



REFERRAL REPORT

Report Date: February 27, 2024
Contact: Chris Robertson
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RTS No.: 16150
VanRIMS No.: 08-2000-20
Meeting Date: March 12, 2024

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 and omissions, update wording to align with writing standards and to clarify the intent of regulations, 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, in principle, the application to amend the Central Waterfront Official Development Plan to update parking and loading section 5 to refer to the Parking By-law, generally as presented in Appendix B;

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

- C. THAT Council approve, in principle, the application to amend the Coal Harbour Official Development Plan to remove references to a previously repealed policy statement, generally as presented in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Coal Harbour Official Development Plan generally in accordance with Appendix C.

- D. THAT Council approve, in principle, the application to amend the East Fraser Lands Official Development Plan to remove references to previously repealed guidelines, generally as presented in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the East Fraser Lands Official Development Plan generally in accordance with Appendix D.

- E. THAT Council approve, in principle, the application to amend the False Creek North Official Development Plan to update parking and loading section 3 to refer to the Parking By-law and to remove references to a previously repealed policy, generally as presented in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the False Creek North Official Development Plan generally in accordance with Appendix E.

- F. THAT Council approve, in principle, the application to amend the Southeast Granville Slopes Official Development Plan to update parking and loading section 6 to refer to the Parking By-law, generally as presented in Appendix F;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Southeast Granville Slopes Official Development Plan generally in accordance with Appendix F.

- G. THAT Council approve, in principle, the application to amend the Miscellaneous Fees By-law to clarify building grade fee refunds, generally as presented in Appendix G;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Miscellaneous Fees By-law generally in accordance with Appendix G.

- H. THAT Council approve, in principle, the application to amend the Subdivision By-law to correct a district schedule reference, generally as presented in Appendix H;

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

- I. 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 correct

errors, omissions and references, align with writing standards, clarify the intent of guidelines and repeal the Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts and the Guidelines for Larger Zero Emission Buildings in order to convert them to a bulletin, generally as presented in Appendix J.

Purpose and Executive Summary

This report recommends miscellaneous 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 land use documents and improve administration by:

- correcting spelling, grammatical and wording errors; updating wording, references, and terms for accuracy and aligning with current writing standards;
- correcting omissions; and
- clarifying the intent of regulations.

Council Authority/Previous Decisions

On [June 29, 2022](#), Council approved the 2023-2026 Capital Plan: Final Plan, including the transition of the Heritage Incentive Program to a permanent status.

On [July 20, 2022](#), Council approved changes to the entire Zoning and Development By-law and several policies and guidelines, as part of the Regulation Redesign Project to simplify and standardize the land use framework.

On [April 26, 2023](#), Council approved miscellaneous amendments to the Zoning and Development By-law, Downtown-Eastside/Oppenheimer Official Development Plan, Sign By-law, and Sign Fee By-law.

On [October 17, 2023](#), Council approved changes to the Zoning and Development By-law to consolidate the 9 RS zoning districts into a single R1-1 district and to allow multiplexes in low density neighbourhoods.

On [November 1, 2023](#), Council approved the repeal of 72 policies and guidelines to advance implementation of the Vancouver Plan and Council's priorities to streamline permit approvals.

On [November 15, 2023](#), Council approved amendments to the Parking By-law to eliminate minimum vehicle parking requirements by expanding the Downtown parking standards to the West End, Robson North, and Broadway Plan Area and to update the loading rates and design standards and bicycle facility requirements.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Miscellaneous amendments to the Zoning and Development By-law or other by-laws and land use documents are required to address inadvertent errors or omissions, improve clarity, and update terminology and writing standards. 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.

Discussion

This report proposes various miscellaneous amendments to the following by-laws and land use documents. Many of the proposed amendments are consequential updates to align with recent changes to: parking minimums in the Parking By-law, the repealing of guidelines and policies through Vancouver Plan implementation, and the addition of multiplexes in low density neighbourhoods. A detailed description of the proposed changes is provided in Appendices A - L and are summarized below;

Summary of Changes

1. Zoning and Development By-law (See Appendices A and I):
 - Correcting errors and omissions related to section, term, district schedule and guideline title references and language, numerical and grammatical errors;
 - Aligning with current writing and document standards; and
 - Clarifying the intent of regulations to improve administration and enable more streamlined implementation.
2. Consequential Amendments to Various Official Development Plan By-laws (See Appendices B-F and I):
 - Updating parking and loading sections to refer to the Parking By-law and removing references to repealed policies and guidelines.
3. Miscellaneous Fees By-law and Subdivision By-law (See Appendices G-I):
 - Correcting errors related to district schedule references and clarifying the administration of building grade fee refunds.
4. Various Land Use Documents (See Appendix J - L)
 - Removing references to repealed policies and guidelines;
 - Updating maps and terms to correct omissions;
 - Correcting title and numerical errors;
 - Clarifying the administration of height regulations in the Residential Rental Districts Schedules Design Guidelines; and
 - Repealing Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts and the Guidelines for Larger Zero Emission Buildings to convert to a bulletin to align with document type standardization.

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.

APPENDIX A

DRAFT A By-law to amend Zoning and Development By-law regarding miscellaneous amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. In section 2, Council:
 - (a) in the definition of Rental Housing Unit:
 - (i) in subsection (a), strikes out “section 2.2.8” and substitutes “section 2.2.5”;
 - (ii) in subsection (e) strikes out “section 2.2.7” and substitutes “section 2.2.5”;
 - (iii) in subsection (f), strikes out “section 2.2.6” and substitutes “section 2.2.7”; and
 - (iv) in subsection (k), strikes out “section 2.2.4” and substitutes “section 2.2.5”.
3. In section 9, Council:
 - (a) in section 9.1.1, in the correct alphanumerical order under the Residential heading:
 - (i) adds “RM-8A”;
 - (ii) adds “RM-9N”; and
 - (iii) adds “RM-9BN”;
 - (b) in section 9.4.1(c), strikes out “RS” and substitutes “R1”; and
 - (c) in section 9.4.1(f), strikes out “commencing with the letters “RA”, “RS”, “RT”, “RM”, or “FM”” and substitutes “commencing with the letters or numbers or combination thereof “RA”, “R1”, “RT”, “RM”, or “FM””.
4. In sections 10.5.1(a) and 10.5.1(b), Council strikes out “by up” after “reduced”.
5. In section 11.3.8.4, Council adds “and 2 storeys” after “8.5 m”.
6. In section 4.1.2(c)(i) of the RT-7 District Schedule, Council strikes out “up to a maximum of 42 m², and” and substitutes “up to a maximum of 42 m², or”.
7. In section 4.1.2(c)(i) of the RT-8 District Schedule, Council strikes out “up to a maximum of 42 m², and” and substitutes “up to a maximum of 42 m², or”.

8. In section 1.1 of the RM-4 and RM-4N Districts Schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Britannia and Woodland RM-4 and RM-4N Guidelines, Broadway Station Area RM-4 and RM-4N Guidelines, Fairview Heights RM-4 Guidelines, Hudson Street RM-4 Guidelines, Joyce Street RM-4N Guidelines, Kitsilano RM-4 Guidelines, Marpole Triangle RM-4 Guidelines, Mount Pleasant RM-4 and RM-4N Guidelines, RM-3A, RM-4, and RM-4N Guidelines for Social Housing and Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the RM-3A, RM-4, and RM-4N Guidelines for Social Housing.”
9. In the RM-6 District Schedule, Council:
 - (a) strikes out sections 3.1.1.2 and 3.1.1.3; and
 - (b) adds a new section 5 as follows:

“5 RELAXATIONS

5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

5.2 In determining the increase in floor area that may be permitted under section 5.1 above, the Development Permit Board must consider:

 - (a) the construction cost of the facility;
 - (b) any costs to the developer of continuing maintenance required for the facility;
 - (c) the rental value of the increased floor area;
 - (d) the value of any authorized relaxation of other restrictions;
 - (e) the opinion of City Council; and
 - (f) all applicable Council policies and guidelines.”.
10. In section 4.1.2(d)(i) of the RM-7, RM-7N and RM-7AN Districts Schedule, Council strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
11. In the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:
 - (a) in section 1.1, strikes out “Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8N Guidelines and RM-8A and RM-8AN Guidelines.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the RM-8, RM-8N, RM-8A and RM-8AN Guidelines.”;

- (b) in section 4.2.2(d)(i), strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”; and
 - (c) in section 4.2.2(h)(iv), strikes out “1.83 m” and substitutes “1.8 m”.
- 12. In section 4.2.2(d)(i) of the RM-9A and RM-9AN Districts Schedule, Council strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
- 13. In section 4.2.2(d)(i) of the RM-9, RM-9N and RM-9BN Districts Schedule, Council strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
- 14. In section 4.2.2(d)(i) of the RM-10 and RM-10N Districts Schedule, Council strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
- 15. In the RM-11 and RM-11N Districts Schedule, Council:
 - (a) in section 2.1, in the row for “Mixed-Use Residential Building”, adds “Conditional” in the second column under the Approval heading; and
 - (b) in section 4.2.2(d)(i), strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
- 16. In section 4.2.2(d)(i) of the RM-12N District Schedule, Council strikes out “up to a maximum of 48 m², and” and substitutes “up to a maximum of 48 m², or”.
- 17. In the R1-1 District Schedule, Council:
 - (a) in section 1.1, strikes out “Duplexes and single detached houses may include additional dwelling units such as secondary suites, lock-off units and laneway houses.” and substitutes “Duplexes may include additional dwelling units such as secondary suites and lock-off units, and single detached houses may include additional dwelling units such as secondary suites and laneway houses.”;
 - (b) strikes out section 2.2.8(a) and substitutes the following:
 - “(a) consists of a single lot on record in the Land Title Office:
 - (i) prior to October 17, 2023, or
 - (ii) created by subdivision;”;
 - (c) strikes out section 2.2.14(b), and substitutes the following:
 - “(b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 0.6 m from the ultimate rear property line; and”.
- 18. In the RR-1 District Schedule, Council strikes out section 3.1.2.14 and substitutes the following:

- “3.1.2.14 The Director of Planning may:
- (a) vary the requirement for a partial storey in sections 3.1.2.11 and 3.1.2.12 above; and
 - (b) increase the maximum building height and floor-to-floor height,
- if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.
19. In the RR-2A, RR-2B and RR-2C Districts Schedule, Council:
- (a) strikes out 3.1.1.2(b)(i) and substitutes the following:
 - “(i) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”
 - (b) strikes out 3.1.1.3(b)(i) and substitutes the following:
 - “(i) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”; and
 - (b) strikes out section 3.1.2.15 and substitutes the following:

“3.1.2.15 The Director of Planning may:

 - (a) vary the requirement for a partial storey in section 3.1.2.13 above; and
 - (b) increase the maximum building height and floor-to-floor height,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.
20. In the RR-3A and RR-3B Districts Schedule, Council strikes out section 3.1.1.2(a) and substitutes the following:
- “(a) adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site;”.
21. In section 1.1 of the C-2 District Schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the C-2 Guidelines, Fraser Street C-2 Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the C-2 Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”.
22. In section 1.1 of the C-2C District Schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the C-2B, C-2C and C-2C1 Guidelines, C-2C Broadway and Commercial Drive, Brewery Creek IC-3, C-3A, C-

- 2C and RM-4/4N Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the C-2B, C-2C and C-2C1 Guidelines, C-2C Broadway and Commercial Drive Guidelines, and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”.
23. In section 1.1 of the C-3A District Schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include 605 - 645 West Eighth Avenue C-3A Guidelines, Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines, Broadway/Commercial C-3A Guidelines, Burrard Slopes C-3A Guidelines, Cambie Street (East Side) C-3A Guidelines, Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines and North Burrard C-3A Guidelines.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines, Broadway/Commercial C-3A Guidelines, Burrard Slopes C-3A Guidelines, Cambie Street (East Side) C-3A Guidelines, Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines and North Burrard C-3A Guidelines.”.
24. In section 3.1.2.5(a) of the C-5, C-5A and C-6 Districts Schedule, Council strikes out the word “not”.
25. In the FC-2 District Schedule, Council
- (a) strikes section 3.1.2.11 and substitutes the following:
- “3.1.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.1.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;
- (b) strikes out section 3.2.2.11 and substitutes the following:
- “3.2.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.2.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”;
- (c) strikes out 3.3.2.11 and substitutes the following:
- “3.3.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.3.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”; and
- (d) strikes out section 3.4.2.11 and substitutes the following:
- “3.4.2.11 The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.4.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”.
26. In the I-1 District Schedule, Council:

- (a) in section 1.1, strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Mount Pleasant I-1 Guidelines.”;
 - (b) in section 3.1.1.1(b)(i), strikes out “to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above” and substitutes “to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”; and
 - (c) in section 3.1.1.2(a), strikes out “additional” and substitutes “total”.
27. In section 3.1.1.1(b)(i) of the I-1A District Schedule and the I-1B District Schedule, Council strikes out “to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above” and substitutes “to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”.
28. In section 1.1 of the IC-3 District Schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines, False Creek Flats Urban Design Policies and Guidelines for IC-3 and Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios.” and substitutes “Without limitation, applicable Council policies and guidelines for consideration include the False Creek Flats Urban Design Policies and Guidelines for IC-3 and Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios.”.
29. In the table in Schedule F, Council:
- (a) strikes out “914.93 per m²” and substitutes “\$914.93 per m²”; and
 - (b) under the first column, in the entry for RM-12N, strikes out “(Grandview-Woodland” and substitutes “(Grandview-Woodland)”.
30. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
31. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this _____ day of _____, 2024

Mayor

City Clerk

APPENDIX I

Summary of Proposed Miscellaneous Amendments to By-laws

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this summary and the draft amending by-laws, the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Miscellaneous Amendments to Zoning and Development By-law

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
Section 2	Rental Housing Unit, p. 32	“(a) section 2.2.8 of the RM-2 District Schedule;” “(e) section 2.2.7 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule;” “(f) section 2.2.6 of the RM-6 District Schedule;” “(k) section 2.2.4 of the C-2C1 District Schedule;”	“(a) section 2.2.5 of the RM-2 District Schedule;” “(e) section 2.2.5 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule;” “(f) section 2.2.7 of the RM-6 District Schedule;” “(k) section 2.2.5 of the C-2C1 District Schedule;”	To correct section references.
Section 9	9.1.1, p.1	“RM-8 RM-8N RM-8AN RM-9 RM-9A RM-9AN”	“RM-8 RM-8N RM-8A RM-8AN RM-9 RM-9N RM-9A RM-9AN RM-9BN”	To add inadvertently omitted districts.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	9.4.1(c), p.3	“RS”	“R1”	To correct a district schedule reference.
	9.4.1(f), p.3	“commencing with the letters “RA”, “RS”, “RT”, “RM”, or “FM””	“commencing with the letters or numbers or combination thereof “RA”, “R1”, “RT”, “RM”, or “FM””	To include reference to R1, which was inadvertently omitted.
Section 10	10.5.1(a), p.4	“the front yard depth may be reduced by up to 20%”	“the front yard depth may be reduced to 20%”	To clarify the intent of the regulation.
	10.5.1(b), p.4	“the rear yard depth may be reduced by up to 30%”	“the rear yard depth may be reduced to 30%”	To clarify the intent of the regulation.
Section 11	11.3.8.4, p.7	“The building height for a laneway house must not exceed 8.5 m.”	“The building height for a laneway house must not exceed 8.5 m and 2 storeys.”	To clarify the height regulations for laneway houses.
RT-7	4.1.2(c)(i), p.9	“up to a maximum of 42 m ² , and”	“up to a maximum of 42 m ² , or”	To clarify the intent of the regulation.
RT-8	4.1.2(c)(i), p.9	“up to a maximum of 42 m ² , and”	“up to a maximum of 42 m ² , or”	To clarify the intent of the regulation.
RM-4	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include the Britannia and Woodland RM-4 and RM-4N Guidelines, Broadway Station Area RM-4 and RM-4N	“Without limitation, applicable Council policies and guidelines for consideration include the RM-3A,	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
		Guidelines, Fairview Heights RM-4 Guidelines, Hudson Street RM-4 Guidelines, Joyce Street RM-4N Guidelines, Kitsilano RM-4 Guidelines, Marpole Triangle RM-4 Guidelines, Mount Pleasant RM-4 and RM-4N Guidelines, RM-3A, RM-4, and RM-4N Guidelines for Social Housing and Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines.”	RM-4, and RM-4N Guidelines for Social Housing.”	
RM-6	3.1.1.2-3.1.1.3, p.7	<p>“3.1.1.2 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.</p> <p>3.1.1.3 In determining the increase in floor area that may be permitted under section 3.1.1.2 above, the Development Permit Board must consider:</p> <p>(a) the construction cost of the facility;</p>	<p><i>Move to new Section 5 within the district schedule.</i></p> <p>“5 RELAXATIONS</p> <p>5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.</p> <p>5.2 In determining the increase in floor area that may be</p>	To align with document standards and organization of other district schedules.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
		(b) any costs to the developer of continuing maintenance required for the facility; (c) the rental value of the increased floor area; (d) the value of any authorized relaxation of other restrictions; (e) the opinion of City Council; and (f) all applicable Council policies and guidelines."	permitted under section 5.1 above, the Development Permit Board must consider: (a) the construction cost of the facility; (b) any costs to the developer of continuing maintenance required for the facility; (c) the rental value of the increased floor area; (d) the value of any authorized relaxation of other restrictions; (e) the opinion of City Council; and (f) all applicable Council policies and guidelines."	
RM-7, RM-7N, and RM-7AN	4.1.2(d)(i), p.33	"up to a maximum of 48 m ² , and"	"up to a maximum of 48 m ² , or"	To clarify the intent of the regulation.
RM-8, RM-8N, RM-8A, and RM-8AN	1.1, p.1	"Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8N Guidelines and RM-8A and RM-8AN Guidelines."	"Without limitation, applicable Council policies and guidelines for consideration include the RM-8, RM-8N, RM-8A and RM-8AN Guidelines."	To update reference to the consolidated RM-8, RM-8N, RM-8A and RM-8AN Guidelines which was inadvertently omitted.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	4.2.2(d)(i), p.32	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
	4.2.2(h)(iv), p.33	“covered porches above the first storey does not exceed 1.83 m;”	“covered porches above the first storey does not exceed 1.8 m;”	To correct a numbering error.
RM-9A and RM-9AN	4.2.2(d)(i), p.25	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
RM-9, RM-9N, and RM-9BN	4.2.2(d)(i), p.29	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
RM-10 and RM-10N	4.2.2(d)(i), p.21	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
RM-11 and RM-11N	2.1, p.2	“Mixed-Use Residential Building 2.2.2, 2.2.3, 2.2.4, 2.2.10”	“Mixed-Use Residential Building Conditional 2.2.2, 2.2.3, 2.2.4, 2.2.10”	To correct an inadvertent omission that it is a conditional use.
	4.2.2(d)(i), p.20	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
RM-12N	4.2.2(d)(i), p.21	“up to a maximum of 48 m ² , and”	“up to a maximum of 48 m ² , or”	To clarify the intent of the regulation.
R1-1	1.1, p.1	“Duplexes and single detached houses may include additional dwelling units	“Duplexes may include additional dwelling units such as secondary suites and lock-off units, and	To clarify the intent of the regulation that laneway house is only permitted

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
		such as secondary suites, lock-off units and laneway houses.”	single detached houses may include additional dwelling units such as secondary suites and laneway houses.”	with a single detached house and that lock-off unit is only permitted with a duplex.
	2.2.8, p.5	“Multiple dwelling is only permitted on a site that: (a) is a single lot on record in the Land Title Office prior to October 17, 2023;”	“Multiple dwelling is only permitted on a site that: (a) consists of a single lot on record in the Land Title Office: i. prior to October 17, 2023, or ii. created by subdivision;”	To clarify the intent of the regulation that lots created by subdivision are eligible for multiple dwelling use.
	2.2.14, p.6	“(b) all accessory buildings are located at least: (i) 3.1 m from the ultimate centre line of any rear or flanking lane, and (ii) 0.6 m from the ultimate rear property line; and”	“(b) all accessory buildings are located: (i) in the rear yard, (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and (iii) at least 0.6 m from the ultimate rear property line; and”	To clarify the intent of the regulation that accessory buildings must be located in the rear yard.
RR-1	3.1.2.14, p.5	“The Director of Planning may increase the maximum building height and floor-to-floor height if the Director of Planning considers the intent of this schedule and	“The Director of Planning may: (a) vary the requirement for a partial storey in sections 3.1.2.11 and 3.1.2.12 above; and	To clarify the intent of the regulation to allow the Director of Planning to vary the requirement for

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
		all applicable Council policies and guidelines.”	(b) increase the maximum building height and floor-to-floor height, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	a partial storey to provide more flexibility.
RR-2A, RR-2B and RR-2C	3.1.1.2(b)(i), p.4	“adjoins a lane at the rear or is a double-fronting site,”	“adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”	To correct an inadvertent omission and clarify intent.
	3.1.1.3(b)(i), p.4	“adjoins a lane at the rear or is a double-fronting site,”	“adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site,”	To correct an inadvertent omission and clarify intent.
	3.1.2.15, p.6	“The Director of Planning may increase the maximum building height and floor-to-floor height if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	“The Director of Planning may: (a) vary the requirement for a partial storey in section 3.1.2.13 above; and (b) increase the maximum building height and floor-to-floor height, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To clarify the intent of the regulation to allow the Director of Planning to vary the requirement for a partial storey to provide more flexibility.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
RR-3A and RR-3B	3.1.1.2(a), p.4	“adjoins a lane at the rear or is a double-fronting site;”	“adjoins a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site;”	To correct an inadvertent omission and clarify intent.
C-2	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include the C-2 Guidelines, Fraser Street C-2 Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”	“Without limitation, applicable Council policies and guidelines for consideration include the C-2 Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.
C-2C	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include the C-2B, C-2C and C-2C1 Guidelines, C-2C Broadway and Commercial Drive, Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”	“Without limitation, applicable Council policies and guidelines for consideration include the C-2B, C-2C and C-2C1 Guidelines, C-2C Broadway and Commercial Drive Guidelines, and C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings.”	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.
C-3A	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include 605 - 645 West Eighth Avenue C-3A Guidelines, Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines, Broadway/Commercial C-3A Guidelines,	“Without limitation, applicable Council policies and guidelines for consideration include Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines, Broadway/Commercial C-3A Guidelines, Burrard Slopes	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
		Burrard Slopes C-3A Guidelines, Cambie Street (East Side) C-3A Guidelines, Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines and North Burrard C-3A Guidelines.”	C-3A Guidelines, Cambie Street (East Side) C-3A Guidelines, Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines and North Burrard C-3A Guidelines.”	
C-5, C-5A and C-6	3.1.2.5(a), p.9	“not containing dwelling uses”	“containing dwelling uses”	To correct an inadvertent language error.
FC-2	3.1.2.11, p.12	“The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	“The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.1.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To clarify that the variance applies to the regulation in the preceding section.
	3.2.2.11, p.14	“The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	“The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.2.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To clarify that the variance applies to the regulation in the preceding section.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	3.3.2.11, p.18	“The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	“The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.3.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To clarify that the variance applies to the regulation in the preceding section.
	3.4.2.11, p.21	“The Director of Planning may decrease the minimum side yard width or side setback for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	“The Director of Planning may decrease the minimum side yard width or side setback requirements in section 3.4.2.10 above for portions of the building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To clarify that the variance applies to the regulation in the preceding section.
I-1	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include the Mount Pleasant I-1 Guidelines.”	<i>Delete</i>	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.
	3.1.1(b)(i), p.9	“to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above”	“to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”	To clarify the intent of the regulation.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	3.1.1.2(a), p.9	“additional”	“total”	To clarify the intent of the regulation.
I-1A	3.1.1.1(b)(i), p.8	“to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above”	“to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”	To clarify the intent of the regulation.
I-1B	3.1.1.1(b)(i), p.8	“to a maximum additional floor space ratio of 1.00 if an equal amount of floor area on the ground floor is used for a use listed in section 3.1.1.1(a) above”	“to a maximum additional floor space ratio of 1.00 for all other uses combined if an equal amount of floor area is provided for uses listed in section 3.1.1.1(a) above”	To clarify the intent of the regulation.
IC-3	1.1, p.1	“Without limitation, applicable Council policies and guidelines for consideration include the Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines, False Creek Flats Urban Design Policies and Guidelines for IC-3 and Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios.”	“Without limitation, applicable Council policies and guidelines for consideration include the False Creek Flats Urban Design Policies and Guidelines for IC-3 and Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios.”	To remove references to Guidelines repealed as part of Land Use Policy Rationalization.
Schedule F	Table, p.1	“914.93 per m ² ”	“\$914.93 per m ² ”	To add an inadvertently omitted dollar sign.

Miscellaneous Amendments to Zoning and Development By-law				
Schedule/Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	Table, p.2	“(Grandview-Woodland)”	“(Grandview-Woodland)”	To add an inadvertently omitted parenthesis.

Miscellaneous Amendments to Official Development Plan By-laws

Miscellaneous Amendments to Official Development Plan By-laws				
ODP	Section and Page	Current Wording to be Amended	Replace with	Rationale
Central Waterfront Official Development Plan	5.1.10, p.43	“Parking A. Total amount of parking provided in the development area shall not exceed 1,000 spaces or be less than 770 spaces. B. Parking shall be located on levels 105', 115'± and 125'±.”	“[Parking deleted -- See Parking By-law.]”	Remove references to outdated parking and loading requirements to align with the Parking By-law.
	5.1.11, p.43	“Loading A. Provisions shall be made for the inclusion of a minimum of 10 loading bays in the development area, consisting of bays of various sizes to service the Convention Centre, Restaurants, the Hotel, the World Trade Centre, the various retail areas, and the Vancouver Port Corporation.”	“[Loading deleted -- See Parking By-law.]”	Remove references to outdated parking and loading requirements to align with the Parking By-law.

Miscellaneous Amendments to Official Development Plan By-laws				
ODP	Section and Page	Current Wording to be Amended	Replace with	Rationale
Coal Harbour Official Development Plan	2.1, p.4	<p>“Policies for Coal Harbour</p> <p>Overall City policies affecting the development of Coal Harbour are contained in the publication: Coal Harbour Policy Statement approved by City Council on February 6, 1990 and as amended on March 29, 1990. Development within Coal Harbour should respect these policies, as they may be amended from time to time by City Council.”</p>	<i>Delete and renumber 2.2 and subsections accordingly</i>	To remove references to Coal Harbour Policy Statement repealed as part of Land Use Policy Rationalization.
East Fraser Lands Official Development Plan	Preamble, p.6	<p>“Building on this policy direction, the Community Vision for Victoria-Fraserview/Killarney, adopted by Council in January 2002, stated that, if the sawmill closed, the city “should initiate a major study of future uses of this area which should include consideration of a range of housing options including rowhouses, townhouses and apartments along with required park space, waterfront walkways, schools and other public facilities and services required for the future population”.”</p>	<i>Delete</i>	To remove references to a Community Vision repealed as part of Land Use Policy Rationalization.
False Creek North Official Development Plan	2.1, p. 5	<p>“Policies for the False Creek Basin This ODP reflects the overall City policies governing the development of the entire False Creek Basin as contained in the publication: False Creek Policy Broadsheets approved by City Council on August 30, 1988.”</p>	<i>Delete and renumber 2.2 and subsections accordingly</i>	To remove references to False Creek Policy Broadsheets repealed as part of Land Use Policy Rationalization.
	2.2, p. 5	<p>“Within the framework of the policies set out in the False Creek Policy Broadsheets, seven major organizing design principles guide the development of False Creek North.”</p>	“Seven major organizing design principles guide the development of False Creek North.”	To remove references to False Creek Policy Broadsheets repealed as part of Land Use Policy Rationalization.

Miscellaneous Amendments to Official Development Plan By-laws

ODP	Section and Page	Current Wording to be Amended	Replace with	Rationale
	3.7, p. 12-13	<p>“A minimum of 1,000 parking spaces which are surplus to the needs of other development shall be provided within 600 metres of the Stadium, subject to the approval of the Director of Planning and the City Engineer. As of April 10, 1990, there exists approximately 200 permanent parking spaces available for transient parking adjacent to the Stadium on Stadium property. Therefore, an additional 800 spaces are to be provided. By letter agreement dated April 3, 1990, a cash payment in lieu of 1,000 parking spaces will be made in addition to providing 800 parking spaces.</p> <p>A general location and phasing plan for Stadium parking is to be provided with the first sub-area zoning, excluding that for Area 8, within 600 metres of the Stadium. Agreements securing construction of the 800 parking spaces and payment of the “cash in lieu” for 1,000 parking spaces will be required prior to enactment of a zoning by-law for each development parcel.”</p>	[Text deleted – See Parking By-law.]	Remove references to outdated parking and loading requirements to align with the Parking By-law.
	5, p.15	<p>“The development of False Creek North is expected to occur over many years. Interim uses are appropriate, having regard to the policies set out in the False Creek Policy Broadsheets.”</p>	<p>“The development of False Creek North is expected to occur over many years. Interim uses are appropriate.”</p>	To remove references to False Creek Policy Broadsheets repealed as part of Land Use Policy Rationalization.
Southeast Granville Slopes Official Development Plan	6.4.1(c), p.18	<p>“(c) the minimum parking requirements for each use within a parcel are identified in Table 1 below. Notwithstanding Table 1, a reduction in the total amount of parking spaces shall be permitted for mixed use developments;</p>	<p>“[Parking minimum requirements deleted -- See Parking By-law.]”</p>	Remove references to outdated parking and loading requirements to align with the Parking By-law.

Miscellaneous Amendments to Official Development Plan By-laws				
ODP	Section and Page	Current Wording to be Amended	Replace with	Rationale
		<p>TABLE 1</p> <p>Use Minimum Parking Requirement</p> <p>Residential 1 space for each 68.0 m² (731.97 sq. ft.)</p> <p>Residential - Seniors 1 space for each 149.0 m² (1,603.87 sq. ft.)</p> <p>Commercial - Office 1 space per 85.0 m² (914.96 sq. ft.)</p> <p>Commercial - Marine-Oriented 1 space for each 190.0 m² (2,045.21 sq. ft.) of site area used for warehousing or open boat storage and repair, plus requirement for commercial and residential use areas</p> <p>Visitor Marina 1 space for each 5 berths”</p>		
	6.4.2, p.18	<p>“Off-Street Loading and Service</p> <p>Loading spaces shall be located within individual development parcel limits and shall be provided in accordance with the Parking By-law except as provided for in Table 2.</p> <p>TABLE 2</p> <p>Use Minimum Loading Requirement</p> <p>Hotels with associated uses 1 space for every 5 574.0 m² (60,000.0 sq. ft.) of gross floor area of mixed use.”</p>	<p>”[Off-street Loading and Service deleted - - See Parking By-law.]”</p>	<p>Remove references to outdated parking and loading requirements to align with the Parking By-law.</p>

Miscellaneous Amendments to the Miscellaneous Fees By-law

Miscellaneous Amendments to the Miscellaneous Fees By-law			
Section and Page	Current Wording to be Amended	Replace with	Rationale
8., p.1	“No fee paid to the City pursuant to this By-law shall be refunded after the application has been approved or refused, provided that, where the application has been withdrawn, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.”	“No fee paid to the City pursuant to this By-law shall be refunded after the application has been approved or refused, provided that, where the application has been withdrawn, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning or, in the case of any fees paid under section 8 of Schedule 1, as is recommended by the City Engineer.”	To clarify the City Engineer can advise on building grade fee refunds to reflect current practice and streamline processing.

Miscellaneous Amendments to the Subdivision By-law

Miscellaneous Amendments to the Subdivision By-law			
Schedule, Section and Page	Current Wording to be Amended	Replace with	Rationale
Schedule A, Table 1, p. 2	“RM-12”	“RM-12N”	To correct a district schedule reference.

APPENDIX J

Summary of Proposed Miscellaneous Amendments to Land Use Documents

Note: Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
Rupert and Renfrew Interim Rezoning Policy	Appendix 1, p.4	Map A: Rupert and Renfrew Study Area Boundary	<i>Replace with map with updated floodplain area. See Appendix K.</i>	To correct an inadvertent omission.
Residential Rental Districts Schedules Design Guidelines	1.2(i)(iii), p.20	“The rear building should generally have a depth no less than 60.1 m (20 ft).”	“The rear building should generally have a depth no less than 6.1 m (20 ft).”	To correct a numerical error.
	3.2	<i>See Appendix L for redline.</i>	<i>See Appendix L for redline. Renumber all subsequent figures.</i>	To add content to align with the Zoning and Development By-law Section 10.1 and 10.36 regarding rooftop amenity and to provide general guidance in administration of height regulations consistent with current practice, to provide greater clarity, and to streamline implementation.

Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
	5.1, p.42	“The floor area of a roof deck common amenity room should not exceed 10% of the roof area, and is excluded in the computation of floor space ratio. The vertical circulation core (elevator and exit stairs) will be counted as part of the floor space ratio at the roof level.”	<i>Delete</i>	To align with the Zoning and Development By-law Section 10.1 and 10.36 regarding rooftop amenity and to provide general guidance in administration of height regulations consistent with current practice, to provide greater clarity and to streamline implementation.
Zero Emissions Building Catalyst Policy	7, p.2	“For additional information on the energy use and indoor air quality reporting requirements noted in section 6, see the <i>Green Buildings Policy for Rezoning</i> .”	“For additional information on the energy use and indoor air quality reporting requirements noted in section 6, see the <i>Green Buildings Policy for Rezoning – Process and Requirements</i> bulletin.”	To correct the reference to the Green Buildings Policy for Rezoning – Process and Requirements bulletin.
	7, p.3	“R1-1 district schedules”	“R1-1 district schedule”	To align with current writing standards.
Strata Title Policies for R1-1, RT and RM Zones	6.1, p.2	“single detached dwelling”	“single detached house”	To align with current defined use term in the Zoning and Development By-law.

Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
	6.1, p.2	“single detached dwelling”	“single detached house”	To align with current defined use term in the Zoning and Development By-law.
Secured Rental Policy	2.4.1, p.8	“To be eligible, sites should be generally regular in shape (rectangular), part of the regular street grid, and have a full lane to the rear, or be double-fronting.”	“To be eligible, sites should be generally regular in shape (rectangular), part of the regular street grid, and adjoin a dedicated lane at the rear, whether or not that lane is constructed, or is a double-fronting site.”	To correct an inadvertent omission and clarify intent.
Rezoning Policy for Sustainable Large Developments	H, p.11-12	“H. Resilience...” section	<i>Delete</i>	To delete redundancy and to streamline implementation, as this requirement is also described in the Green Buildings Policy for Rezonings.
Guidelines for Retail Dealer - Medical Marijuana-Related Uses Near Youth Facilities	Throughout	“retail dealer – medical-marijuana-related use”	“cannabis store”	To align with current defined use term in the Zoning and Development and Licensing By-laws.
	Application and Intent, p.1	“These guidelines are to be used in conjunction with any district that allows Retail Dealer - Medical Marijuana-Related Use.”	“These guidelines are to be used in conjunction with any district that allows cannabis store as a permitted use.”	To align with current defined use term in the Zoning and Development and Licensing By-laws.

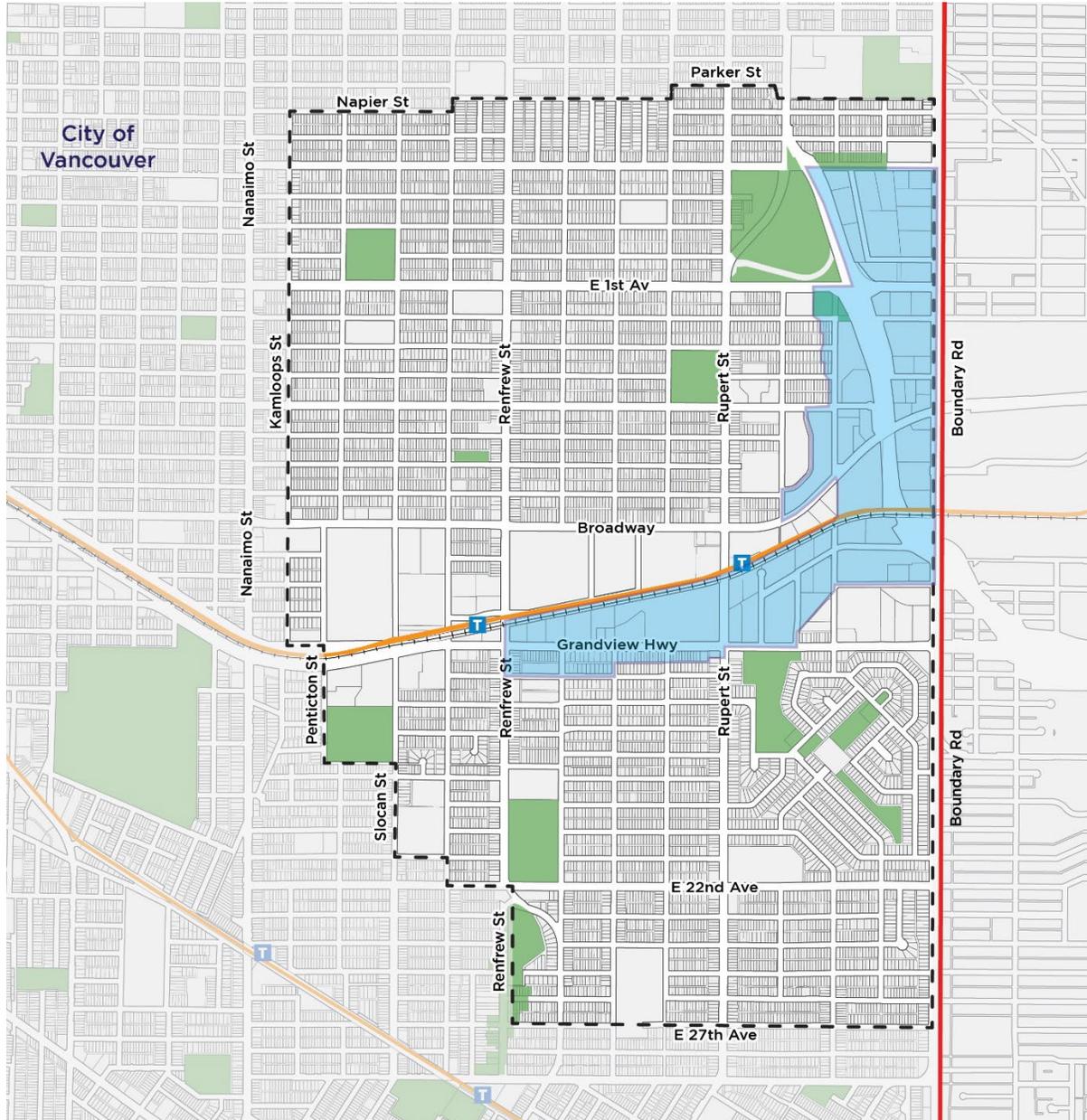
Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
	Application and Intent, p.1	“Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.”	<i>Delete</i>	To align with current document standards.
	3 Uses, p.1	<i>Section 3 Uses, and subsequent numbering</i>	<i>Renumber as 1 Uses, and subsequent renumbering</i>	To align with current document standards.
Heritage Incentive Program Policies and Procedures	1, p.1	“The program will be available for a four-year period (2019-2022) to owners of commercial and non-commercial privately owned buildings that meet program criteria.”	“The program is available to owners of commercial and non-commercial privately owned buildings that meet program criteria.”	To correct a language error and to accurately communicate that this program is ongoing as approved by Council.
C-2 Guidelines	3.2, p.11	“For the most part, they may be considered on any site. However, Council-adopted Community Visions identify, and describe policy directions for, key local shopping areas in some C-2 areas. Where Visions have not yet been completed, the Director of Planning may identify anticipated key local shopping areas.”	<i>Delete</i>	To remove references to Community Visions repealed as part of Land Use Policy Rationalization.
Bayshore Gardens CD-1 Guidelines (1601 West Georgia Street)	3.10, p.9	“All parking areas should be designed in accordance with the City’s “Parking Garage Security Guidelines”.”	<i>Delete</i>	To remove references to Parking Garage Security Guidelines repealed as part of

Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
(By-law No. 7232) (CD-1 No. 321)				Land Use Policy Rationalization.
Burrard Landing (201 Burrard Street) CD-1 Guidelines	3.6.3, p.8	“The design should comply with the Council-adopted "Parking Garage Security Guidelines".”	<i>Delete</i>	To remove references to Parking Garage Security Guidelines repealed as part of Land Use Policy Rationalization.
Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street)	3.9, p.8	“Parking garages should be designed in accordance with the City’s Parking Garage Security Guidelines.”	<i>Delete</i>	To remove references to Parking Garage Security Guidelines repealed as part of Land Use Policy Rationalization.
Quayside Neighbourhood CD-1 Guidelines (By-law No. 7248) (CD-1 No. 324)	3.10, p.13	“All parking areas are to be designed in accordance with the City’s “Parking Garage Security Guidelines.””	<i>Delete</i>	To remove references to Parking Garage Security Guidelines repealed as part of Land Use Policy Rationalization.
East False Creek FC-1 Guidelines	2.9, p.6	“For new, major development, underground or above-grade parking facilities should meet those standards contained in the City Council-approved document entitled Parking Facility Design Guidelines and Standards.”	<i>Delete</i>	To remove references to Parking Garage Security Guidelines repealed as part of Land Use Policy Rationalization.

Miscellaneous Amendments to Land Use Documents				
Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	Appendix B, p. 17-18	<i>Within diagrams</i> "0.16 FSR" "0.91 FSR" "one-family"	<i>Within diagrams</i> "0.25 FSR" "1.0 FSR" "single detached" <i>Insert</i> "total site FSR 0.75 FSR"	To align with use terms and laneway house regulations in the Zoning and Development By-law which were inadvertently omitted as part of recent updates.
Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts		<i>Repeal</i>	<i>Repeal</i>	To convert to a bulletin to align with document type standardization and streamline application processing.
Guidelines for Larger Zero Emission Buildings		<i>Repeal</i>	<i>Repeal</i>	To convert to a bulletin to align with document type standardization and streamline application processing.

APPENDIX K

Replacement Map A: Rupert and Renfrew Study Area Boundary in the Rupert and Renfrew Interim Rezoning Policy



APPENDIX L

Redline of Section 3.2 of the Residential Rental Districts Schedules Design Guidelines

*Proposed amendments are shown in red

3.2 Height

The maximum building height excludes stairways and elevator shafts to roof decks and guardrails, and common amenity rooms on roof decks, if the total floor area does not exceed 10% of the roof area.

For sloping sites where the building cannot be reasonably accommodated in the height envelope, an increase in building height may be permitted. Any height increase should achieve good livability and accessibility for units located at the lowest level, and avoid locating the ground floor below grade.

The building height and number of storeys is related to local or arterial street conditions (i.e., height as viewed from the street). The intent of these guidelines is to facilitate simple buildings, provide opportunities for roof top amenity space, and to avoid below grade units.

(a) Roof Top Amenity

Roof top amenity space is encouraged, noting options for amenity space at grade is limited due to larger footprints and required services (parking etc.) associated with multi-unit buildings. An additional partial storey above the base building height may be permitted to facilitate the provision of roof top amenity space. This consists of a common amenity room, elevators, stairwells, and guardrails for roof decks, in accordance with Section 10.1 of the Zoning and Development By-law. To facilitate access, elevators and stairs are also excluded from floor area at the roof top as per Section 10.36 of the Zoning and Development By-law. Additional dwelling units are not permitted at the roof top. Additional design guidelines for roof top amenity spaces can be found in Section 5.1: Roof.

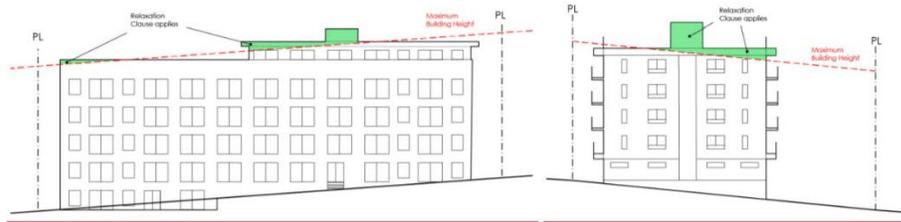
(b) Sloping Sites

For sloping sites, the permitted height envelope is also sloped and can be quite restrictive. Where a building cannot reasonably fit within a sloping height envelope, a height overage may be considered. This results in the building appearing higher as viewed from certain angles where the site grades are lower. This can be supported noting the challenges in fitting a building within a sloping height envelope. Impacts of the additional height should be considered and balanced with the overall intent of the policy to facilitate simple building forms. Excessive stepping of the form that may compromise rational building configurations is not expected. The space provided by the required yards will assist in minimizing impact on the public realm and providing transitions to adjacent sites. In siting the building, liveability, daylighting, and accessibility for units located at the lowest level should be prioritised. Avoid locating ground floor units below grade where possible, noting units should not be recessed more than 0.9 m (3.0 ft.) below grade. Refer to Section 3.2: Topography.

The following figures illustrate height overages on a sloped site assessed against the intent of the guidelines, using a 5-storey building as an example.

Figures 33a and 33b: Height overage – meets intent of guidelines

- Modest “wedges” project into the sloped height envelope.
- Less undergrounding of units and steps required to access them.
- Building steps with grades along the site frontage in 5-storey increments.
- Building appears higher at rear due to lower grades; mitigated by rear yard setback.



Figures 34a and 34b: No height overage – does not meet intent of guidelines

- Building forced deeper into the ground.
- Compromised liveability and accessibility.
- Additional upper storey step backs along the street frontage.

