertently omitted
- amend Section 3.2C (Cultural and Recreational) of the RM-11 and RM-11N and the RM-12N District Schedules to add Plaza as a conditional use that was inadvertently omitted
- amend Section 4.7.9 of the RM-12N District Schedule to add Plaza to the list of amenities for the purpose of the District Schedule that was inadvertently omitted
- amend Section 4.4.1, 4.5.1 and 4.6.1 of the RM-11 and RM-11N Districts Schedule to clarify that yard setbacks are to be measured from the ultimate property line
- amend Section 4.4.1 and 4.5.1 of the RM-12N District Schedule to clarify that yard setbacks are to be measured from the ultimate property line
- amend Section 4.7.3 of the RM-12N District Schedule to correct an error in grammar
- amend Section 5.1 of the RM-12N District Schedule to fix an error in numbering
- amends Sections 5.4, 5.5 and 5.6 of the HA-1 and HA-1A Districts Schedule to correct an error in numbering

- amend Section 5.5 (c) of the HA-1 and HA-1A Districts Schedule to fix an incorrect section reference
- amend Section 3.2.R of the HA-3 District Schedule to correct an error in grammar

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

- adding capitalization to “City” that was inadvertently omitted in the fourth line of the third paragraph
- fix incorrect section references in Section 4.5.1 (b)(i), 4.5.2, 5.5.2, 6.5.2 and 7.5.2

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

- add site-specific sign regulations to section 9.25 for the following sites, which were inadvertently omitted:
 - 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street (Vancouver House)
 - 1229-1281 Hornby Street (Burrard Gateway)
 - 1133-1155 Melville Street; and
- amend Section 13.15 to correct an error in grammar

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Floor Area Exclusions for Exterior Wall Thickness:

On November 1, 2017, Council approved the recommendations in the report titled “Report Back on Energy Efficiency Updates to Vancouver’s Building By-Law for Low-Rise Multi-family Residential Buildings” to update Section 10.33 of the Zoning and Development By-law to allow floor area exclusions for exterior wall thickness in response to energy efficiency amendments to the Vancouver Building By-law.

Site-specific Sign Regulations for Higher Building Sites

On May 6, 1997, Council approved the Higher Buildings Policy.

On October 24, 2013, Council approved the rezoning for 1412-1480 Howe Street, 1429 Granville Street, and 710 Pacific Street (Vancouver House), and CD-1 (580) was enacted on July 22, 2014.

On December 17, 2013, Council approved the rezoning for 1229-1281 Hornby Street (Burrard Gateway) and CD-1 (588) was enacted on October 28, 2014.

On April 17, 2018, Council approved the rezoning for 1133-1155 Melville Street at Public Hearing. The CD-1 by-law has not yet been enacted.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

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

Strategic Analysis

Amendments to the Zoning and Development By-law:

1) Floor Area Exclusions for Exterior Wall Thickness

In 2014, the Vancouver Building By-law (VBBL) was updated and the thickness of thermal insulation increased from 5.5 inches to 7.5 inches in typical homes. In 2017, Council directed staff to address the loss of floor area associated with increased insulation. The result was a zoning change later in 2017 that excluded the associated area through a new outright clause, 10.33.1:

10.33.1 For residential buildings less than seven storeys in height, computation of floor area shall exclude 2% of the total area in buildings of three storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four to six storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.

A similar adjustment was made in clause 11.24.24 for laneway houses. However, the same adjustment was not made for 10.33.2, which only excludes insulation in walls with a thermal performance that is higher than required in current VBBL. The proposed change would allow high-performance walls to access the outright exclusion in Sections 10.33.1 and 11.24.24 and the exclusion in Section 10.33.2, so that high performance walls are on par with walls built to minimum code requirements. It is therefore recommended that Section 10.33.2 be amended as follows:

10.33.2 ~~Where no exclusion under sections 10.33.1 or 11.24.24 is granted,~~ the Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.

2) Miscellaneous Text Amendments

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

Section	Proposed Amendment
2	Move Plaza to be under the definition of Cultural and Recreational Uses
3.2.7	Correct an error in grammar by deleting an obsolete “or” and inserting it at the end of the list of District Schedules
3.2.10 (c), 5.18, and the RS-4 District Schedule	Delete references to the RS-4 District Schedule in Sections 3.2.10 (c) and 5.18 and repeal the District Schedule as there are no longer any sites zoned RS-4
9.1	To the list of District Schedules found in the Zoning and Development By-law, add “I-4” and delete “RS-4” as there are no longer any sites zoned RS-4
5.2 of the RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9 and RT-10 and RT-10N Districts Schedules	Update an incorrect reference to the Parking By-law reference from 4.9 to 4.8 as this is the section of the Parking by-law that applies to RT Districts.
4.7.1 (c) of the RT-5 and RT-5N and 4.7.1 of the RT-6 Districts Schedules	Add Senior’s Supportive or Assistive Housing to allow it to be eligible for 0.75 conditional FSR as it was inadvertently omitted when the District Schedules were updated.
4.7.6 (f) (ii) of the RT-5 and RT-5N Districts Schedule	Fix an incorrect section reference 4.7.3 to 4.7.6 as 4.7.6 applies to balcony and deck exclusions.
4.7.3 (d)(iii)	Fix an incorrect section reference from (g) to (f) as (f) applies to covered verandas or porches.
5.1 and 5.2 of the RM-3 District Schedule	Delete a reference to the Development Permit Board that was inadvertently missed in amending by-law 12284
Title of the RM-7, RM-7N and RM-7AN Districts Schedule	Correct a grammatical error by updating the title of the schedule from Schedules to Schedule.
3.2.S [Service] of the RM-10 and RM-10N and FC-2 District Schedules	Add Short Term Rental Accommodation as a conditional use as it was inadvertently omitted when the District Schedules were drafted due to the concurrent timing of reports and the Public Hearing process.
3.2C [Cultural and Recreational] of the RM-11 and RM-11N and RM-12N Districts Schedules	Add Plaza as a conditional use to allow for flexibility if an applicant would like to locate a plaza on-site.
4.7.9 RM-12N	Add Plaza to the list of amenities for the purpose of the District Schedule.
4.4.1, 4.5.1 and 4.6.1 of the RM-11 and RM-11N Districts Schedule	Add “from the ultimate property line” to clarify that yard setbacks are measured from the ultimate property line after road dedication.
4.4.1 and 4.5.1 of the RM-12N District Schedule	Add “from the ultimate property line” to clarify that yard setbacks are measured from the ultimate property line.
4.7.3 of the RM-12N District Schedule	Fix an error in grammar by changing the “m ² ” to “m ² ” in the first paragraph.
5.1 of the RM-12N District Schedule	Fix an error in numbering by renumbering 5.1 (e) and (f) as 5.1 (a) and (b).
5.4, 5.5 and 5.6 of the	Fix an error in numbering by renumbering 5.4, 5.5 and 5.6 as 5.3,

HA-1 and HA-1A Districts Schedule	5.4 and 5.5.
5.5 (c) of the HA-1 and HA-1A Districts Schedule	Fix section reference error by correcting 4.7.2(a)(ii) and 4.7.2 (b)(ii) to 4.7.1 (a)(ii) and 4.7.1(b)(ii).
3.2.R of the HA-3 District Schedule	Add a “.” After “Grocery Store with Liquor Store” that was inadvertently omitted.

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

1) Miscellaneous text amendments:

Several miscellaneous text amendments to the Downtown Eastside/Oppenheimer Official Development Plan are proposed to correct inadvertent errors in grammar and section references. The amendments include:

- Adding capitalization to “City” that was inadvertently omitted in the fourth line of the third paragraph in the Preamble on Page 4.
- Fixing incorrect section references in Section 4.5.1 (b)(i), 4.5.2, 5.5.2, 6.5.2 and 7.5.2 as follows:

Section	Existing wording refers to:	Proposed amendment
4.5.1 (b)(i)	4.2 (i)	4.2.1 (i)
4.5.2	4.2 (i)	4.2.1(i)
5.5.2	5.2 (d)	5.2.1(d)
6.5.2	6.2 (g)	6.2.2(g)
7.5.2	7.2 (h)	7.2.1(h)

Amendments to the Sign By-law:

1) Site-specific Regulations for Higher Building Sites

On May 6, 1997, Council approved the Higher Buildings Policy, to be used in conjunction with all applicable plans and policies for buildings seeking approval through rezoning or development permit, for significant additional height above current zoning and policy.

In sub-section 2.1(h)(v), the Higher Buildings Policy states that “Signage on the buildings should not be located at a height which exceeds the building’s current height limit”. In response to this policy, Part 9.25 of the Sign By-law contains site-specific regulations for higher building sites. These regulations limit the commercial signage to the height permitted on the site before rezoning, which is lower than the maximum building height on these CD-1 zoned sites.

It is therefore recommended that Section 9.25 be amended to add the following sites:

“1133-1155 Melville Street (CD-1 (xxx))

A fascia sign on the site zoned CD-1 (xxx) that is no more than 137 m in height;

1412-1480 Howe Street, 1429 Granville Street, and 710 Pacific Street, and (CD-1 (580))

A fascia sign on the site zoned CD-1 (580) that is no more than 68.6 m in height;"

1229-1281 Hornby Street and (CD-1 (588))

A fascia sign on the site zoned CD-1 (588) that is no more than 91.4 m in height;"

If approved, these Sign By-law amendments would implement Council's policy for signage on higher building sites, consistent with previous Council-approved amendments in Part 9.25 of the Sign By-law.

2) Miscellaneous text amendment

Amend Part 13.15 to correct an error in grammar by adding "be" in the first sentence.

Implications/Related Issues/Risk (if applicable)

Financial

There are no financial implications.

CONCLUSION

This report recommends several minor regulatory amendments that will, if approved, correct errors and improve clarity, update regulations, and provide more certainty for both staff and applicants. These minor amendments ensure continuous improvements and modernization of the City's By-laws.

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

**DRAFT By-law to amend Zoning and Development By-law No. 3575
Miscellaneous amendments regarding floor area exclusions for high-performance
exterior walls and housekeeping**

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In Section 2, Council:
 - a. strikes out the definition of “Plaza”; and
 - b. adds the following to the list of uses under the definition of Cultural and Recreation Uses, in correct alphabetical order:

“Plaza, which means an open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. Plazas may support passive or active uses. Plazas may be publicly owned, or privately owned with a secured right-of-access for the public;”.
3. Council strikes out Section 3.2.7 and substitutes:

“If an owner applies to replicate a Multiple Conversion Dwelling or Infill use damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus or relaxation under the RT-3, RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-7, RM-7N and RM-7AN, RM-8, RM-8A, RM-8N and RM-8AN, RM-9, RM9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N, RM-11 and RM-11N, or RM-12N District Schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must relax the provisions of the applicable districts schedules to the extent necessary to permit the replication.”.
4. In Section 3.2.10 (c), Council strikes out “RS-4,”.
5. In Section 5.18, Council strikes out “RS-4,”.
6. In Section 9.1, Council:
 - a. strikes out “RS-4”; and
 - b. inserts “I-4” in alphabetical order.
7. Council strikes out Section 10.33.2 and substitutes:

“The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of

330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.”.

8. Council repeals the RS-4 District Schedule.
9. In Section 5.2 of the RT-4, RT-4A, RT-4N and RT-4AN, RT-5 and RT-5N, RT-6, RT-7, RT-8, RT-9 and RT-10 and RT-10N District Schedules, Council strikes out “4.9” from the first paragraph and substitutes “4.8”.
10. In the RT-5 and RT-5N Districts Schedule, Council:
 - a. amends Section 4.7.1 (c)(i) by striking out “;”;
 - b. amends Section 4.7.1 (c)(ii) by striking out “.” and substituting “; or”;
 - c. adds a new Subsection “4.7.1 (c)(iii) as follows:
“0.75 for Seniors Supportive or Assisted Housing”; and
 - d. strikes out Section 4.7.6 (f)(ii) and substitutes:
“the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.6(a), does not exceed 13 percent of the permitted floor space; and”.
11. In Section 4.7.3 (d) (iii) of the RT-10 and RT-10N Districts Schedule, Council strikes out “(g)” and substitutes “(f)”.
12. In the RM-3A District Schedule, Council:
 - a. 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
 - b. 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:”.
13. In the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out the title “RM-7, RM-7N and RM7-AN Districts Schedules” and substitutes “RM-7, RM-7N and RM7-AN Districts Schedule”.

14. In Section 3.2.S [Service] of the RM-10 and RM-10N and the FC-2 District Schedules, Council adds, in alphabetical order:

- “• Short Term Rental Accommodation.”.

15. In Section 3.2C (Cultural and Recreational) of the RM-11and RM-11N and the RM-12N District Schedules, Council adds in alphabetical order:

- “• Plaza”.

16. In the RM-12N District Schedule, Council:

- amends Section 4.7.9 (h) by striking out “and”;
- amends Section 4.7.9 (i) by striking out “.” and substituting “; and”; and
- adds a new Subsection “(j)” as follows:

“Plaza.”.

17. In the RM-11 and RM-11N Districts Schedule, Council:

- amends Section 4.4.1 by inserting “from the ultimate property line” after “3.7 m”;
- amends Section 4.5.1 by inserting “from the ultimate property line” after “2.1 m”; and
- amends Section 4.6.1 by inserting “from the ultimate property line” after “6.1 m”.

18. In the RM-12N District Schedule, Council:

- amends Section 4.4.1 by inserting “from the ultimate property line” after “3.7 m”;
- amends Section 4.5.1 by inserting “from the ultimate property line” after “1.2 m”;
- amends the first paragraph of Section 4.7.3 by striking “m²” and substituting “m²”; and
- amends Section 5.1 by renumbering “(e)” and “(f)” as “(a)” and “(b)”.

19. In the HA-1 and HA-1A District Schedule, Council:

- in Section 5.5 (c) strikes out “4.7.2 (a)(ii), 4.7.2 (b)(ii)” and substitutes “4.7.1 (a)(ii), 4.7.1 (b)(ii)”;
- renumbers Sections 5.4, 5.5 and 5.6 as 5.3, 5.4 and 5.6.

20. In Section 3.2.R of the HA-3 District Schedule, Council inserts “.” after “Grocery Store with Liquor Store”.

* * * * *

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

**DRAFT By-law to amend The Downtown Eastside/Oppenheimer Official Development
Plan By-law No. 5532
Regarding Housekeeping Amendments**

1. This By-law amends or adds to the indicated provisions of By-law 5532.
2. In the first sentence of the third paragraph of the Preamble, Council strikes out “City” and substitutes “city”.
3. In Section 4.5.1 (b)(i), Council strikes out “4.2 (i)” and substitutes “4.2.1(i)”.
4. In Section 4.5.2, Council strikes out “4.2 (i)” and substitutes “4.2.1(i)”.
5. In Section 5.5.2, Council strikes out “5.2 (d)” and substitutes “5.2.1(i)”.
6. In Section 6.5.2, Council strikes out “6.2 (g)” and substitutes “6.2.2(g)”.
7. In Section 7.5.2, Council strikes out “7.2 (h)” and substitutes “7.2.1(h)”.

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Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting and will be brought forward at the time of enactment of the CD-1 By-law.

DRAFT By-law to amend Sign By-law No. 11879
Regarding Site Specific Regulations for 1133-1155 Melville Street

1. This By-law amends or adds to the indicated provisions of By-law 11879.

2. In Section 9.25 Site Specific Regulations, Council:

a. inserts the following as subsection (h)

“1133-1155 Melville Street (CD-1 (xxx))”

A fascia sign on the site zoned CD-1 (xxx) that is no more than 137 m in height;” and

b. renumbers (h) through (l) as (i) through (m).

* * * * *

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

DRAFT By-law to amend Sign By-law No. 11879
Regarding Site Specific Regulations for Higher Building Sites and Housekeeping

1. This By-law amends or adds to the indicated provisions of By-law 11879.
2. In Section 9.25 Site Specific Regulations, Council:
 - a. inserts the following as subsection (f):

“1412-1480 Howe Street, 1429 Granville Street, and 710 Pacific Street (CD-1 (580)) (Vancouver House)”

A fascia sign on the site zoned CD-1 (580) that is no more than 68.6 m in height;”;
 - b. inserts the following as subsection (g):

“1229-1281 Hornby Street (CD-1 (588)) (Burrard Gateway)”

A fascia sign on the site zoned CD-1 (588) that is no more than 91.4 m in height;”;
and
 - c. renumbers (f) through (j) as (h) through (l).
3. In Section 13.15 (h), Council inserts “be” after “has a sign area that may”.

* * * * *