

A.4b

MOTION

4b. Miscellaneous Amendments to Land Use Documents

THAT in accordance with Council’s resolution adopted after the Public Hearing on April 13, 2023, concerning “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents (RTS 15480), Council makes the changes to the Documents identified in the “Document” Column, by changing the section identified in the “Section and Page Column” by striking the words, phrases or numbers identified in the “Current Wording to be Amended” Column and replacing those words, phrases or numbers with the words or phrases identified in the “Replace With” Column.

Document	Section and Page	Current Wording to be Amended	Replace with
C-2, C-2B, C-2C and C-2C1 Guidelines For Residential Rental Tenure Buildings	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”
RS-7 Guidelines	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”

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RM-9, RM-9N, RM-9AN and RM-9BN Guidelines	Section 2.5.2(e), p.9	"410.2"	"10.2"
RM-12N Guidelines	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)"
Arbutus C-7 and C-8 Guidelines	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*" "Community Care Facility – Class B*" "Group Residence*" In the column under "Conditional" insert "Incompatible" for each of the above uses
Burrard Slopes C-3A Guidelines	Appendix A, p 31	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 B", "Group Residence" In the column under "Conditional" insert "Incompatible*" for each of the above uses
Guidelines for the Administration of Variances in Larger Zero Emission Buildings	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 nd 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)"

Document	Section and Page	Current Wording to be Amended	Replace with
	Section 3.4, p. 9	“section 10.23.A3”	“section 10.33.3”
Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts	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”
	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 nd 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”
Mini-Storage Warehouse Guidelines	Appendix, p.6	“Map B: VCC Clark Station” “Map C: Marine Drive Station”	“Map B: Marine Drive Station” “Map C: VCC Clark Station”
Mural Guidelines	(5), p 1	“before he makes a decision.”	“before the Director of Planning makes a decision.”
Secured Rental Policy Incentives for	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.”

Document	Section and Page	Current Wording to be Amended	Replace with
New Rental Housing			
Strata Title Policies for RS, RT and RM Zones (redline done)	Throughout	<p>“one-family dwelling”</p> <p>“one family dwelling”</p> <p>“two-family dwelling”</p> <p>“One-Family Dwelling with Secondary Suite”</p> <p>“Two-Family Dwelling with Secondary Suite”</p> <p>“One-Family Dwelling with Laneway House”</p> <p>“One-Family Dwelling with Secondary Suite and Laneway House”</p> <p>“One-Family Dwelling with Infill Dwelling”</p> <p>“Two One-family dwellings”</p> <p>“Two-Family Dwelling”</p> <p>“Multiple Conversion Dwelling”</p> <p>“Secondary Suites or Lock-off Units”</p> <p>“Secondary Suite or Lock-off Unit”</p> <p>“One-Family Dwelling with a new Infill Dwelling”</p> <p>“City’s Strata Title and Cooperative Conversion”</p>	<p>“single detached house”</p> <p>“single detached house”</p> <p>“duplex”</p> <p>“single detached house with secondary suite”</p> <p>“duplex with secondary suite”</p> <p>“single detached dwelling with laneway house”</p> <p>“single detached dwelling with secondary suite and laneway house”</p> <p>“single detached house with infill”</p> <p>“two single detached houses”</p> <p>“duplex”</p> <p>“multiple conversion dwelling”</p> <p>“secondary suites or lock-off units”</p> <p>“secondary suite or lock-off unit”</p> <p>“single detached house with new infill”</p> <p>“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</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</p>

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		<p>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 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>	<p>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>
Victory Square Guidelines	2.2, p 3	<p>"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: http://vancouver.ca/commsvcs/planning/heritage/incentives.htm"</p>	<p>"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: https://vancouver.ca/people-programs/heritage-grants.aspx"</p>
Zero Emissions	Section 5, p. 2	<p>"section 3.2.1(h)" "section 10.16"</p>	<p>"section 5.2.1(g)" "section 10.19"</p>

Document	Section and Page	Current Wording to be Amended	Replace with
Building Catalyst Policy	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 for Residences in RS Projects”</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>