



POLICY REPORT

Report Date: May 28, 2019
Contact: Chris Robertson
Contact No.: 604.873.7684
RTS No.: 13214
VanRIMS No.: 08-2000-20
Meeting Date: June 11, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Miscellaneous Amendments - Parking By-law and Guidelines

RECOMMENDATION

- A. THAT the Director of Legal Services bring forward changes to the Parking By-law, generally as presented in Appendix A, to amend Section 2 and Schedule C to correct errors in punctuation and numbering.
- B. THAT Council amend the West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, generally as presented in Appendix B to update the map in Figure 12.
- C. THAT Council amend the RM-7 and RM-7N, RM- 7AN, RM-8 and RM-8N, RM-8A and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N and RT-11 and RT-11N Guidelines, generally as presented in Appendix C to update a document reference.
- D. THAT Council amend the Chinatown HA-1 Design Policies, generally as presented in Appendix D to update a caption in Figure 22.

REPORT SUMMARY

This report recommends miscellaneous amendments to the Parking By-law, West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, RM-7 and RM-7N Guidelines, RM- 7AN Guidelines, RM-8 and RM-8N, RM-8A and RM-8AN Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines, RM-10 and RM-10N Guidelines, RT-11 and RT-11N Guidelines and Chinatown HA-1 Design Policies. The proposed amendments are intended to correct errors, provide clarity and improve the administration of the Parking By-law, and Guidelines.

The recommended amendments in this report do not require referral to a Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

There is no applicable Council Authority or previous decisions relevant to this report.

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 By-laws, Policies and Guidelines are required in order to improve clarity, update terminology or address inadvertent errors or omissions and to streamline the development review process. In general, one or two miscellaneous amendment reports per year are reported to Council. Amendments that are substantive in nature are not included in these packages and are reported to Council separately.

Strategic Analysis

This report proposes various amendments to the Parking By-law, West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, RM-7 and RM-7N Guidelines, RM- 7AN Guidelines, RM-8 and RM-8N, RM-8A and RM-8AN Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines, RM-10 and RM-10N Guidelines, RT-11 and RT-11N Guidelines and Chinatown HA-1 Design Policies. Below is a summary of the proposed amendments.

Parking By-law (No. 6059)

The report proposes the following housekeeping amendments:

- correct punctuation in Section 2 as many of the definitions conclude with a period that should be replaced with a semicolon
- correct an error in numbering in Schedule C from “(i)” to “(a)”

West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines

Laneways 2.0 is a West End Plan strategy for the residential Neighbourhoods that provides additional opportunities for new laneway infill rental housing while maintaining neighbourhood character. Laneways 2.0 infill rental housing can be considered in the RM-5, RM-5A and RM-5B districts for lots with frontage on a full 10m/33 ft. wide lane, where conditions allow. When the West End Plan was approved by Council in 2013, the West End RM Guidelines were amended to include guidelines for laneway infill housing. In the guidelines, the West End Laneway Typology Map in Figure 12. erroneously excluded a block in the Beach Neighbourhood with a full 10m/33 ft wide lane where laneway infill can be considered.

It is therefore proposed that the map in Figure 12. be amended to include the block (generally between Pacific Street and Beach Avenue, from Thurlow to Burrard Streets) in the “Residential Lane” areas as shown in Appendix B.

RM-7 and RM-7N, RM- 7AN, RM-8 and RM-8N, RM-8A and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N and RT-11 and RT-11N Guidelines

On September 19, 2018 approved amendments to the Principal Dwelling Unit Combined with a Lock-off Unit Guidelines to clarify that the guidelines apply to both Lock-off Units and Principal Dwelling Units with a Lock-off Unit, The amendments included updating the name of the Guidelines to “Lock-off Unit Guidelines”. Currently, the RM-7 and RM-7N, RM- 7AN, RM-8 and RM-8N, RM-8A and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N and RT-11 and RT-11N Guidelines reference the former title of the Lock-off Unit Guidelines.

It is therefore recommended that the RM-7 and RM-7N, RM- 7AN, RM-8 and RM-8N, RM-8A and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N and RT-11 and RT-11N Guidelines be amended as shown in Appendix C, to update the reference to the Lock-off Unit Guidelines.

It is also recommended that the RT-11 and RT-11N Guidelines be amended as shown in Appendix C, to remove a reference to the repealed Laneway House (LWH) Guidelines.

Chinatown HA-1 Design Policies

The caption for Figure 22. in the Chinatown HA-1 Design Policies incorrectly implies that the image contains a “tree surround”. The image is meant to show an example of the approved sidewalk paving pattern and granite cobblestone treatment for Chinatown.

It is therefore recommended that the caption for Figure 22. in the Chinatown HA-1 Design Policies be updated to remove the reference to “tree surround” as shown in Appendix D.

Financial Implications

Staff do not anticipate any material changes to development contributions arising from the proposed text amendments.

CONCLUSION

This report proposes miscellaneous amendments that, 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 our By-laws, Policies and Guidelines.

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**DRAFT By-law to amend Parking By-law No. 6059
Regarding Housekeeping**

1. This By-law amends or adds to the indicated provisions of By-law 6059.
2. In Section 2, Council:
 - a. inserts “;” at the end of the definition of Loading Space, Class B;
 - b. strikes “.” and substitutes “;” at the end of the definition of Loading Space, Class C;
 - c. strikes “.” and substitutes “;” at the end of the definition of Mechanical Parking;
 - d. strikes “.” and substitutes “;” at the end of the definition of Passenger Space;
 - e. strikes “.” and substitutes “;” at the end of the definition of Passenger Space, Class A;
 - f. strikes “.” and substitutes “;” at the end of the definition of Passenger Space, Class B;
 - g. strikes “.” and substitutes “;” at the end of the definition of Shared Vehicle Parking Space;
 - h. strikes “.” and substitutes “;” at the end of the definition of Shared Vehicle;
 - i. strikes “.” and substitutes “;” at the end of the definition of Shared Vehicle Organization;
 - j. strikes “.” and substitutes “;” at the end of the definition of Sub-area C2;
 - k. strikes “ and” after “Traffic Demand Measures” from the definition of Traffic Demand Management Plan; and
 - l. strikes “.” and substitutes “;” at the end of the definition of West End and Robson North Permit Area.
 - m. strikes “;” and substitutes “.” at the end of the definition of Vancouver Heritage Register.
3. In Schedule C, Council:
 - a. strikes “(i)” and substitutes “(a)” in column 4, across from “454 West Pender Street”; and
 - b. strikes “(i)” and substitutes “(a)” in column 4, across from “424-428 West Pender Street”.

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**DRAFT amendments to the West End
RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines**

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council deletes the map in Figure 12. and replaces it with the following map:



* * * * *

DRAFT amendments to the RM-7 and RM-7N, RM- 7AN, RM-8 and RM-8N, RM-8A and RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-10 and RM-10N and RT-11 and RT-11N Guidelines

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Italics and strikeout denote changes to the guidelines.

1. Amendments to the RM-7 and RM-7N Guidelines, RM-7AN Guidelines, RM-8 and RM-8N Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines and RM-10 and RM-10N Guidelines

3.1 Lock-off Units

- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ **Lock-off Unit Guidelines**.

4.10 Horizontal Angle of Daylight

- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the ~~Principal Dwelling Unit with a~~ **Lock-Off Unit Guidelines**.

2. Amendments to the RM-8A and RM-8AN Guidelines

3.1 Lock-off Units

- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ **Lock-off Unit Guidelines**.

3. Amendments to the RM-10 and RM-10N Guidelines

3.2 Lock-off Units

- (f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ **Lock-off Unit Guidelines**.

4.10 Horizontal Angle of Daylight

- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the ~~Principal Dwelling Unit with a~~ **Lock-Off Unit Guidelines**.

4. Amendments to the RM-12 and RM-12N Guidelines

3.2 Lock-off Units

- (d) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the ~~Principal Dwelling Unit with a~~ **Lock-off Unit Guidelines**;

5. Amendments to the RT-11 and RT-11N Guidelines

1 Application and Intent

Applicants are advised to consult the ~~*Principal Dwelling Unit with a Lock-off Unit Guidelines and Laneway House (LWH) Guidelines*~~ where these dwelling uses are proposed.

3.1 Secondary Suites and Lock-Off Units

- (b) Lock-off units may be permitted on SH/D sites with a frontage of 18.3 m (60ft.) or greater, and more than two principal buildings. A Lock-off unit is a separate dwelling unit that can be locked off from the principal unit which may be rented out. Lock-off units have to meet minimum size and design standards, as specified in the ~~*Principal Dwelling Unit with a Lock-off Unit Guidelines*~~ and Section 10 of the Zoning and Development Bylaw. In order to allow for flexible use of the space, they must have a separate entrance from the exterior or a common foyer, as well as be interconnected with the principal dwelling unit through an interior door that can be locked off from both sides.

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DRAFT amendments to the Chinatown HA-1 Design Policies

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Italics and ~~strikeout~~ denote changes to the guidelines.

1. In the Chinatown HA-1 Design Policies, Council amends the caption for Figure 22. as follows:

“Sidewalk paving pattern and granite cobblestones ~~tree surround detail~~”



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