

## SUMMARY AND RECOMMENDATION

**1. Regulation Redesign - Amendments to Zoning & Development and Parking By-laws**

**Summary:** To amend the Zoning and Development By-law and several Official Development Plans to update and simplify the City's land use regulations and related land use documents, and to make them more user-friendly. In combination with permit processing improvements, these amendments will help to simplify, clarify, and streamline permit review. Various housekeeping amendments are also proposed for the Parking By-law.

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

**Referral:** This item was referred to Public Hearing at the Council Meeting of May 27, 2020.

**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 Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws" to:
- (i) add definition to section 2 for unnecessary hardship;
  - (ii) reorganize and update sections 3, 4, and 5 to:
    - a. consolidate authorities, administration of development permits and regulations regarding relaxations and use of discretion into discrete sections;
    - b. clarify conditions for Development Permit Board review of development permit applications; and
    - c. allow both the Director of Planning and Development Permit Board authority to relax the by-law for unnecessary hardship, as defined in section 2;
  - (iii) subject to approval of A(ii) (a) update references to sections 3, 4, and 5 throughout the by-law;
  - (iv) correct terminology related to the application of relaxations and discretion throughout the by-law and move regulations to the appropriate section of the district schedules; and
  - (v) update section 10.6 Character House to consolidate regulations that enable the variation of regulations for the retention of a character house.
- B. THAT Council approve the application to amend the Zoning and Development By-law, generally as presented in Appendix B of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws" to:

- (i) add definitions to section 2 for awning, balcony, enclosed balcony, deck, roof deck, canopy, covered entry, porch and verandah, and patio;
- (ii) subject to the approval of B(i), update language throughout the by-law to reflect the new defined terms and to improve consistency of terminology;
- (iii) in section 10, increase the permitted projection of balconies on multiple dwellings into a required yard from 1.2 m to 1.8 m to provide more flexibility;
- (iv) update and improve the consistency of regulations for balconies and decks by:
  - a. applying the floor area exclusion for balconies and decks to non-residential uses, as well as residential uses;
  - b. introducing a floor area exclusion for balconies and decks of 8% in the RA-1 district and for dwellings other than multiple dwellings in the RM-4 and RM-4 districts and an exclusion of 12% for multiple dwellings in the RM-4 and RM-4N districts; and
  - c. increasing the amount of floor area excluded for balconies and decks from 8% to 12% in the I-1, I-1A, I-1B, I-4, IC-1, IC-2, M-1, M-1A, M-1B and M-2 districts and for multiple dwellings in the RM-1, RM-1N, and RM-2;
- (v) update and improve the consistency of regulations and for covered porch, entry and verandah by:
  - a. allowing a covered porch, entry and verandah to project into a front yard by up to 1.8 m for any dwelling unit in most RA, RS, RT, and RM districts;
  - b. excluding floor area under a covered entry, porch and verandah if it is less than 2.0 m in height, not heated, and there is no access from the interior of the building, in the RA, RS, RT, RM and FSD districts; and
  - c. introducing a combined floor area exclusion of 13% for covered porch, entry and verandah, balcony, and deck for all dwelling types in the RA, RS, RT-1, RT-2, RT-5, RT-5N, RT-6, RT-9, RM-3 and RM-3A districts;
  - d. introducing a combined floor area exclusion for covered porch, entry and verandah, balcony, and deck of 13% for dwellings other than multiple dwellings and 16% for multiple dwellings in the RM-1, RM-1N, RM-2, RM-4, RM-4N, districts; and
  - e. introducing a combined floor area exclusion for covered porch, entry and verandah, balcony, and deck of 16% in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts;
- and
- (vi) make various housekeeping amendments to correct references and errors in numbering and spelling.

C. THAT Council approve the application to amend the Central Waterfront Official Development Plan to correct terminology related to the application of relaxations and discretion, generally in accordance with Appendix C of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".

D. THAT Council approve the application to amend the Coal Harbour Official Development Plan to correct terminology related to the application of relaxations and discretion, generally in accordance with Appendix D of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".

- E. THAT Council approve the application to amend the Downtown Official Development Plan to update terms for balcony, porch, deck, roof deck, to apply the floor area exclusion for balconies and decks to non-residential uses, as well as residential uses, and to correct terminology related to the application of relaxations and discretion generally in accordance with Appendix E of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".
- F. THAT Council approve the application to amend the Downtown Eastside/Oppenheimer Official Development Plan to update terms for balcony, porch, deck, roof deck, to apply the floor area exclusion for balconies and decks to non-residential uses, as well as residential uses, and to correct terminology related to the application of relaxations and discretion generally in accordance with Appendix F of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".
- G. THAT Council approve the application to amend the False Creek Official Development Plan to correct terminology related to the application of relaxations and discretion, generally in accordance with Appendix G of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".
- H. THAT Council approve the application to amend the Southeast Granville Slopes Official Development Plan to update terms for balcony, porch, deck, roof deck and to apply the floor area exclusion for balconies and decks to non-residential uses, as well as residential uses, and to correct terminology related to the application of relaxations and discretion, generally in accordance with Appendix H of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".
- I. THAT Council approve the amendment to the Parking By-law to make various housekeeping amendments to correct references, generally in accordance with Appendix I of the Referral Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws".
- J. THAT, in accordance with Appendices J and K of the Policy Report dated May 12, 2020, entitled "Regulation Redesign - Amendments to Zoning & Development and Parking By-laws", Council approve:
  - (i) subject to approval of A(i), amendment of several land use documents to update terms; and
  - (ii) housekeeping amendments in various land use policy documents.

**[Regulation Redesign - Amendments to Zoning & Development and Parking By-laws]**