

## SUMMARY AND RECOMMENDATION

**1. Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines**

**Summary:** To amend the Zoning and Development By-law to simplify and update regulations, provide clarifications, and remove gendered terminology, and to amend various Official Development Plans and the Parking By-law to update references. Also to repeal various land use and development policy and guideline documents which are outdated or superseded.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Standing Committee on Policy and Strategic Priorities meeting of May 15, 2019.

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

- A. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report dated May 6, 2019, entitled "Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines" to:
- (i) restructure section 2 Definitions, section 10 General Regulations and section 11 Additional Regulations into a consistent and user-friendly format;
  - (ii) subject to approval of A(i), update all references to sections 10 and 11 throughout the by-law to reflect the revised numbering in sections 10 and 11;
  - (iii) remove the definition for Head of Household, a term no longer used in the Zoning and Development By-law;
  - (iv) remove gendered terminology ('he' and 'his') throughout the by-law;
  - (v) clarify the height regulations in section 4.4.3 of the I-3 District Schedule; and
  - (vi) clarify how requirements for social housing and secured market rental housing are applied to floor area increases achieved through heritage density transfers or heritage amenity share purchases in the C-5A and C-6 districts.
- B. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek Official and Area Development Plan to remove gendered terminology and update a reference to section 11 to reflect the

revised numbering in section 11, generally in accordance with Appendix B of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.

- C. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Downtown Official Development Plan to update references to section 11 to reflect the revised numbering in section 11 and to correct references to Section 6 - Parking, generally in accordance with Appendix C of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- D. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Coal Harbour Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix D of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- E. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Downtown-Eastside/Oppenheimer Official Development Plan to update references to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix E of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- F. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek North Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix F of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- G. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Southeast False Creek Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix G of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- H. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Southeast Granville Slopes Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix H of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law,

Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.

- I. THAT Council approve the amendment to the Parking By-law to update a reference to section 10 to reflect the revised numbering in section 10, generally in accordance with Appendix I of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”.
- J. THAT, in accordance with Appendix J of the Policy Report dated May 6, 2019, entitled “Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines”, Council approve:
  - (i) the repeal of several outdated or superseded policies and guidelines; and
  - (ii) subject to approval of A(i), amend several land use documents to correct the references to sections 10 and 11.

**[Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines]**