

# A.6

## MOTION

### 6. Miscellaneous Amendments – Various Land Use Documents

WHEREAS on April 9, 2024, Council approved, in principle, miscellaneous amendments to the Zoning and Development By-law, Central Waterfront Official Development Plan By-law, Coal Harbour Official Development Plan By-law, East Fraser Lands Official Development Plan By-law, False Creek North Official Development Plan By-law, Southeast Granville Slopes Official Development Plan By-law, Miscellaneous Fees By-law, and Subdivision By-law, generally as presented in Appendices A-H of the Referral Report dated February 27, 2024, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

WHEREAS on April 9, 2024, Council also directed staff to bring forward for approval by Council amendments to the Rupert and Renfrew Interim Rezoning Policy; Residential Rental Districts Schedules Design Guidelines; Zero Emissions Building Catalyst Policy; Strata Title Policies for R1-1, RT and RM Zones; Secured Rental Policy; Rezoning Policy for Sustainable Large Developments; Guidelines for Retail Dealer - Medical Marijuana-Related Uses Near Youth Facilities; Heritage Incentive Program Policies and Procedures; C-2 Guidelines; Bayshore Gardens CD-1 Guidelines (1601 West Georgia Street) (By-law No. 7232) (CD-1 No. 321); Burrard Landing (201 Burrard Street) CD-1 Guidelines; Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street); Quayside Neighbourhood CD-1 Guidelines (By-law No. 7248) (CD-1 No. 324); East False Creek FC-1 Guidelines; and the RT-4, RT-4A, RT4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines, as well as the repeal of the Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts and the Guidelines for Larger Zero Emission Buildings, generally as presented in Appendices J-L of the Referral Report dated February 27, 2024, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents” to be adopted by Council after the By-law amendments noted above are enacted;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table and Appendices below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on April 23, 2024.

\* \* \* \* \*

### PROPOSED AMENDMENTS

Document	Section and Page	Current Wording to be Amended	Replace with
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 A.</i>

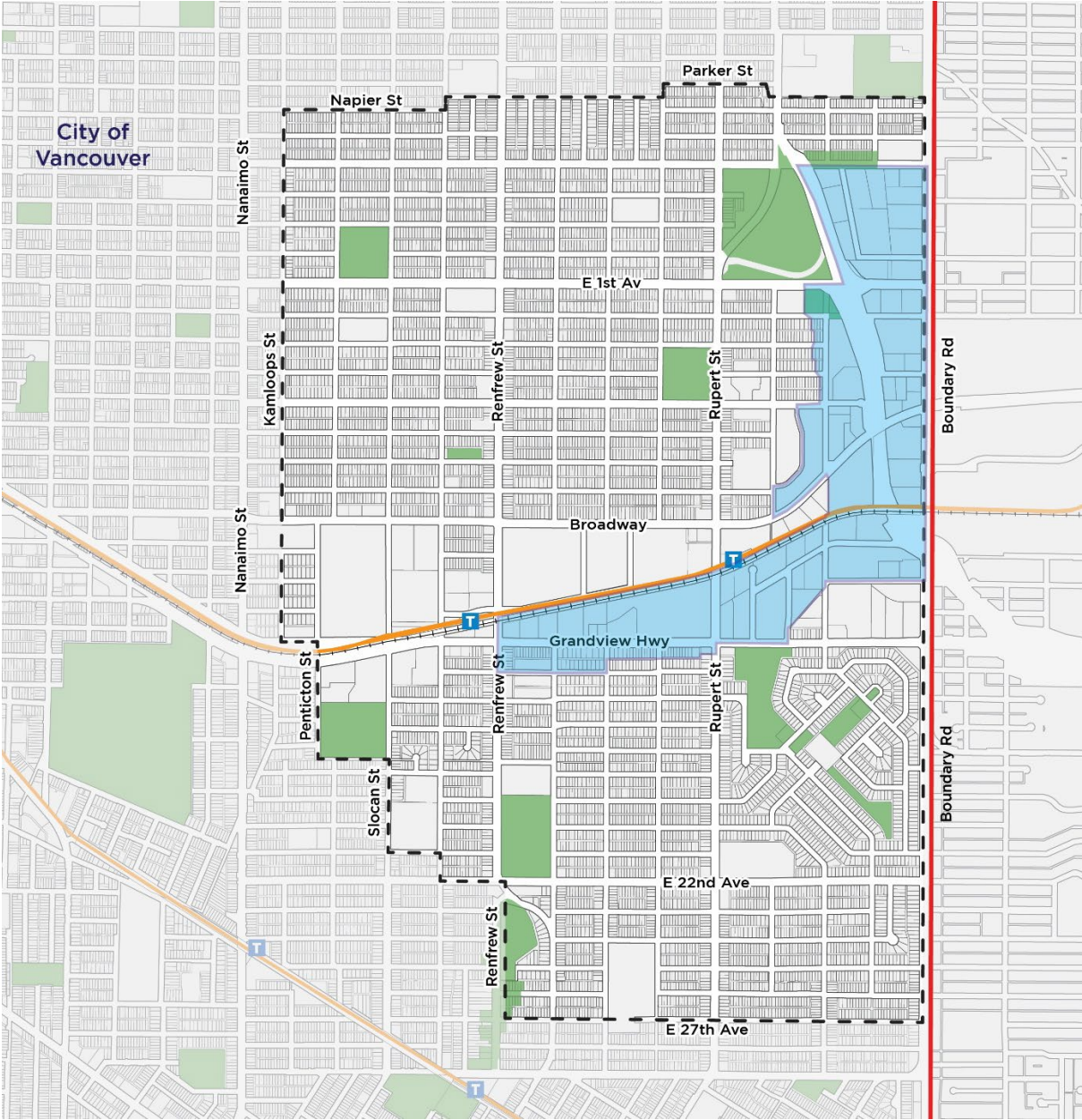
Document	Section and Page	Current Wording to be Amended	Replace with
Residential Rental Districts Schedules Design Guidelines	1.2(i)(iii), p.20	“The rear building should generally have a depth no less than 60.1 m (20 ft.).”	“The rear building should generally have a depth no less than 6.1 m (20 ft.).”
	3.2	<i>See Appendix B for redline.</i>	<i>See Appendix B for redline. Renummer all subsequent figures.</i>
	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>
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.”
	7, p.3	“R1-1 district schedules”	“R1-1 district schedule”
Strata Title Policies for R1-1, RT and RM Zones	6.1, p.2	“single detached dwelling”	“single detached house”
	6.1, p.2	“single detached dwelling”	“single detached house”
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.”

Document	Section and Page	Current Wording to be Amended	Replace with
Rezoning Policy for Sustainable Large Developments	H, p.11-12	“H. Resilience...” section	<i>Delete</i>
Guidelines for Retail Dealer - Medical Marijuana-Related Uses Near Youth Facilities	Throughout	“retail dealer – medical-marijuana-related use”	“cannabis store”
	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.”
	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>
	3 Uses, p.1	<i>Section 3 Uses, and subsequent numbering</i>	<i>Renumber as 1 Uses, and subsequent renumbering</i>
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.”
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>
Bayshore Gardens CD-1 Guidelines (1601 West Georgia	3.10, p.9	“All parking areas should be designed in accordance with the	<i>Delete</i>

Document	Section and Page	Current Wording to be Amended	Replace with
Street) (By-law No. 7232) (CD-1 No. 321)		City's "Parking Garage Security Guidelines".	
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>
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>
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>
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>
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"
Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts		<i>Repeal</i>	<i>Repeal</i>
Guidelines for Larger Zero Emission Buildings		<i>Repeal</i>	<i>Repeal</i>

APPENDIX A

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



## **APPENDIX B**

### **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.

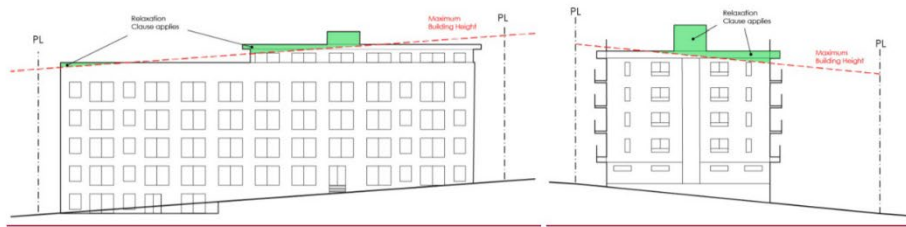
### (b) Sloping Sites

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.

