

SUMMARY AND RECOMMENDATION

2. Regulation Redesign – Draft Updated Zoning and Development By-law

Summary: To amend administrative sections, general regulation sections and district schedules of the Zoning and Development By-law to improve document navigation and accessibility and to clarify and consolidate land use regulations.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Regulation Redesign – Draft Updated Zoning and Development By-law”, dated May 24, 2022, (“Report”), referred to Public Hearing at the Council Meeting of June 7, 2022.

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 to reformat it, to apply new use terms, and to consolidate and improve the consistency of regulations, generally as presented in Appendix A of the Report.
- B. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the following by-laws, in order to update terms and correct section references:
 - (i) the Area Specific Development Cost Levy By-law;
 - (ii) the Building By-law;
 - (iii) the Crossing By-law;
 - (iv) the Downtown Official Development Plan By-law;
 - (v) the Downtown Eastside/Oppenheimer Official Development Plan;
 - (vi) the Electrical By-law;
 - (vii) the Fire By-law;
 - (viii) the Gas Fitting By-law;
 - (ix) the Green Demolition By-law;
 - (x) the Greenhouse Gas Emission Reduction Official Development Plan By-law;
 - (xi) the License By-law;
 - (xii) the Local Improvement Procedure By-law;
 - (xiii) the Miscellaneous Fees By-law;
 - (xiv) the Noise Control By-law;
 - (xv) the Parking By-law;
 - (xvi) the Protection of Trees By-law;
 - (xvii) the Southeast Granville Slopes Official Development Plan By-law;
 - (xviii) the Standards of Maintenance By-law;
 - (xix) the Street and Traffic By-law;
 - (xx) the Street Distribution of Publications By-law;
 - (xxi) the Subdivision By-law;

- (xxii) the Vancouver Development Cost Levy By-law;
- (xxiii) the Vancouver Utilities Development Cost Levy By-law;
- (xxiv) the Vehicles for Hire By-law;
- (xxv) the Water Works By-law; and
- (xxvi) the Zoning and Development Fee By-law

C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval consequential amendments to various land use documents, generally in accordance with Appendix C of the Report.

D. THAT recommendations A to C be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Regulation Redesign – Draft Updated Zoning and Development By-law]