



REFERRAL REPORT

Report Date: January 6, 2025
Contact: Chris Robertson
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Meeting Date: January 21, 2025

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to amend the False Creek Official and Area Development Plan to update Parking Provisions to remove references to outdated parking requirements to align with the Parking By-law, generally as presented in Appendix B;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 False Creek Official and Area Development Plan generally in accordance with Appendix B.

- C. THAT Council approve, in principle, the application to amend the Southeast Granville Slopes Official Development Plan to update 6.4 Off-Street Parking and Loading to remove outdated section references to align with the Parking By-law, generally as presented in Appendix C;

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 C.

- D. THAT Council approve, in principle, the application to amend the Parking By-law to remove a map from Section 4 and replace it with a reference in Section 2 to the correct map in the Downtown-Eastside/Oppenheimer Official Development Plan, generally as presented in Appendix D;

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

- E. 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 remove references to outdated parking and loading requirements to align with the Parking By-law, generally as presented in Appendix F.

REPORT 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

- Shared Electric Kick Scooter Pilot (2024)
- Miscellaneous Amendments (2024)
- Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation (2024)
- Updates to the Parking By-Law (2024)
- Vancouver Heritage Register Upgrade (2024)
- Broadway Plan Implementation (2024)

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

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 land use documents and are typically reported to Council twice a year. Many of the amendments are the result of continued efforts to clean up, modernize, and simplify these documents.

Strategic Analysis

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 remove parking minimums in the Parking By-law and to introduce Small-Scale Multi-Unit Housing (SSMUH) in low density neighbourhoods that responded to Provincial legislation. A detailed description of the proposed changes is provided in Appendices E - F and are summarized below;

Summary of Changes

1. Zoning and Development By-law (See Appendices A and E):
 - Correcting errors and omissions related to section, term, district schedule and guideline title references;
 - Removing references to outdated parking requirements and section references to align with the Parking By-law; 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 and C):
 - Updating sections to remove outdated parking requirements and section references to align with the Parking By-law.
3. Parking By-law (See Appendix D):
 - Removing a map in Section 4 and replacing it with a reference in Section 2 to the correct map in the Downtown-Eastside/Oppenheimer Official Development Plan.
4. Various Land Use Documents (See Appendix F-G)
 - Remove references to outdated parking requirements and section references to align with the Parking By-law;

- Updating references to the correct term Single Detached House;
- Updating access path widths in the Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 zones to align with previous amendments to the Vancouver Building By-law;
- Correcting a spelling error; and
- Updating the Zero Emissions Buildings Catalyst Policy to change references from repealed guidelines to applicable bulletins.

Implications

Financial

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

Legal

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

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APPENDIX A**DRAFT By-law to amend the
Zoning and Development By-law No. 3575
regarding miscellaneous amendments**

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

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. In section 4.8.1(k), Council strikes out “, provided that the space is surplus to the minimum parking requirements of the dwelling”.
3. In section 10, Council:
 - (a) in section 10.4.1, strikes out “or RT district” and substitutes “district, an RT district except RT-7 and RT-9”;
 - (b) in section 10.5.1, adds “except RT-7 and RT-9” after “RT district”;
 - (c) in section 10.8.1(c), strikes out “R1-1 district” and substitutes “R1-1, RT-7 and RT-9 districts”; and
 - (d) in section 10.14.5, strikes out “as an “A” Evaluation Group heritage building”.
4. In section 4.2.2(e) of the R1-1 District Schedule, and section 4.2.2(b) of the RT-7 District Schedule and the RT-9 District Schedule, Council strikes out “, if the Director of Planning considers the impact on privacy and overlook”.
5. In section 2.2.7 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule, section 2.2.15 of the RT-5 and RT-5N Districts Schedule, section 2.2.14 of the RT-6 District Schedule, and section 2.2.9 of the RT-8 District Schedule, Council strikes out “sections 4.7 and 4.8” and substitutes “provisions”.
6. In section 2.2.12 of the RT-7 District Schedule, and section 2.2.13 of the RT-9 District Schedule, Council strikes out “section 4” and substitutes “provisions”.
7. In section 3.2.2.1 of the RT-7 District Schedule and the RT-9 District Schedule, Council strikes out “2 storeys” and substitutes “3 storeys”.
8. In section 3.1.2 of the RT-7 District Schedule and the RT-9 District Schedule, Council:
 - (a) renumbers sections 3.1.2.12 and 3.1.2.13 as sections 3.1.2.13 and 3.1.2.14, respectively; and
 - (b) adds the following new section 3.1.2.12 in the correct numerical order:

“Building Depth

- 3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”.
9. In sections 3.1.1.1(c) and 3.3.1.1(c) of the RM-2 District Schedule, Council strikes out “multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces”.
10. In sections 3.1.1.1(c) and 3.3.1.1(c) of the RM-3 District Schedule, and sections 3.1.1.1(a)(iii), 3.3.1.1(c), and 3.4.1.1(c) of the RM-3A District Schedule, Council strikes out “multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20”.
11. In section 3.1.2 of the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule, Council:
- (a) strikes out section 3.1.2.12;
 - (b) renumbers sections 3.1.2.13 through 3.1.2.19 as sections 3.1.2.12 through 3.1.2.18, respectively;
 - (c) in section 3.1.2.18:
 - (i) in subsection (b), strikes out “and”,
 - (ii) renumbers subsection (c) as subsection (d), and
 - (iii) adds a new subsection (c) as follows:

“(c) the maximum building depth; and”.
12. In section 1.1 of the C-3A District Schedule, Council strikes out “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 “Broadway/Commercial C-3A Guidelines”.
13. In section 2.1 of the I-2 District Schedule, Council adds “, 2.2.7” in the Use-Specific Regulations column across from “Bulk Data Storage”.
14. In section 2.2.1(a) of the I-1 District Schedule, the I-1A District Schedule, the I-1B District Schedule, and the IC-3 District Schedule, Council adds “public bike share, shared e-scooter system,” after “cardlock fuel station,”.
15. In section 2.2.1(a) of the I-3 District Schedule, Council adds “public bike share, shared e-scooter system,” after “transportation and storage uses,”.

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16. In section 2.2.1(a) of the IC-1 District Schedule and the IC-2 District Schedule, Council adds “public bike share, shared e-scooter system,” after “gasoline station – split island.”
17. In section 2.2.27 of the HA-1 and HA-1A Districts Schedule, and section 2.2.16 of the HA-3 District Schedule, Council adds “or” after “home-based business”.
18. In the First Shaughnessy District (FSD) District Schedule, Council:
- (a) in section 2.1, under the heading “Office Uses” in the Use column, strikes out “Office” and substitutes “General Office”;
 - (b) in section 2.2.4, strikes out “Office” and substitutes “General office”;
 - (c) strikes out section 3.2.1.5 and substitutes the following:

“3.2.1.5 Despite section 3.2.1.4 above:

 - (a) if a site is less than 1672 m², the maximum floor area for infill is 63.7 m²; and
 - (b) if a site is 1672 m² or greater, the maximum floor area for infill must not exceed 279 m², or 50% of the gross floor area of the basement, first and second storey of the principal building, whichever is less.”;
 - (d) in section 3.2.2.9, adds “for an infill or” after “side yard width; and
 - (e) in section 3.2.2.11, adds “for an infill or” after “rear yard depth”.
19. 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.
20. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2024

Mayor

City Clerk

APPENDIX C

**DRAFT By-law to amend the
Southeast Granville Slopes Official Development Plan By-law No. 5752
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 Schedule A of the Southeast Granville Slopes Official Development Plan By-law No. 5752

2. In section 6.4, Council strikes out “in Section 4.9”.

3. 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.

4. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2024

Mayor

City Clerk

APPENDIX E

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 4	4.8.1(k), p. 8	"the renting of no more than 1 off-street parking space accessory to a single detached house or a duplex, provided that the space is surplus to the minimum parking requirements of the dwelling"	"the renting of no more than 1 off-street parking space accessory to a single detached house or a duplex "	To remove references to outdated parking requirements to align with the Parking By-law.
Section 10	10.4.1, p. 4	"Development on a corner site in an RA or RT district, the C-1 district, or as required in other districts"	"Development on a corner site in an RA district, an RT district except RT-7 and RT-9, the C-1 district, or as required in other districts"	To correct an inadvertent omission to align multiplex regulations in RT-7 and RT-9 with multiplex regulations in R1-1.
	10.5.1, p. 4	"For development on a site that is less than 36.6 m deep in an RT district, or the C-1 district."	"For development on a site that is less than 36.6 m deep in an RT district except RT-7 and RT-9, or the C-1 district."	To correct an inadvertent omission to align multiplex regulations in RT-7 and RT-9 with multiplex regulations in R1-1.
	10.8.1.(c), p. 5	"except that in the R1-1 district, this section 10.8.1(c) only applies to multiple dwellings that are zero emission buildings;"	"except that in the R1-1, RT-7, and RT-9 districts, this section 10.8.1(c) only applies to multiple dwellings that are zero emission buildings;"	To correct an inadvertent omission to align multiplex regulations in RT-7 and RT-9 with multiplex regulations in R1-1.
	10.14.5, p. 10	"Except as provided in sections 10.14.6 and 10.14.7, where development necessitates demolition of a building listed in the Heritage Register as an "A" Evaluation Group heritage building and located"	"Except as provided in sections 10.14.6 and 10.14.7, where development necessitates demolition of a building listed in the Heritage Register and located"	To align with recent updates to the Vancouver Heritage Register.
R1-1	4.2.2(e), p. 15	"patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;"	"patios and roof decks;"	To clarify the intent of the regulation, that no additional setbacks are required for roof decks for multiplex.
RT-4, RT-4A, RT-4N and RT-4AN	2.2.7, p.5	"sections 4.7 and 4.8 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated section references to align with the Parking By-law.
RT-5 and RT-5N	2.2.15, p.6	"sections 4.7 and 4.8 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated sections references to align with the Parking By-law.

Miscellaneous Amendments to Zoning and Development By-law

Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
RT-6	2.2.14, p.6	"sections 4.7 and 4.8 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated section references to align with the Parking By-law.
RT-7	2.2.12, p.6	"section 4 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated section references to align with the Parking By-law.
	New 3.1.2.12 – renumber all following, p. 9	<i>New</i>	"Building Depth 3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines."	To correct an inadvertent omission to align multiplex regulations in RT-7 and RT-9 with multiplex regulations in R1-1.
	3.2.2.1, p. 11	"Maximum building height 10.7 m and 2 storeys"	"Maximum building height 10.7 m and 3 storeys"	To correct an error and simplify the regulation.
	4.2.2(b), p 13	"patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;"	"patios and roof decks;"	To clarify the intent of the regulation, that no additional setbacks are required for roof decks for multiplex.
RT-8	2.2.9, p.5	"sections 4.7 and 4.8 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated section references to align with the Parking By-law.
RT-9	2.2.13, p.6	"section 4 of the Parking By-law provided that:"	"provisions of the Parking By-law provided that:"	To remove outdated section references to align with the Parking By-law.
	New 3.1.2.12 – renumber all following, p. 9	<i>New</i>	"Building Depth 3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines."	To correct an inadvertent omission to align multiplex regulations in RT-7 and RT-9 with multiplex regulations in R1-1.
	3.2.2.1. p. 11	"Maximum building height 10.7 m and 2 storeys"	"Maximum building height 10.7 m and 3 storeys"	To correct an error and simplify the regulation.
	4.2.2(b), p. 13	"patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;"	"patios and roof decks;"	To clarify the intent of the regulation, that no additional setbacks are required for roof decks for multiplex.
RM-2	3.1.1.1(c), p. 6	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.

Miscellaneous Amendments to Zoning and Development By-law

Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	3.3.1.1(c), p. 10	"multiplied by the ratio of the number of parking spaces provided that are completely under cover to the total number of required parking spaces"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RM-3	3.1.1.1(c), p. 6	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	3.3.1.1(c), p.11	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RM-3A	3.1.1.1(a)(iii), p.6	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	3.3.1.1(c), p.11	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	3.4.1.1(c), p.13	"multiplied by the ratio of the number of parking spaces provided that are completely undercover to the total number of required parking spaces, but in no case may this increase exceed a figure of 0.20"	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RM-8, RM-8N, RM-8A and RM-8AN	3.1.2.12-13, p. 10	"3.1.2.12 Despite the maximum building height in section 3.1.2.3(a) above, the third storey of a building in the RM-8 and RM-8N districts must be a partial storey not exceeding 60% of the storey immediately below."	<i>Delete and renumber</i>	To clarify the intent of the regulation and correct an inadvertent omission when simplifying RM-8 districts regulations.
	3.1.2.19, p. 11-12	"(b) the maximum area of impermeable materials; and (c) the maximum building width."	"(b) the maximum area of impermeable materials; (c) the maximum building depth; and (d) the maximum building width."	To clarify the intent of the regulation to allow discretion by the Director of Planning on the maximum building depth.
C-3A	1.1 Intent, p. 1	"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."	"Without limitation, applicable Council policies and guidelines for consideration include Broadway/Commercial C-3A Guidelines."	To remove references to C-3A guidelines repealed as part of Broadway Plan Implementation.
I-1	2.2.1, p. 6	"(a) except for cardlock fuel station, vehicle dealer"	"(a) except for cardlock fuel station, public bike share, shared e-scooter system, vehicle dealer"	To correct an inadvertent omission when shared e-scooter regulations were approved.

Miscellaneous Amendments to Zoning and Development By-law

Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
I-1A	2.2.1, p. 5-6	"(a) except for cardlock fuel station, vehicle dealer"	"(a) except for cardlock fuel station, public bike share, shared e-scooter system, vehicle dealer"	To correct an inadvertent omission when shared e-scooter regulations were approved.
I-1B	2.2.1, p. 5-6	"(a) except for cardlock fuel station, vehicle dealer"	"(a) except for cardlock fuel station, public bike share, shared e-scooter system, vehicle dealer"	To correct an inadvertent omission when shared e-scooter regulations were approved.
I-2	2.1 Use Table "Bulk Data Storage", p. 5	"2.2.1"	"2.2.1, 2.2.7"	To correct a consolidation error.
I-3	2.2.1, p. 6	"(a) except for gasoline station, parking uses, transportation and storage uses, vehicle dealer"	"(a) except for gasoline station, parking uses, transportation and storage uses, public bike share, shared e-scooter system, vehicle dealer"	To correct an inadvertent omission when shared e-scooter regulations were approved.
IC-1	2.2.1, p. 5	"(a) except for cardlock fuel station, gasoline station - split island, and outdoor eating area in combination with a club, must be"	"(a) except for cardlock fuel station, gasoline station - split island, public bike share, shared e-scooter system, and outdoor eating area in combination with a club, must be"	To correct an inadvertent omission when shared e-scooter regulations were approved.
IC-2	2.2.1, p. 5-6	"(a) except for cardlock fuel station, gasoline station - split island, and outdoor eating area in combination with a club, must be"	"(a) except for cardlock fuel station, gasoline station - split island, public bike share, shared e-scooter system, and outdoor eating area in combination with a club, must be"	To correct an inadvertent omission when shared e-scooter regulations were approved.
IC-3	2.2.1, p. 6-7	"(a) except for cardlock fuel station, transportation and storage uses, and outdoor eating area in combination with a restaurant, must be"	"(a) except for cardlock fuel station, public bike share, shared e-scooter system, transportation and storage uses, and outdoor eating area in combination with a restaurant, must be"	To correct an inadvertent omission when shared e-scooter regulations were approved.
HA-1 and HA-1A	2.2.27, p. 10	"home-based business the sale of liquor accessory to a hotel"	"home-based business or the sale of liquor accessory to a hotel"	To correct an inadvertent omission when shared e-scooter regulations were approved.
HA-3	2.2.16, p. 8	"home-based business the sale of liquor accessory to a hotel"	"home-based business or the sale of liquor accessory to a hotel"	To correct an inadvertent omission when shared e-scooter regulations were approved.
First Shaughnessy District (FSD)	2.1 table Under the heading "Office Uses", p. 3	"Office"	"General Office"	To correct a reference to a defined term.
	2.2.4, p. 4	"Office"	"General office"	To correct a reference to a defined term.

Miscellaneous Amendments to Zoning and Development By-law

Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
	3.2.1.5, p. 8	"Despite section 3.2.1.4 above, the maximum floor area for infill must not exceed 279 m ² , or 50% of the gross floor area of the basement, first and second storey of the principal building, whichever is less."	"Despite section 3.2.1.4 above, (a) if a site is less than 1672 m ² , the maximum floor area for infill is 63.7 m ² ; and (b) if a site is 1672 m ² or greater, the maximum floor area for infill must not exceed 279 m ² , or 50% of the gross floor area of the basement, first and second storey of the principal building, whichever is less."	To correct an inadvertent omission and clarify the intent of the regulation to ensure liveable infill size on smaller lots.
	3.2.2.9, p. 10	"The Director of Planning may decrease the minimum side yard width for an existing accessory building that is converted to residential use."	"The Director of Planning may decrease the minimum side yard width for an infill, or for an existing accessory building that is converted to residential use."	To clarify the intent of the regulation to enable variance for new infill rather than just converted infill.
	3.2.2.11, p. 10	The Director of Planning may decrease the minimum rear yard depth for an existing accessory building that is converted to residential use."	"The Director of Planning may decrease the minimum rear yard depth for an infill, or for an existing accessory building that is converted to residential use."	To clarify the intent of the regulation to enable variance for new infill rather than just converted infill.

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
False Creek Official and Area Development Plan	7, p. 83	"Parking spaces to accommodate residents and visitors shall be provided at a minimum ratio of 1.6 covered parking spaces per residential unit for each of Lots 5, 6, 7 and 8."	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	8, p. 85	"A minimum ratio of 1 parking space for 2 boat berths of covered off-street parking shall be provided for the marina."	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
Southeast Granville Slopes Official Development Plan	6.4, p.17	"in Section 4.9 of"	<i>Delete</i>	To remove outdated section references to align with the Parking By-law.

Miscellaneous Amendments to the Parking By-law

Miscellaneous Amendments to the Parking By-law			
Schedule, Section and Page	Current Wording to be Amended	Replace with	Rationale
Section 2	<i>Insert</i>	"Sub-Area 1 of the DEOD means the sub-area described as sub-area 1 in Schedule A to the Downtown-Eastside/Oppenheimer Official Development Plan."	To align with recent changes to the Parking By-law and align with the general structure of the by-law.
Section 4	"Map 4.1.4 [map]"	<i>Delete</i>	To align with recent changes to the Parking By-law and align with the general structure of the by-law.

APPENDIX F

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
Chinatown HA-1 Design Policies	3.6.2.3(d), p.12	"small 25 ft. wide lots will be required a minimum and maximum of 1 Class "B" loading space" "For 50 ft. wide sites and larger, more than 1 Class "B" loading space is typically required by the Parking By-Law."	"small 25 ft. wide lots should provide no more than 1 Class "B" loading space" For 50 ft. wide sites and larger, due to the size of the development, more than 1 Class "B" loading space is typically required by the Parking By-Law."	To remove references to outdated loading requirements to align with the Parking By-law.
Chinatown HA-1A Design Policies	3.6.4, p.9	"The District Schedule and Parking By-Law discourages the provision of on-site parking for development sites that are 50 ft. wide or less."	<i>Delete</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	3.6.4(d), p.9	"small 25 ft. wide lots will be required a minimum and maximum of 1 Class "B" loading space" For 50 ft. wide sites and larger, more than 1 Class "B" loading space is typically required by the Parking By-Law."	"small 25 ft. wide lots should provide no more than 1 Class "B" loading space" For 50 ft. wide sites and larger, due to the size of the development, more than 1 Class "B" loading space is typically required by the Parking By-Law."	To remove references to outdated loading requirements to align with the Parking By-law.
Church Guidelines	5, p.2	"Parking requirements should be established on a case by case basis until the Engineering Department reports to Council recommending new parking standards for churches."	"[Text deleted - See Parking By law.]"	To remove references to outdated parking requirements to align with the Parking By-law.
Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones	Figure 2, p. 8	"Access to 3 units: 2.0m path" "1 Family Dwelling"	Delete "Access to 3 units: 2.0m path" "Single Detached House" <i>See Appendix G for updated Figure 2</i>	To align with the current Vancouver Building by-law. To align with the current defined term.
Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)	6(g), p.12	"Parking By-law Section 4.9."	"Parking By-law."	To remove outdated section references to align with the Parking By-law.
Residential Rental Districts Schedules Design Guidelines	3.7, p.42	"may be considered on sites unable to provide minimum parking requirements due to unique site conditions"	"may be considered due to unique site conditions"	To remove references to outdated parking requirements to align with the Parking By-law.
RM-1 and RM-1N Guidelines	2.6(b)(ii), p.13	"south"	"sought"	To correct a spelling error.

Miscellaneous Amendments to Land Use Documents

Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
	4.10(b), p. 20	"(b) On sites greater than 36.5 metres (120 ft.) in depth, with a townhouse in a courtyard configuration scheme and at grade parking, it may not be possible to achieve all the dwelling units based on the units per acre calculation. This is because the site width may not accommodate the necessary parking spaces on the street, the limitations of parking along the lane, pedestrian access paths and garbage and recycling areas."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	4.10(e), p. 21	"A parking relaxation of 1 space is included in the Parking By-law for such a unit."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RM-7 and RM-7N Guidelines	4.6.1(b)(i), p.10	"(i) Each unit (not including lock-off units) is required to have one parking space."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	4.6.1(c), p.11	"(i) In townhouse developments, each stacked townhouse unit, not including lock-off units, is required to have a minimum of 0.65 parking spaces." "(ii) In triplex developments, each unit, not including lock-off units, is required to have a minimum of one parking space."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RM-7AN Guidelines	4.8.1(b)(i), p.17	"(i) Each unit (not including lock-off units) is required to have one parking space."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	4.8.1(c)(i), p.18	"(i) A minimum of 1 parking space is required."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
	4.8.1(d)(i), p.18	"(i) Each unit, not including lock-off units, is required to have one parking space."	<i>Delete and reletter</i>	To remove references to outdated parking requirements to align with the Parking By-law.
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	9.2, p. 13	"Access to two dwelling units: 1.2 m (4 feet) Access to more than two dwelling units: 2 m (6.56 feet)"	"Access to two or more dwelling units: 1.2 m (4 feet)"	To align with the current Vancouver Building by-law.
RT-11 and RT-11N Guidelines	2.1.1(a)(iv), p.5	"(iv) It should be noted that due to off-street parking requirements, it may not be possible to develop all permitted dwelling units on all sites."	<i>Delete and reletter</i> <i>Reletter 2.1.1(a), (a), and (b) to 2.1.1(a), (b), and (c)</i>	To remove references to outdated parking requirements to align with the Parking By-law. To correct a numbering error.
	4.9(a), p.14	"On Small House/Duplex development sites of lesser widths, limited space for parking may affect the dwelling unit density. As permitted in section 3.1.1.4 of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for these sites if adequate parking and a practical site plan are possible;"	"Limited space for parking may affect the dwelling unit density. As permitted in section 3.1.1.4 of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for Small House/Duplex development sites of lesser widths if a practical site plan is possible;"	To remove references to outdated parking requirements to align with the Parking By-law.

Miscellaneous Amendments to Land Use Documents

Document	Section and Page	Current Wording to be Amended	Replace with	Rationale
	4.9(c), p.14	"it may not be possible to achieve all the allowable units due to limited space for parking. A choice can be made between providing a duplex with two secondary suites, or a duplex with a single detached house near the rear of the site."	"a choice can be made between providing a duplex with two secondary suites, or a duplex with a single detached house near the rear of the site."	To remove references to outdated parking requirements to align with the Parking By-law.
Zero Emissions Building Catalyst Policy	7, p.3	"should also refer to the guide, Guidelines for Larger Zero Emission Buildings"	"should also refer to the Larger Zero Emission Buildings Bulletin"	Update the Zero Emissions Buildings Catalyst Policy to change references from repealed guidelines to applicable bulletins.
	7, p.3	"should refer to the guide, Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts"	"should refer to the Zero Emission Buildings in R1, RT and RA Districts Bulletin"	Update the Zero Emissions Buildings Catalyst Policy to change references from repealed guidelines to applicable bulletins.

APPENDIX G

Replacement Figure 2 – Examples of access path width requirements in the Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones

