



## REFERRAL REPORT

Report Date: February 13, 2023  
Contact: Chris Robertson  
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RTS No.: 15480  
VanRIMS No.: 08-2000-20  
Meeting Date: March 7, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents

### **Recommendation to Refer**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **Recommendation for Public Hearing**

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to correct errors, section and by-law references, clarify the measurement of building height and building depth in specific district schedules, update use terms, and update wording to align with writing standards, generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A.

- B. THAT Council approve the application to amend the Downtown Eastside/Oppenheimer Official Development Plan to update use terms, generally as presented in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Downtown Eastside/Oppenheimer Official Development Plan generally in accordance with Appendix B.

- C. THAT Council approve the application to amend the Sewer and Watercourse By-law to add a new definition for infill single detached house, and update use terms and related definitions, generally as presented in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sewer and Watercourse By-law generally in accordance with Appendix C.
- D. THAT Council approve the application to amend the Water Works By-law to update the definition for laneway house and update use terms, generally as presented in Appendix D;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Water Works By-law generally in accordance with Appendix D.
- E. THAT Council approve the application to amend the Sign By-law to assign CD-1(684) to the correct schedule, generally as presented in Appendix E;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sign By-law, generally in accordance with Appendix E.
- F. THAT Council approve the application to amend the Sign Fee By-law to correct a spelling error, generally as presented in Appendix F;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sign By-law and Sign Fee By-law, generally in accordance with Appendix F.
- G. THAT at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to various land use documents to update terms and section references, generally as presented in Appendix G.
- H. THAT recommendations A to G be adopted on the following conditions:
- a. 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;
  - b. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - c. 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.

## **Purpose and Executive Summary**

This report recommends miscellaneous housekeeping amendments to the Zoning and Development By-law and various other by-laws and land use documents. The proposed amendments would achieve the intent of the by-laws and documents and improve administration by:

- correcting spelling, grammatical and wording errors;
- updating section references and use terms to align with the recently updated zoning by-law;
- correcting omissions; and
- aligning with writing standards for the updated zoning by-law.

## **Council Authority/Previous Decisions**

July 2022: Council approved the updated Zoning and Development By-law to reformat it, apply new use terms, and to consolidate and improve the consistency of regulations. The updated By-law came into effect November 14, 2022.

May 2022: Council approved updates to the Mini-Storage Warehouse Guidelines to remove self-storage as a permitted use in industrial areas in close proximity to rapid transit stations.

July 2017: Council approved a new Sign By-law and Sign Fee By-law, which came into effect on January 1, 2018.

June 2008: Council approved amendments to the Zoning and Development By-law to replace the use term “Special Needs Residential Facility” with three new use terms: “Community Care Facility – Class A”, “Community Care Facility – Class B” and “Group Residence”.

## **City Manager’s Comments**

The City Manager concurs with the foregoing recommendations.

## **Context and Background**

Miscellaneous amendments to the Zoning and Development By-law (the By-law) and other by-laws are required to address inadvertent errors or omissions, improve clarity, and update terminology. Miscellaneous amendment reports are for minor non-substantive changes. These reports provide continuous improvement to City By-laws and are typically reported to Council twice a year.

Several of the proposed amendments in this report are related to the recently updated and reformatted Zoning and Development By-law. This was a key deliverable of the Regulation Redesign project, which was a project to improve the regulatory environment and permit processing. The proposed amendments are required to correct errors, section references to the updated by-law, use terms and apply new writing standards.

## Discussion

This report proposed various miscellaneous amendments to the following by-laws and land use documents, as described in Appendices A to G and summarized in more detail in Appendix H:

### 1. Zoning and Development By-law:

To align with the updated By-law, improve clarity and to correct inadvertent errors and omissions, amendments are proposed to:

- correct spelling and grammatical errors in Section 2, Section 5 and Schedule F of the By-law, and the HA-3 District Schedule;
- correct a labelling error on the map of sub-areas in the I-3 District Schedule;
- update references in Section 4 of the By-law and section 4 of the RS-1 District Schedule;
- clarify which buildings the height measurement applies to in the RS-1, RS-3 and RS-3A and RS-5 district schedules;
- correct the height measurement for dormer roofs in the RS-7 District Schedule;
- correct regulations for character house incentives in the RS-5 and RS-7 district schedules;
- correct building depth regulations in the RS-6 and RT-5 and RT-5N district schedules;
- clarify which buildings the building depth regulations apply to in the RT-5 and RT-5N and RT-6 district schedules;
- remove a formatting instruction that was mistakenly included in the RM-10 District Schedule;
- clarify that development on double-fronting sites may be considered for additional density for rental housing in the RR-2A, RR-2B and RR-2C and RR-3A and RR-3B districts schedules;
- revise wording to align with writing standards and updated use terms in the First Shaughnessy District Schedule and Schedule E of the By-law; and
- remove definitions for impermeable and permeable area from the First Shaughnessy District, as these are now defined in Section 2 of the By-law and apply to this district.

### 2. Downtown Eastside/Oppenheimer Official Development Plan, Sewer and Watercourse By-law, Waterworks By-law, Sign By-law, and Sign Fee By-law:

The following miscellaneous amendments are proposed to various City by-laws to:

- align with the updated use terms in the Zoning and Development By-law, by updating use terms and definitions in the Downtown Eastside/Oppenheimer Official Development Plan, Sewer and Watercourse By-law and Waterworks By-law;
- correct the assigned sign district for CD-1(684) in the Sign By-law; and

- correct a spelling error in Schedule 1 of the Sign Fee By-law.

### 3. Various land use documents:

The following miscellaneous amendments are proposed to various land use documents to:

- correct section references in the:
  - C-2, C-2B, C-2C and C-2C1 Guidelines for Residential Rental Tenure Buildings,
  - RM-9, RM-9N, RM-9AN and RM-9BN Guidelines,
  - Guidelines for the Administration of Variances in Larger Zero Emission Buildings,
  - Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts, and
  - Zero Emissions Building Catalyst Policy;
- align with the use terms in the By-law by:
  - updating dwelling use terms in the Strata Title Policies for RS, RT and RM Zones, and
  - replacing “Special Needs Residential Facility” with “Community-Care Facility – Class A”, “Community-Care Facility – Class B” and “Group Residence” in the RS-7 Guidelines, Arbutus C-7 and C-8 Guidelines, Burrard Slopes C-3A Guidelines;
- replace a missing link to a map in the RM-12N Guidelines;
- correct map labels in the Mini-Storage Warehouse Guidelines;
- replace gender-specific wording in the Mural Guidelines;
- update wording on administration of heritage incentives program to reflect current program and practice in the Victory Square Guidelines; and
- clarify that development on double-fronting sites may be considered for additional density for rental housing in the Secured Rental Policy Incentives for New Rental Housing.

### **Financial Implications**

There are no financial implications associated with this report’s recommendations.

### **Legal Implications**

There are no legal implications associated with this report’s recommendations.

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## APPENDIX A

### DRAFT A By-law to amend Zoning and Development By-law Regarding Miscellaneous Amendments

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. In section 2, in the definition of “Partial Storey”, Council adds “is” before “limited”.
3. In section 4.8.1(j), Council strikes out “the Health By-law” and substitutes “the Animal Control By-law”.
4. In section 5.2.6, Council strikes out “side” and substitutes “site”.
5. In the RS-1 District Schedule, Council:
  - (a) in section 4.2.1, strikes out “building height in this district” and substitutes “the height of any building located within the building depth prescribed in this district”; and
  - (b) in section 4.5.2, strikes out “section 4.3.1 in this schedule” and substitutes “Section 10 of this by-law”.
6. In section 4.2.1 of the RS-3 and RS-3A Districts Schedule, Council strikes out “Building height in this district” and substitutes “Despite the definition of “building height” in Section 2 of this by-law, the height of any building located within the building depth prescribed in these districts”.
7. In the RS-5 District Schedule, Council:
  - (a) in section 4.2.1, strikes out “Building height in this district” and substitutes “Despite the definition of “building height” in Section 2 of this by-law, the height of any building located within the building depth prescribed in this district”; and
  - (b) in section 3.1.1.1(f)(i), strikes out “converting a character house to a multiple conversion dwelling” and substitutes “an addition to a character house”.
8. In section 3.1.2.10(a) of the RS-6 District Schedule, Council strikes out “45%” and substitutes “40%”.
9. In the RS-7 District Schedule, Council:
  - (a) in section 4.5.2.7(a)(iii), strikes out “above the horizontal datum plane”; and

- (b) in section 3.2.1.1(d)(i), strikes out “converting a character house to a multiple conversion dwelling” and substitutes “an addition to a character house”.

10. In section 3.2.2.7 of the RT-5 and RT-5N Districts Schedule, Council:

- (a) in subsection (a), adds “either” before “another single detached house”;
- (b) renumbers subsection (b) as subsection (c); and
- (c) adds a new subsection (b) as follows:

“

(b) single detached house or single detached house with secondary suite	35% of the site depth
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”.

11. In the RT-6 District Schedule, Council:

- (a) in section 3.2.2.1(c), adds “either” before “another single detached house”; and
- (b) in section 3.2.2.7(b), strikes out “another single detached house or single detached house with secondary suite” and substitutes “either another single detached house or a single detached house with secondary suite”.

12. In the Table in section 2.1 of the RM-10 and RM-10N Districts Schedule, in the entry for “Residential Unit Associated with and forming an integral part of an Artist Studio”, Council strikes out “before Seniors Supportive or Assisted Housing”.

13. In the RR-2A, RR-2B and RR-2C Districts Schedule, Council:

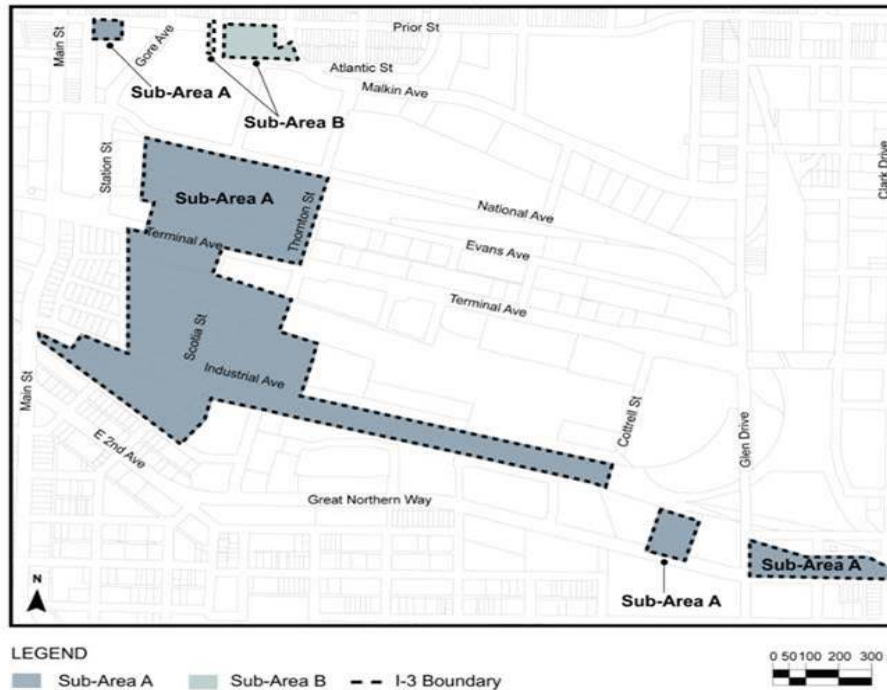
- (a) in section 3.1.1.2(b)(i), adds “or is a double-fronting site” after “at the rear”; and
- (b) in section 3.1.1.3(b)(i), adds “or is a double-fronting site” after “at the rear”.

14. In section 3.1.1.2(a) of the RR-3A and RR-3B Districts Schedule, Council adds “or is a double-fronting site” after “at the rear”.

15. In section 2.2.15 of the HA-3 District Schedule, Council strikes out “restaurant class – 2” and substitutes “restaurant – class 2”.

16. In the I-3 District Schedule, Council strikes out Map 1 and substitutes the following map:

“



”

17. In Schedule E, Council:

- (a) in the Introduction, and Parts I, II, and III, strikes out “Schedule” wherever it appears and substitutes “schedule”;
- (b) in the Introduction, strikes out the square brackets at the beginning and end of the third paragraph;
- (c) in Part II:
  - (i) strikes out “By-law” wherever it appears and substitutes “by-law”,
  - (ii) in the section titled “Nelson Street, north side, between Cambie Street and Beatty Street”, strikes out “metre” and substitutes “m”,
  - (iii) strikes out “metres” wherever it appears and substitutes “m”,
  - (iv) strikes out “the building line shall be” wherever it appears and substitutes “the building line is”,
  - (v) strikes out “it shall be unlawful” wherever it appears and substitutes “it will be unlawful”,
  - (vi) strikes out “shall also apply to” wherever it appears and substitutes “will also apply to”,
  - (vii) strikes out “shall not have been commenced” wherever it appears and substitutes “has not been commenced”,



- (viii) in the section titled “Broadway, south side, from Cambie Street to Quebec Street”, strikes out “shall govern” and substitutes “will govern”, and
  - (ix) in the section titled “Building lines for lane purposes between 8th Avenue and Broadway, from 150 feet east of the easterly limit of Birch Street to a point west of Ash Street”, strikes out “The building lines shall be” and substitutes “The building lines are”; and
- (d) in Part III, strikes out “The following lands shall be subject to a building line for the maintenance of open space which shall be as described in” and substitutes “The following lands are subject to a building line for the maintenance of open space which is as described in”.
18. In Schedule F, Council strikes out “RM-9A and RM-9A/N” and substitutes “RM-9A and RM-9AN”.
19. In the First Shaughnessy District Schedule, Council:
- (a) strikes out “this District Schedule” wherever it appears and substitutes “this schedule”;
  - (b) strikes out “this Schedule” wherever it appears and substitutes “this schedule”;
  - (c) strikes out “all applicable policies and guidelines adopted by Council” wherever it appears and substitutes “all applicable Council policies and guidelines”;
  - (d) in section 1, strikes out “single-family character” and substitutes “single detached character”;
  - (e) in section 2, in the definition of “Coach House”, strikes out “one family dwelling, one family dwelling with secondary suite” and substitutes “single detached house, single detached house with secondary suite”;
  - (f) in section 3.1, strikes out “any of the uses listed in Section 3.2 of this Section” and substitutes “any of the uses listed in section 3.2 of this section”;
  - (g) in section 3.2.DW:
    - (i) strikes out “One Family Dwelling” and substitutes “Single Detached House”,
    - (ii) strikes out “One Family Dwelling with Secondary Suite” and substitutes “Single Detached House with Secondary Suite”, and
    - (iii) strikes out “Infill one-family and infill two-family dwelling” and substitutes “Infill Single Detached House and Infill Duplex”;
  - (h) in section 4.3.3(a), adds the word “Council” before “policies and guidelines”;
  - (i) in section 4.7.4(g), strikes out “subsection” and substitutes “section”;
  - (j) in section 4.8.1(b), strikes out “infill one family dwelling or infill two-family dwelling” and substitutes “infill single detached house or infill duplex”;
  - (k) strikes out section 4.8.2;
  - (l) renumbers section 4.8.3 as 4.8.2; and
  - (m) in section 4.16.2, strikes out “that permitted under sections 4.4.2” and substitutes “that are permitted under section 4.4.2”.

**APPENDIX B**

**DRAFT**

**A By-law to amend  
the Downtown-Eastside/Oppenheimer  
Official Development Plan By-law No. 5532  
Regarding Miscellaneous Amendments**

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends Schedule A of the Downtown-Eastside/Oppenheimer Official Development Plan By-law.
2. In sections 5.5.4(e), 6.5.4(e), and 7.5.4(e), Council strikes out “and in one and two-family dwellings” and substitutes “and in single detached houses and duplexes”.

## APPENDIX C

### DRAFT A By-law to amend the Sewer and Watercourse By-law No. 8093 Regarding Miscellaneous Amendments

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of the Sewer and Watercourse By-law No. 8093.
2. In section 1.2, Council:
  - (a) adds a new definition in the correct alphabetical order as follows:

“infill single detached house” means, for the purposes of this By-law, a building consisting of one dwelling unit on a site already containing an existing building which is retained, but does not include a laneway house;”;
  - (b) strikes out the definition of “laneway house” and substitutes the following:

“laneway house” means a detached dwelling unit constructed in the rear yard of a site on which is situated a single detached house or a single detached house with secondary suite;”;
  - (c) strikes out the definition of “one-family and two-family dwellings”; and
  - (d) adds a new definition in the correct alphabetical order as follows:

“single detached houses and duplexes” means, for the purposes of this By-law, any of the dwelling types listed in Part III of Schedule A to this By-law, but for further certainty, excludes “Parking Lot/Garden;”.
3. In sections 2.9(3) and 2.20(4), Council strikes out “one-family and two-family dwellings” and substitutes “single detached houses and duplexes”.
4. In Schedule A, Part I, Council:
  - (a) in section 1, strikes out “One-Family or Two-Family Dwellings with or without a Laneway House” and substitutes “Single Detached House with or without Laneway House, or Duplex”; and
  - (b) in section 2, strikes out “One-Family or Two-Family Dwellings” and substitutes “Single Detached House or Duplex”.
5. In Schedule A, Part III, Council:
  - (a) in line 1, strikes out “Single Family Dwelling” and substitutes “Single Detached House”;

- (b) in line 2, strikes out “Single Family Dwelling with Suite” and substitutes “Single Detached House with Secondary Suite”;
- (c) in line 3, strikes out “Single Family Dwelling with Laneway House” and substitutes “Single Detached House with either Laneway House or Infill Single Detached House”; and
- (d) in line 4, strikes out “Single Family Dwelling with Suite and Laneway House” and substitutes “Single Detached House with Secondary Suite and either Laneway House or Infill Single Detached House”.

**APPENDIX D**

**DRAFT**

**A By-law to amend the Water Works By-law No. 4848  
Regarding Miscellaneous Amendments**

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of Water Works By-law No. 4848.
2. In section 1.1, in the definition of “LANEWAY HOUSE”, Council strikes out “single detached house constructed in the rear yard of a site on which is situate” and substitutes “detached dwelling unit constructed in the rear yard of a site on which is situated”.
3. In Schedule B, Council strikes out “Single Dwelling Unit” and substitutes “Single detached house”.

**APPENDIX E**

**DRAFT**  
**A By-law to amend**  
**Sign By-law No.11879**  
**Regarding a Miscellaneous Amendment**

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“

1837-1847 Main Street and 180 East 2nd Avenue and 157-185 East 3rd Avenue	CD-1(684)	11944	C-3A
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**APPENDIX F**

**DRAFT**

**A By-law to amend  
Sign Fee By-law No. 11880  
Regarding a Miscellaneous Amendment**

*Note: A By-law will be prepared generally in accordance with the provisions listed below,  
subject to change and refinement prior to posting*

1. This by-law amends the indicated provisions of the Sign Fee By-law No. 11880.
  
3. In section 1.1(e) of Schedule 1, Council strikes out “Director on Planning” and substitutes “Director of Planning”.

**APPENDIX G**

**Miscellaneous Amendments to Land Use Documents**

Amendments will be prepared generally in accordance with the provisions listed below.

<b>Document</b>	<b>Section and Page</b>	<b>Current Wording to be Amended</b>	<b>Replace with</b>
<b>C-2, C-2B, C-2C and C-2C1 Guidelines For Residential Rental Tenure Buildings</b>	Section 4.2, p. 23	“In section 3.1.2.2(a)(i) of the district schedules”	“In section 3.1.2.1(a)(i) of the C-2 District Schedule and section 3.1.2.2(a)(i) of the C-2B, C-2C and C-2C1 district schedules”
<b>RS-7 Guidelines</b>	1.1, p 1	“Special Needs Residential Facilities Class A, Community Care.”	“Community Care Facility – Class A”
	3.3(e), p 3	“Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-4, RS-7, RT-2, and RT-3 Districts)”	“Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts)”
	3.5.3(b)(i), p 4	“(see 3.5.2 a) above);”	“(see 3.5.2(a) above);”
	4.6, p 5	“.04” “special needs residential facility (community care, class A)”	“0.04” “community care facility – class A”
	4.9, p 6	“Special Needs Residential Facility - Community Care - Class A”	“Community Care Facility – Class A”
	Submission Requirements 1., p 10	“Special Needs Residential Care Facility - Community Care - Class A”	“Community Care Facility – Class A”
<b>RM-9, RM-9N, RM-9AN and RM-9BN Guidelines</b>	Section 2.5.2(e), p.9	“410.2”	“10.2”
<b>RM-12N Guidelines</b>	Section 3.3, p.13	“(see Error! Reference source not found. in the RM-12N District Schedule)”	“(see Map 1: Sites where mixed-use residential building is permitted, in the RM-12N District Schedule)”
<b>Arbutus C-7 and C-8 Guidelines</b>	Appendix A, p 20	Delete “Special Needs Residential Facility (All) *, Incompatible”	Insert new heading “DWELLING” in the “Use” column in alphabetical order and underneath add: “Community Care Facility – Class A*”



Document	Section and Page	Current Wording to be Amended	Replace with
			<p>“Community Care Facility – Class B*”</p> <p>“Group Residence*”</p> <p>In the column under “Conditional” insert “Incompatible” for each of the above uses</p>
<b>Burrard Slopes C-3A Guidelines</b>	Appendix A, p 31	Delete “Special Needs Residential Facility (All), Incompatible*”	<p>Insert new heading “DWELLING” in the “Use” column in alphabetical order and underneath add:</p> <p>“Community Care Facility – Class B”,</p> <p>“Group Residence”</p> <p>In the column under “Conditional” insert “Incompatible*” for each of the above uses</p>
<b>Guidelines for the Administration of Variances in Larger Zero Emission Buildings</b>	Intent, p. 3	“section 10.23A”	“section 10.33”
	Section 2, p. 5	“section 10.23A”	“section 10.33”
	Section 2.1, p. 5	“Section 10.11” “section 10.23A.3”	“Section 10.15” “section 10.33.3”
	Section 2.2, p. 6	“section 10.23A.2”	“section 10.33.2”
	Section 2.4, p. 7	“section 4.10.4”	“section 4”
	Section 2.5, p. 7	“section 10.18.5 (d)”	“section 10.1.1(d)”
	Section 2.5, p. 7, Table 1, 2 <sup>nd</sup> column	“10.23A.2” “10.18.5 (d)” “10.23A.3” “10.11.1 and 10.11.2” “10.15A” “10.18.5 (d)” “10.32.1 (f)” “10.18.5 (e)”	“10.33.2” “10.1.1(d)” “10.33.3” “10.15.1 and 10.15.2” “10.18.1” “10.1.1(d)” “10.8.1(f)” “10.1.1(e)”
	Section 3.4, p. 9	“section 10.23.A3”	“section 10.33.3”
<b>Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts</b>	Intent, p. 3	“section 10.23A”	“section 10.33”
	Section 2, p.5	“section 10.23A”	“section 10.33”
	Section 2.1, p. 5	“Section 10.23A.4” “one-family dwelling” “two-family dwelling” “sections 10.11 or 10.23A”	“Section 10.33.4” “single detached house” “duplex” “sections 10.15 or 10.33”
	Section 2.2, p. 6	“Section 10.11” “section 10.11.2” “section 10.23A.4” “Section 10.23A.3”	“Section 10.15” “section 10.15.2” “section 10.33.4” “Section 10.33.3”

Document	Section and Page	Current Wording to be Amended	Replace with
	Section 2.3, p. 6	“section 10.23A.1”	“section 10.33.1”
	Section 2.4, p. 6	“two-family dwellings” “section 4.17” “section 10.23A.1 (f)” “section 10.23A.1 (h)”	“duplexes” “section 4 in the district schedules” “section 10.33.1(f)” “section 10.33.1(h)”
	Section 2, p. 7, Table 1, 2 <sup>nd</sup> column	“10.23A.1 (e)” “10.23A.1 (a)” “10.23A.1 (g)” “10.18.5 (d)” “10.23A.3” “10.11.1 and 10.11.2” “10.15A” “10.23A.1 (d) or (e)” “10.18.5 (d)” “10.32.1 (f)” “10.23A.1 (f)” “10.18.5 (e)” “10.23A.1 (h)”	“10.33.1(e)” “10.33.1(a)” “10.33.1(g)” “10.1.1(d)” “10.33.3” “10.15.1 and 10.15.2” “10.18.1” “10.33.1(d) or (e)” “10.1.1(d)” “10.8.1(f)” “10.33.1(f)” “10.1.1(e)” “10.33.1(h)”
	Section 3.3, p. 8	“one- and two-family housing”	“single detached houses and duplexes”
	Section 3.4, p. 9	“section 10.23.A3”	“section 10.33.3”
	Section 3.5, p. 9	“one- and two-family”	“single detached house and duplex”
<b>Mini-Storage Warehouse Guidelines</b>	Appendix, p.6	“Map B: VCC Clark Station” “Map C: Marine Drive Station”	“Map B: Marine Drive Station” “Map C: VCC Clark Station”
<b>Mural Guidelines</b>	(5), p 1	“before he makes a decision.”	“before the Director of Planning makes a decision.”
<b>Secured Rental Policy Incentives for New Rental Housing</b>	Section 2.4.1, p.8	“and have a full lane to the rear.”	“and have a full lane to the rear, or be double-fronting.”
<b>Strata Title Policies for RS, RT and RM Zones (redline done)</b>	Throughout	“one-family dwelling” “one family dwelling” “two-family dwelling” “One-Family Dwelling with Secondary Suite” “Two-Family Dwelling with Secondary Suite” “One-Family Dwelling with Laneway House” “One-Family Dwelling with Secondary Suite and Laneway House”	“single detached house” “single detached house” “duplex” “single detached house with secondary suite” “duplex with secondary suite” “single detached dwelling with laneway house” “single detached dwelling with secondary suite and laneway house”

Document	Section and Page	Current Wording to be Amended	Replace with
		<p>“One-Family Dwelling with Infill Dwelling”                      “Two One-family dwellings”                      “Two-Family Dwelling”                      “Multiple Conversion Dwelling”                      “Secondary Suites or Lock-off Units”                      “Secondary Suite or Lock-off Unit”                      “One-Family Dwelling with a new Infill Dwelling”                      “City’s Strata Title and Cooperative Conversion”</p>	<p>“single detached house with infill”                      “two single detached houses”                      “duplex”                      “multiple conversion dwelling”                      “secondary suites or lock-off units”                      “secondary suite or lock-off unit”                      “single detached house with new infill”                      “City’s Strata Title and Cooperative Conversion Guidelines.”</p>
	Section 6.2(a)	<p>“One-Family Dwelling with Secondary Suite, One-Family Dwelling with Laneway House, or One-Family Dwelling with Secondary Suite and Laneway House”</p>	<p>“Single detached house with secondary suite, single detached house with laneway house, or single detached house with secondary suite and laneway house.”</p>
	Section 6.2(b)	<p>“New Developments containing two or more principal dwelling units, in combination with Secondary Suite(s) or Lock-off Units</p> <p>As a condition of development permit approval for a new development containing two or more principal dwelling units ( One-Family Dwelling with an Infill Dwelling, Two One-Family Dwellings, Two-Family Dwelling or Multiple Dwelling), in combination with Secondary Suites or Lock-off Units, the registered owner shall execute a covenant to be registered against the title of the property. The covenant is to ensure that</p>	<p>“New developments containing two or more principal dwelling units, in combination with secondary suite(s) or lock-off units:</p> <p>As a condition of development permit approval for a new development containing two or more principal dwelling units (single detached house with infill, two single detached houses, duplex or multiple dwelling), in combination with secondary suites or lock-off units, the registered owner must execute a covenant to be registered against the title of the property. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principal dwelling units (i.e. a secondary suite or a lock-off unit cannot be defined as a separate strata lot).”</p>

Document	Section and Page	Current Wording to be Amended	Replace with
		the number of strata lots created upon registration of a strata plan is consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot)."	
<b>Victory Square Guidelines</b>	2.2, p 3	"The various incentives available for heritage buildings are to encourage quality conservation. Legal designation under the Vancouver Charter is required to qualify for the heritage incentives. The decision to grant incentives for conservation of a heritage building is subject to eligibility criteria and the final decision lies with the City. For further information on Heritage Building Rehabilitation Program, visit the City's website at: <a href="http://vancouver.ca/comms/vcs/planning/heritage/incentives.htm">http://vancouver.ca/comms/vcs/planning/heritage/incentives.htm</a> "	"Various incentives are available to support citywide heritage conservation and seismic upgrading of heritage buildings. The decision to grant incentives for conservation of a heritage building is subject to eligibility criteria, and the final decision lies with the City. For further information on current Heritage Grants Program, visit the City's website at: <a href="https://vancouver.ca/people-programs/heritage-grants.aspx">https://vancouver.ca/people-programs/heritage-grants.aspx</a> "
<b>Zero Emissions Building Catalyst Policy</b>	Section 5, p. 2	"section 3.2.1(h)" "section 10.16"	"section 5.2.1(g)" "section 10.19"
	Section 7, p. 2	"section 10.16 and 3.2.1(h)"	"sections 10.19 and 5.2.1(g)"
	Section 7, p. 3	"sections 10.7.3, 10.10.4 or 10.41"	"section 10.33"
	Section 7, p. 2	<i>"Green Buildings Policy for Rezoning – Process and Requirements"</i>	<i>"Green Buildings Policy for Rezoning"</i>
	Section 7, p. 3	<i>"Passive House Relaxations - Guidelines for Larger Projects"</i>  <i>"Passive House Relaxations – Guidelines"</i>	<i>"Guidelines for the Administration of Variance in Larger Zero Emission Buildings"</i>  <i>"Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts"</i>

Document	Section and Page	Current Wording to be Amended	Replace with
		<i>for Residences in RS Projects"</i>	

**APPENDIX H**

**Summary of Proposed Miscellaneous Amendments**

**Table 1. Proposed Miscellaneous Amendments to the Zoning and Development By-law**

<b>Section</b>	<b>Proposed Amendment</b>
Section 2	Insert a missing word (“is”) into the definition of partial storey.
Section 4.8.1(j)	Replace the reference to the “Health By-law” with “Animal Control By-law”, which is the by-law that regulates the keeping of animals or birds, as it pertains to this section.
Section 5.2.6	Replace “minimum side width” with “minimum site width” to correct a spelling error.
RS-1 District Schedule, section 4.2.1	To clarify which buildings the height measurement applies to, insert “the height of any building located within the building depth prescribed in this district”.
RS-1 District Schedule, section 4.5.2	To correct a section reference, replace “section 4.3.1 in this schedule” with “Section 10 of this by-law”.
RS-3 and RS-3A Districts Schedule, RS-5 District Schedule, section 4.2.1	To align with wording in other districts and to clarify which buildings the height measurement applies to, insert “Despite the definition of “building height” in Section 2 of this by-law, the height of any building located within the building depth prescribed in this district [in these districts for RS-3/3A]”.
RS-5 District Schedule, section 3.1.1.1(f)(i) and RS-7 District Schedule, section 3.2.1.1(d)(i)	To correct an inadvertent omission and comply with the intent of the character house incentives and all other RS district schedules, revise the wording as follows: “the Director of Planning may increase the permitted floor space ratio to a maximum of: (i) 0.75 to facilitate <i>an addition to a character house converting a character house to a multiple conversion dwelling</i> ; and”.
RS-6 District Schedule, section 3.1.2.10(a)	Revise the building depth for duplex from 45% to 40% to correct an error and align with the intended regulations for duplex.
RS-7 District Schedule, section 4.5.2.7(a)(iii)	To correct an error, remove “above the horizontal datum plane” from the height measurement for dormer roofs, as it does not apply in this district.
RT-5 and RT-5N Districts Schedule, section 3.2.2.7(a) and RT-6 District Schedule, sections 3.2.2.1(c) and 3.2.2.7(b)	To clarify the intent of the regulation, insert “either” as follows: “Maximum building depth for: (a) single detached house in combination with <i>either</i> another single detached house or a single detached house with secondary suite”.

<b>Section</b>	<b>Proposed Amendment</b>
RT-5 District Schedule, section 3.2.2.7	To correct an inadvertent omission, add the maximum building depth for single detached house or single detached house with secondary suite, which is 35% of site depth.
RM-10, section 2.1	Remove a formatting instruction that was mistakenly included in the use table as follows: “Residential Unit associated with and forming an integral part of an Artist Studio <del>before Seniors Supportive or Assisted Housing</del> ”
RR-2A, RR-2B and RR-2C Districts Schedule, sections 3.1.1.2(b)(i) and 3.1.1.3(b)(i), and RR-3A and RR-3B Districts Schedule, section 3.1.1.2(a)	To correct an inadvertent omission, add “double-fronting sites” to the list of criteria for corner sites that may be considered for the additional density permitted in sections 3.1.1.2 and 3.1.1.3. This is already clarified in the guidelines, but the wording was mistakenly left out of the regulations.
HA-3 District Schedule, section 2.2.15	To correct a punctuation error, replace “restaurant class – 2” with “restaurant – class 2”.
I-3 District Schedule, map of sub-areas	To correct an error, relabel the sub-area located on Great Northern Way between Glen Drive and Clark Drive as “Sub-Area A”.
First Shaughnessy District, throughout the by-law	Revise wording to align with writing standards and updated use terms, e.g. replace “District Schedule” with “schedule”, “all applicable policies and guidelines adopted by Council” with “all applicable Council policies and guidelines”, “One Family Dwelling” with “Single Detached House”.
First Shaughnessy District, section 4.8.2	Remove regulations for impermeable and permeable area, as these are now defined in Section 2 of the Zoning and Development By-law and apply to this district.
Schedule E	To align with the writing standards for the updated Zoning and Development By-law, change “Schedule” to “schedule”, “By-law” to “by-law”, “metre” and “metres” to “m” and “shall” to “is”, “will be” or “are” as appropriate.
Schedule F	Correct a district schedule reference from “RM-9A and RM-9A/N” to “RM-9A and RM-9AN”.

**Table 2. Proposed Miscellaneous Amendments to the Downtown Eastside/Oppenheimer Official Development Plan, Sewer and Watercourse By-law, Waterworks By-law, Sign By-law, and Sign Fee By-law**

<b>By-law and Section</b>	<b>Proposed Amendment</b>
Downtown Eastside/Oppenheimer Official Development Plan, sections 5.5.4(e), 6.5.4(e) and 7.5.4(e)	To align with updated use terms replace “and in one and two-family dwellings” with “and in single detached houses and duplexes”.
Sewer and Watercourse By-law, throughout the by-law	Update use terms from one-family dwelling and two-family dwelling to single detached house and duplex to align with the zoning by-law use terms.

<b>By-law and Section</b>	<b>Proposed Amendment</b>
Sewer and Watercourse By-law, section 1.2	To align with updated use terms in the Zoning and Development By-law, add a new definition for infill single detached house and update the definition for laneway house to align with the definition in the zoning by-law.
Sewer and Watercourse By-law, Part III	Add “Infill Single Detached House” to table on flat rates for unmetered property to distinguish it from laneway house.
Waterworks By-law, section 1.1	Update the definition for laneway house to align with the Zoning and Development By-law.
Waterworks By-law, Schedule B	Replace “Single Dwelling Unit” with “Single detached house” to align with zoning by-law use term.
Sign By-law, Schedule A	CD-1(684) [1837-1847 Main Street and 180 East 2 <sup>nd</sup> Avenue and 157-185 East 3 <sup>rd</sup> Avenue] was assigned to Schedule B under the previous version of the Sign By-law which was repealed in 2017. It should be assigned to Schedule A in the current Sign By-law, which applies to the intended sign district (C-3A), as described in Appendix E.
Sign Fee By-law, Schedule 1, section 1.1(e)	Correct a spelling error by replacing “Director on Planning” with “Director of Planning”.

**Table 3. Proposed Miscellaneous Amendments to Various Land Use Documents**

<b>Document and Section</b>	<b>Proposed Amendment</b>
C-2, C-2B, C-2C and C-2C1 Guidelines for Residential Rental Tenure Buildings, section 4.2	Correct a section reference to the C-2 district from 3.1.2.2(a)(i) to 3.1.2.1(a)(i).
RS-7 Guidelines, throughout	To align with current use terms, replace “Special Needs Residential Facility Class A” with “Community-Care Facility – Class A”, and correct a reference to the Multiple Conversion Dwelling Guidelines.
RM-9, RM-9N, RM-9AN and RM-9BN Guidelines, section 2.5.2(e)	Correct a section reference from “410.2” to “10.2”
RM-12N Guidelines, section 3.3	Replace a missing link to Map 1: Sites where mixed-use residential building is permitted.
Arbutus C-7 and C-8 Guidelines, Appendix A	To align with current use terms, replace “Special Needs Residential Facility (All)” with “Community-Care Facility – Class A”, “Community-Care Facility – Class B” and “Group Residence”.
Burrard Slopes C-3A Guidelines, Appendix A	To align with current use terms, replace “Special Needs Residential Facility (All)” with “Community-Care Facility – Class B” and “Group Residence”.



<b>Document and Section</b>	<b>Proposed Amendment</b>
Guidelines for the Administration of Variances in Larger Zero Emission Buildings, throughout	Correct section references to the Zoning and Development By-law.
Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts, throughout	Correct section references to the Zoning and Development By-law.
Mini-Storage Warehouse Guidelines, Appendix	Correct the labels on Maps B and C, which currently identify the wrong areas to “Map B: Marine Drive Station” and “Map C: VCC Clark Station”.
Mural Guidelines, section 5	Update wording by replacing “before he makes a decision” with “before the Director of Planning makes a decision”.
Secured Rental Policy Incentives for New Rental Housing, section 2.4.1	To correct an inadvertent omission, add “double-fronting sites” to the list of criteria for RS and RT sites that may be considered for rezoning for 100% rental projects. This is already clarified in the guidelines.
Strata Title Policies for RS, RT and RM Zones, throughout	Update use terms from one-family dwelling and two-family dwelling to single detached house and duplex to align with the zoning by-law use term and align with writing standards.
Victory Square Guidelines, section 2.2	Update wording on administration of heritage incentives program to reflect current program and practice.
Zero Emissions Building Catalyst Policy, throughout	Correct section references to the Zoning and Development By-law and to various policy documents.