

MOTION

1. Miscellaneous Amendments – Various Land Use Documents

WHEREAS on February 25, 2025, Council approved, in principle, miscellaneous amendments to the Zoning and Development By-law, False Creek Official and Area Development Plan, Southeast Granville Slopes Official Development Plan, and Parking By-law, generally as presented in Appendices A-E of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

WHEREAS on February 25, 2025, Council also directed staff to bring forward for approval by Council amendments to the Chinatown HA-1 Design Policies; Chinatown HA-1A Design Policies; Church Guidelines; Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones; Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C); Residential Rental Districts Schedules Design Guidelines; RM-1 and RM-1N Guidelines; RM-7 and RM-7N Guidelines; RM-7AN Guidelines; RT-4, RT-4A, RT-4N, RT-4AN, RT5, RT-5N and RT-6 Guidelines; RT-11 and RT-11N Guidelines; and Zero Emissions Building Catalyst Policy; generally as presented in Appendices F-G of the Referral Report dated January 6, 2025, 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 March 11, 2025.

* * * * *

PROPOSED AMENDMENTS

| Miscellaneous Amendments to Land Use Documents | | | |
|---|-------------------------|--|---|
| Document | Section and Page | Current Wording to be Amended | Replace with |
| 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 | "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 |

| Miscellaneous Amendments to Land Use Documents | | | |
|--|-------------------------|---|---|
| Document | Section and Page | Current Wording to be Amended | Replace with |
| | | space is typically required by the Parking By-Law." | Class "B" loading space is typically required by 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> |
| | 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." |
| 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.]" |
| 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 attached Appendix A which shows in red line Figure 2 to be replaced</i> |
| 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." |

| Miscellaneous Amendments to Land Use Documents | | | |
|--|-------------------------|---|--|
| Document | Section and Page | Current Wording to be Amended | Replace with |
| 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" |
| RM-1 and RM-1N Guidelines | 2.6(b)(ii), p.13 | "south" | "sought" |
| | 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 (c)-(g) as (b)-(f) respectively</i> |
| | 4.10(e), p. 20 | "A parking relaxation of 1 space is included in the Parking By-law for such a unit." | <i>Delete</i> |
| 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 renumber (ii)-(vii) as (i)-(vi) respectively</i> |
| | 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 renumber (iii)-(vii) as (i)-(v) respectively</i> |
| 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 renumber (ii)-(vii) as (i)-(vi) respectively</i> |

| Miscellaneous Amendments to Land Use Documents | | | |
|---|-------------------------|---|---|
| Document | Section and Page | Current Wording to be Amended | Replace with |
| | 4.8.1(c)(i), p.18 | "(i) A minimum of 1 parking space is required." | <i>Delete and renumber (ii)-(vi) as (i)-(v) respectively</i> |
| | 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 renumber (ii)-(iv) as (i)-(iii) respectively</i> |
| 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)" |
| RT-11 and RT-11N Guidelines | 2.1.1(b)(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>Correct error by relettering 2.1.1(a), (a), and (b) to 2.1.1(a), (b), and (c) Delete 2.1.1(b)(iv)</i> |
| | 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;" |
| | 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." |
| 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" |

| Miscellaneous Amendments to Land Use Documents | | | |
|---|-------------------------|--|---|
| Document | Section and Page | Current Wording to be Amended | Replace with |
| | 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” |

APPENDIX A

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

