

SUMMARY AND RECOMMENDATION

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

Summary: To make miscellaneous amendments to the Zoning and Development By-law, the Downtown Eastside/Oppenheimer Official Development Plan By-law and the Sign By-law in order to improve clarity, update terminology or address inadvertent errors or omissions, and to better streamline the development review process. Among the amendments are corrections to section references and the addition of site-specific sign regulations for 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street (Vancouver House), for 1229-1281 Hornby Street (Burrard Gateway), and for 1133-1155 Melville Street.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 18, 2018.

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

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated November 20, 2018, entitled "Miscellaneous Amendments - Zoning and Development, Downtown Eastside/Oppenheimer Official Development Plan and Sign By laws", 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.

B. THAT Council approve the application to amend the Downtown Eastside/Oppenheimer Official Development Plan By-law, generally as presented in Appendix B of the Policy

Report dated November 20, 2018, entitled “Miscellaneous Amendments - Zoning and Development, Downtown Eastside/Oppenheimer Official Development Plan and Sign By laws”, to:

- (i) amend the Preamble to correct an error in grammar; and
 - (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.
- C. THAT Council approve application to amend the Sign By-law, generally as presented in Appendix C of the Policy Report dated November 20, 2018, entitled “Miscellaneous Amendments - Zoning and Development, Downtown Eastside/Oppenheimer Official Development Plan and Sign By laws”, 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.
- D. THAT Council approve the application to amend the Sign By-law, generally as presented in Appendix D of the Policy Report dated November 20, 2018, entitled “Miscellaneous Amendments - Zoning and Development, Downtown Eastside/Oppenheimer Official Development Plan and Sign By laws”, to:
- (i) amend Section 13.15 to correct an error in grammar; and
 - (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.

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