



REFERRAL REPORT

Report Date: November 25, 2025
Contact: Chris Robertson
Contact No.: 604.873.7684
RTS No.: 18276
VanRIMS No.: 08-2000-20
Meeting Date: December 9, 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 terminology to align with writing standards and to update a definition to align with a Vancouver Charter amendment, 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approve, in principle, the application to amend the Central Waterfront Official Development Plan By-law to remove an outdated definition and update a section to reference the solar access guidelines, generally as presented in Appendix B;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 By-law generally in accordance with Appendix B.

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

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

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Council approve, in principle, the application to amend the Subdivision By-law to remove a reference to a previously repealed district schedule, generally as presented in Appendix D;

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 D.

- E. THAT Council approve, in principle, the application to amend the Parking By-law to correct an outdated section reference, generally as presented in Appendix E;

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 E.

- F. THAT Council approve, in principle, the application to amend the FIFA By-law to add a provision for relaxing the Zoning and Development By-law to support Vancouver's role as a Host City for the 2026 FIFA World Cup, generally as presented in Appendix F;

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

- G. 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, generally as presented in Appendix H.

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 and updating wording, references, and terms for accuracy and aligning with current writing standards;
- correcting omissions; and
- consequential amendments to align with previously approved changes.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- FIFA By-law (2025)
- Enabling Outdoor Cold Plunge and Saunas – Amendments to the Zoning and Development By-law and License By-law (2025)
- Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan (2025)
- City-Wide Design and Development Guidelines – Phase Two Actions (2025)
- Regulatory Changes towards 3-3-3-1 Permitting Targets (2025)
- Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation (2024)
- Updates to the Parking By-Law (2024)
- Seniors Housing Strategy (2024)
- Vancouver Heritage Register Upgrade (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. These reports recommend general housekeeping amendments and minor changes to City land use regulations and policies. Miscellaneous amendments reports provide continuous improvement to by-laws and land use documents and are typically reported to Council twice a year. Many of the amendments are the result of ongoing efforts to clean up, modernize, and simplify these documents.

Strategic Analysis

This report proposes various miscellaneous amendments to the by-laws and land use documents listed below. Many of the proposed amendments are consequential amendments related to the repeal of guidelines approved as part of the recent City-Wide Design and Development Guidelines – Phase Two Actions report, or term updates related to the Regulatory Changes towards 3-3-3-1 Permitting Targets report and the Seniors Housing Strategy. Detailed descriptions of the proposed changes are provided in Appendices A - H and are summarized below:

Summary of Changes

1. Zoning and Development By-law (See Appendix A):

- Deleting references to various repealed guidelines as directed by Council when the City-wide Design and Development Guidelines Phase Two Actions were approved;
 - Updating the Social Housing definition to include First Nations and First Nations corporations as entities that can own social housing, to align with 2024 amendments to the Vancouver Charter, and adding new definitions, taken from the Vancouver Charter, for First Nations and First Nations corporations. The 2024 update to the Vancouver Charter established an exemption from the City of Vancouver's development cost levy and amenity cost charge for social housing projects built on lands owned by First Nations or First Nations corporations. The proposed amendments to the Zoning & Development By-law will enable these exemptions in City regulations;
 - Removing reference to the height limitation for roof-top access and amenity structures in Section 10.1 to align with approval practice, to encourage roof top amenities, and improve livability in higher density buildings. These changes also simplify regulations and reduce staff time spent on discretionary variances;
 - Correcting errors and omissions related to section and term references;
 - Updating terminology to align with writing standards; and
 - Correcting an FSR limit related to density bonusing in the First Shaughnessy District that was inadvertently omitted from updates related to the Provincial Small-Scale Multi-Unit Housing Legislation.
2. Central Waterfront Official Development Plan By-law (See Appendix B)
- Removing an outdated definition and updating a section to reference recently approved Solar Access Guidelines.
3. Sign By-law (See Appendix C):
- Correcting an inadvertent omission of a reference to FC-2 in a table referring to free standing signs.
4. Subdivision By-law (See Appendix D):
- Removing a reference to the previously repealed RT-6 district schedule.
5. Parking By-law (See Appendix E):
- Correcting a referencing error.
6. FIFA By-law (See Appendix F):
- Adding a provision to allow relaxation of the Zoning and Development By-law to support Vancouver's role as a Host City to the 2026 FIFA World Cup, as directed by Council when the FIFA By-law was recently approved.
7. Various Land Use Documents (See Appendix H)

- Replacing a duplicate table in the Vancouver Heritage Register with the correct table;
- Correcting a numerical error in the Downtown Rezoning Policy in reference to the base zoning FSR in the Downtown Official Development Plan;
- Removing references to evaluation criteria in the Gastown HA-2 Design Guidelines to align with previous Council approved Heritage Register changes;
- Replacing an incorrect figure in the Design and Development Guidelines; and
- Removing references to previously repealed Lock-off Unit Guidelines in various RM and RT guidelines.

First Nations Referral

All local Nations received a referral on the proposed amendment to the Social Housing definition in the Zoning and Development By-law, and had time to provide feedback. No concerns were raised.

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**

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In section 2, Council:

(a) adds the following new definitions in the correct alphabetical order:

(i) “

First Nation	Any or all of the following: (a) a band, as defined in section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside; (b) the Nisga'a Nation; (c) a Nisga'a Village; (d) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada); (e) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada); (f) a treaty first nation; (g) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada).
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”, and

(ii) “

First Nations Corporation	A company incorporated under federal or provincial law, where all of the shares in the company are directly or indirectly held by one or more First Nations.
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”; and

(b) in the definition of Social Housing, in subsections (b) and (e), adds “one or more First Nations, one or more First Nation Corporations,” after “on or on behalf of the City,”.

3. In section 10.1.1, Council:
 - (a) in subsection (f), strikes out “that do not exceed a height of 3.6 m”; and
 - (b) in subsection (g), strikes out “, that do not exceed a height of 3.6 m”.
4. In the C-2 district schedule, Council:
 - (a) in section 3.1.2.6, strikes out “section 3.1.2.13” and substitutes “section 3.1.2.14”; and
 - (b) in section 3.1.2.12, strikes out “3.1.2.1(b)” and substitutes “3.1.2.3(b)”.
5. In sections 3.9.1.1 and 3.10.1.1 of the RM-7 and RM-7A districts schedule, Council strikes out “The maximum floor space is” and substitutes “The maximum floor space ratio is”.
6. In section 3.7.1.1 of the RM-8 and RM-8A districts schedule, Council strikes out “The maximum floor space is” and substitutes “The maximum floor space ratio is”.
7. In the RM-12 district schedule, Council strikes out Map 1 and substitutes the Map 1 attached to this by-law as Schedule A.
8. In the C-7 and C-8 districts schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Arbutus C-7 and C-8 Guidelines.”
9. In the C-3A district schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include Broadway/ Commercial C-3A Guidelines.”
10. In the FC-1 district schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the East False Creek FC-1 Guidelines.”
11. In the FM-1 district schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the Fairview Slopes FM-1 Guidelines.”
12. In the RM-6 district schedule, Council strikes out “Without limitation, applicable Council policies and guidelines for consideration include the RM-6 West End Georgia/Alberni Guidelines.”
13. In the C-5, C-5A and C-6 districts schedule, the MC-1 and MC-2 districts schedule, and the HA-2 district schedule, Council:
 - (a) strikes out “**Horizontal Angle of Daylight**” wherever it appears and substitutes “**Access to Natural Light**”; and
 - (b) strikes out “horizontal angle of daylight” wherever it appears and substitutes “access to natural light”.
14. In the RA-1 district schedule, the C-7 and C-8 districts schedule, the MC-1 and MC-2 districts schedule, and the First Shaughnessy District (FSD) district schedule, Council:

- (a) strikes out “community care facilities” wherever it appears and substitutes “community care or assisted living facilities”; and
- (b) strikes out “community care facility” wherever it appears and substitutes “community care or assisted living facility”.

15. In section 3.2.1.3(c) of the First Shaughnessy District (FSD) district schedule, Council adds “, to a maximum floor space ratio of 0.45” after “at no cost to the City”.

16. In section 3.1.1.9 of the R5 district schedule, Council strikes out “If” and substitutes “Provided that”.

17. In section 2.2.1 of the C-1 district schedule, the RM-6 district schedule, and the HA-1 and HA-1A districts schedule, Council:

- (a) renumbers subsections (g) through (l) as subsections (f) through (k); and
- (b) numbers the final subsection as subsection (l).

18. In section 2.2 of the M-2 district schedule Council renumbers the second 2.2.11 beginning with “Any other use that is not specifically listed” as section 2.2.12.

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 upon enactment.

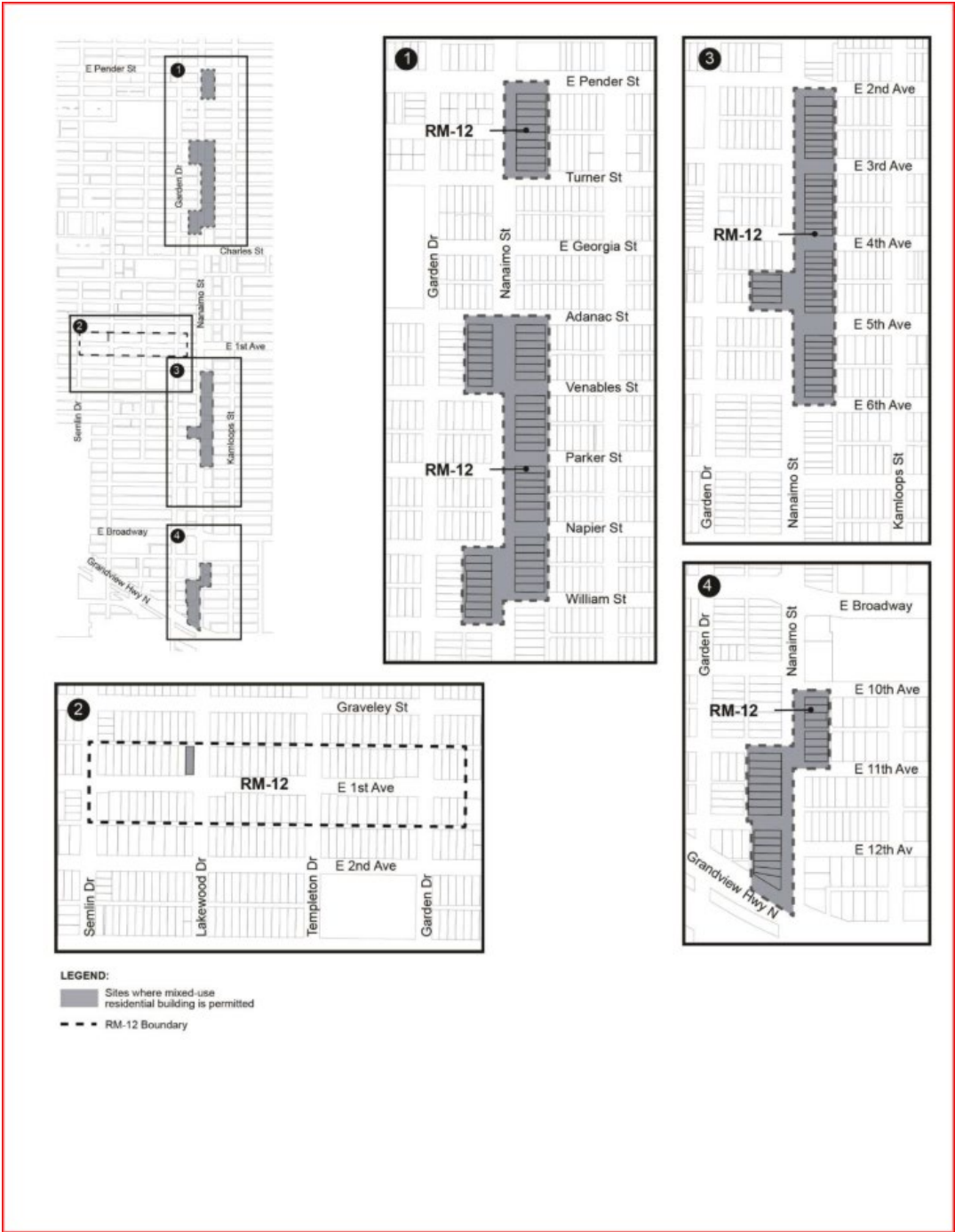
ENACTED by Council this day of , 2025

Mayor

City Clerk

Schedule A

Map 1: Sites where mixed-use residential building is permitted



APPENDIX B

**DRAFT By-law to amend the
Central Waterfront Official Development Plan No. 5261
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 Central Waterfront Official Development Plan By-law No. 5261.
2. In section 2, Council strikes out the definition of “Existing Sunny Areas” in its entirety.
3. In section 3.3, Council strikes out “existing sunny areas of the Central Waterfront which are ideal for public use” and substitutes “public open spaces as identified in the applicable Council-approved solar access guidelines”.
4. 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.
5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX C

**DRAFT By-law to amend the
Sign By-law No. 11879
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 Sign By-law No. 11879.
2. In Part 9, in column 1 of Table 9.1, Council adds “FC-2,” after “FC-1,”.
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 comes into force and takes effect upon enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX D

**A By-law to amend the
Subdivision By-law No. 5208
regarding miscellaneous amendment**

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

1. This by-law amends the indicated provisions or schedules of Subdivision By-law No. 5208.
2. In Schedule A, Table 1, Council strikes out the entire line for RT-6.
3. This by-law is to come into force and take effect the date of enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX E

**A By-law to amend the
Parking By-law No. 6059
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 Parking By-law No. 6059.
2. In section 6.2.1.1, Council strikes out “, 6.2.1.5 and 6.2.1.6” and substitutes “and 6.2.1.5”.
3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

**A By-law to amend the
2026 FIFA World Cup By-law No. 14514
regarding miscellaneous amendments**

- ENACTED by Council this day of , 2025

City Clerk

APPENDIX G

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 the 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	Definition Table, p. 16	New	<div><div>“</div><table><tr><td>First Nation</td><td>Any or all of the following:<div>a) a band, as defined in section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside;<div>b) the Nisga'a Nation;<div>c) a Nisga'a Village;<div>d) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada);<div>e) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada);<div>f) a treaty first nation; or<div>g) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada);</div></div></div></div></div></div></div></td><td rowspan="3">To add reference to First Nation and First Nations Corporation in response to 2024 changes to the Vancouver Charter to recognise First Nations as a level of government that qualifies for exemptions from the City of Vancouver's development cost levy and amenity cost charge for social housing projects built on First Nations-owned land in the City.</td></tr><tr><td>First Nations Corporation</td><td>A company incorporated under federal or provincial law, where all of the shares in the company are directly or indirectly held by one or more First Nations.</td></tr><tr><td colspan="2">”</td></tr><tr><td></td><td>“Social Housing” definition part (b), p. 43</td><td rowspan="2">“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada;”</td><td rowspan="2">“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nations Corporations, the Province of British Columbia, or Canada;”</td><td rowspan="2"></td></tr><tr><td></td><td>“Social Housing” definition part (e), and p. 44</td></tr></table></div>	First Nation	Any or all of the following: <div>a) a band, as defined in section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside;<div>b) the Nisga'a Nation;<div>c) a Nisga'a Village;<div>d) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada);<div>e) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada);<div>f) a treaty first nation; or<div>g) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada);</div></div></div></div></div></div></div>	To add reference to First Nation and First Nations Corporation in response to 2024 changes to the Vancouver Charter to recognise First Nations as a level of government that qualifies for exemptions from the City of Vancouver's development cost levy and amenity cost charge for social housing projects built on First Nations-owned land in the City.	First Nations Corporation	A company incorporated under federal or provincial law, where all of the shares in the company are directly or indirectly held by one or more First Nations.	”			“Social Housing” definition part (b), p. 43	“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada;”	“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nations Corporations , the Province of British Columbia, or Canada;”			“Social Housing” definition part (e), and p. 44
	First Nation	Any or all of the following: <div>a) a band, as defined in section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside;<div>b) the Nisga'a Nation;<div>c) a Nisga'a Village;<div>d) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada);<div>e) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada);<div>f) a treaty first nation; or<div>g) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada);</div></div></div></div></div></div></div>	To add reference to First Nation and First Nations Corporation in response to 2024 changes to the Vancouver Charter to recognise First Nations as a level of government that qualifies for exemptions from the City of Vancouver's development cost levy and amenity cost charge for social housing projects built on First Nations-owned land in the City.														
	First Nations Corporation	A company incorporated under federal or provincial law, where all of the shares in the company are directly or indirectly held by one or more First Nations.															
”																	
	“Social Housing” definition part (b), p. 43	“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada;”	“which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nations Corporations , the Province of British Columbia, or Canada;”														
	“Social Housing” definition part (e), and p. 44																

Section 10	10.1.1, p. 2	<p>(f) “roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m;</p> <p>(g) common roof-top amenity structures, contiguous with common outdoor amenity spaces, that do not exceed a height of 3.6 m;”</p>	<p>(f) “roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m;”</p> <p>(g) common roof-top amenity structures, contiguous with common outdoor amenity spaces, that do not exceed a height of 3.6 m;”</p>	To improve processing by reducing staff time on calculations and discretionary variances, and to improve flexibility to encourage rooftop amenities that improve liveability in higher density areas.
C-2	3.1.2.6, p. 11	“The maximum building height in section 3.1.2.1(b) above does not apply to portions of buildings where the rear yard has been decreased under section 3.1.2.13 below.”	“The maximum building height in section 3.1.2.1(b) above does not apply to portions of buildings where the rear yard has been decreased under section 3.1.2.13 below.”	To correct a section reference.
C-2	3.1.2.12, p. 12	“The Director of Planning may decrease the side yard width or side setback in sections 3.1.2.3(a) and 3.1.2.1(b) above 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 side yard width or side setback in sections 3.1.2.3(a) and 3.1.2.13(b) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.”	To correct a section reference.
RM-7 and RM 7A	3.9.1.1, p. 26	“The maximum floor space is”	“The maximum floor space ratio is”	To correct a wording omission to ensure consistent terminology.
	3.10.1.1, p. 28	“The maximum floor space is”	“The maximum floor space ratio is”	
RM-8 and RM-8A	3.7.1.1, p. 22	“The maximum floor space is”	“The maximum floor space ratio is”	
RM-12	Map 1, p. 22	Map 1: Sites where mixed-use residential building is permitted	Replace with updated map containing all sub-areas. See schedule A of appendix A.	To replace an existing map with the correct map.
C-7 and C-8	1.1, p. 1	“Without limitation, applicable Council policies and guidelines for consideration include the Arbutus C-7 and C-8 Guidelines.”	“Without limitation, applicable Council policies and guidelines for consideration include the Arbutus C-7 and C-8 Guidelines.”	To delete references to guidelines repealed as part of City-wide Design and Development Guidelines phase two actions.
C-3A	1.1, p. 1	“Without limitation, applicable Council policies and guidelines for consideration include Broadway/ Commercial C-3A Guidelines.”	“Without limitation, applicable Council policies and guidelines for consideration include Broadway/ Commercial C-3A Guidelines.”	
FC-1	1.1, p. 1	“Without limitation, applicable Council policies and guidelines for consideration include the East False Creek FC-1 Guidelines.”	“Without limitation, applicable Council policies and guidelines for consideration include the East False Creek FC-1 Guidelines.”	
FM-1	1.1, p. 1	“Without limitation, applicable Council policies and guidelines for consideration include the Fairview Slopes FM-1 Guidelines.”	“Without limitation, applicable Council policies and guidelines for consideration include the Fairview Slopes FM-1 Guidelines.”	
RM-6	1.1, p. 1	“Without limitation, applicable Council policies and guidelines for consideration include the RM-6 West End Georgia/Alberni Guidelines.”	“Without limitation, applicable Council policies and guidelines for consideration include the RM-6 West End Georgia/Alberni Guidelines.”	

C-5, C-5A and C-6	3.12.13(a), p. 11	“a portion of a building contains dwelling uses, in which case that portion may be set back from the side property lines to comply with the horizontal angle of daylight regulations in section 4.4 of this schedule”	“a portion of a building contains dwelling uses, in which case that portion may be set back from the side property lines to comply with the horizontal angle of daylight access to natural light regulations in section 4.4 of this schedule”	To update references to Horizontal Angle of Daylight to Access to Natural Light that were inadvertently omitted when this change was approved.
MC-1 and MC-2	4.2, p. 17	“ Horizontal Angle of Daylight ”	“ Horizontal Angle of Daylight Access to Natural Light ”	
	4.2.6, p. 17	“The Director of Planning may vary the horizontal angle of daylight requirement if:”	“The Director of Planning may vary the horizontal angle of daylight access to natural light requirement if:”	
HA-2	4.1, p. 8	“ Horizontal Angle of Daylight ”	“ Horizontal Angle of Daylight Access to Natural Light ”	
	4.1.6, p. 8	“The Director of Planning may vary the horizontal angle of daylight requirement if:”	“The Director of Planning may vary the horizontal angle of daylight access to natural light requirement if:”	To update references to community care or assisted living facilities that were inadvertently omitted when this change was approved.
RA-1	2.2.2, p. 3	“The stabling of horses is limited to a maximum of 1 horse for every 232 m2 of site area, excluding the site area of dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, maneuvering aisles and driveways accessory to dwelling uses.”	“The stabling of horses is limited to a maximum of 1 horse for every 232 m2 of site area, excluding the site area of dwelling uses and yard areas within 6.4 m of dwelling uses, community care or assisted living facilities or group residences, open swimming pools and tennis courts, parking spaces, maneuvering aisles and driveways accessory to dwelling uses.”	
	3.1.1.1(a), p. 6	“the greater of 0.10 or 334 m2 , but in no case to exceed 836 m2 , for dwelling uses, community care facility or group residence”	“the greater of 0.10 or 334 m2 , but in no case to exceed 836 m2 , for dwelling uses, community care or assisted living facility or group residence”	
	3.1.2.6(a), p. 6	“dwelling uses, community care facility or group residence”	“dwelling uses, community care or assisted living facility or group residence”	
	3.1.2.7, p. 6	“Maximum building depth for all buildings used for dwelling uses, community care facility or group residence”	“Maximum building depth for all buildings used for dwelling uses, community care or assisted living facility or group residence”	
	3.1.2.8, p. 6	“Maximum building width for all buildings used for dwelling uses, community care facility or group residence”	“Maximum building width for all buildings used for dwelling uses, community care or assisted living facility or group residence”	
	3.1.2.13, p. 7	“Despite the maximum site coverage in section 3.1.2.6(a) above, the maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses, must not exceed:”	“Despite the maximum site coverage in section 3.1.2.6(a) above, the maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, community care or assisted living facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses, must not exceed:”	
	4.1.1(a), p. 8	“all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings, which, for dwelling uses, community care facility and group residence, includes garages, covered swimming pools and covered tennis courts”	“all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings, which, for dwelling uses, community care or assisted living facility and group residence, includes garages, covered swimming pools and covered tennis courts”	

	4.2.1, p. 9	"Site coverage for dwelling uses, community care facility, or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts."	"Site coverage for dwelling uses, community care or assisted living facility, or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts"	
	4.3.1, p.9	"Building depth and width for dwelling uses, community care facility or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts."	"Building depth and width for dwelling uses, community care or assisted living facility or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts."	
First Shaughnessy District (FSD)	4.4.1(b), p.15	"creates a community care facility, group residence, multiple conversion dwelling, infill single detached house or infill duplex"	"creates a community care or assisted living facility, group residence, multiple conversion dwelling, infill single detached house or infill duplex"	
C-7 and C-8	3.1.2.9, p. 9	"The Director of Planning may decrease the minimum average front yard depth in the C-7 district where the development does not contain dwelling uses, community care facilities or group residences within 2.0 m of street grade, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant."	"The Director of Planning may decrease the minimum average front yard depth in the C-7 district where the development does not contain dwelling uses, community care or assisted living facilities or group residences within 2.0 m of street grade, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant."	
	3.1.2.10(b), p. 9	"a front setback to improve the liveability of dwelling uses, community care facilities or group residences above grade"	"a front setback to improve the liveability of dwelling uses, community care or assisted living facilities or group residences above grade"	
	3.1.2.15, p. 10	"The Director of Planning may decrease the minimum rear yard depth or rear setback to improve the liveability of dwelling uses, community care facilities or group residences, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant."	"The Director of Planning may decrease the minimum rear yard depth or rear setback to improve the liveability of dwelling uses, community care or assisted living facilities or group residences, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant."	
MC-1 and MC-2	3.1.2.8(b)	"permit a front setback to improve the liveability of dwelling uses or community care facilities or group residences located above grade"	"permit a front setback to improve the liveability of dwelling uses or community care or assisted living facilities or group residences located above grade"	
First Shaughnessy District (FSD)	3.2.1.3(c), p. 11	"the permitted floor area by 1 m2 per amenity share or per affordable housing share provided to the City at no cost to the City for a site containing no less than 4 and no more than 6 dwelling units,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines."	"the permitted floor area by 1 m2 per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.45 for a site containing no less than 4 and no more than 6 dwelling units,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines."	To correct an inadvertent omission from changes to comply with the Provincial Small-Scale Multi-Unit Housing Legislation that specifies the max FSR that applicants can bonus to.
R5	3.1.1.9	"If a minimum of 20% of the residential floor area is secured as below-market rental dwelling units or 100% of the residential floor area is developed as social housing."	¶ " Provided that a minimum of 20% of the residential floor area is secured as below-market rental dwelling units or 100% of the residential floor area is developed as social housing."	To align with writing standards.

C-1	2.2.1	<p>“All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:</p> <ul style="list-style-type: none"> (a) display of flowers, plants, fruits and vegetables; (b) farmers’ market; (c) gasoline station - full serve; (d) gasoline station - split island; (e) hydrotherapy, thermal therapy, or both; (g) neighbourhood public house; (h) outdoor eating area in combination with a club, grocery or drug store, or retail store; (i) parking and loading facilities; (j) public bike share; (k) restaurant - class 1; (l) shared e-scooter system; and () urban farm - class B,” 	<p>“All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:</p> <ul style="list-style-type: none"> (a) display of flowers, plants, fruits and vegetables; (b) farmers’ market; (c) gasoline station - full serve; (d) gasoline station - split island; (e) hydrotherapy, thermal therapy, or both; (gf) neighbourhood public house; (hg) outdoor eating area in combination with a club, grocery or drug store, or retail store; (ih) parking and loading facilities; (ji) public bike share; (kj) restaurant - class 1; (lk) shared e-scooter system; and (l) urban farm - class B,” 	To correct a numbering error.
RM-6	2.2.1	<p>“All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, except for the following:</p> <ul style="list-style-type: none"> (a) child day care facility; (b) display of flowers, plants, fruits and vegetables; (c) farmers' market; (d) gasoline station - split island; (e) hydrotherapy, thermal therapy, or both; (g) outdoor eating area in combination with a club, grocery or drug store, neighbourhood grocery store or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule; (h) park or playground; (i) parking and loading facilities; (j) public bike share; (k) restaurant; (l) shared e-scooter system; and () urban farm - class A” 	<p>“All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, except for the following:</p> <ul style="list-style-type: none"> (a) child day care facility; (b) display of flowers, plants, fruits and vegetables; (c) farmers' market; (d) gasoline station - split island; (e) hydrotherapy, thermal therapy, or both; (gf) outdoor eating area in combination with a club, grocery or drug store, neighbourhood grocery store or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule; (hg) park or playground; (ih) parking and loading facilities; (ji) public bike share; (kj) restaurant; (lk) shared e-scooter system; and (l) urban farm - class A” 	
HA-1 and HA-1A	2.2.1	<p>“All non-dwelling uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:</p> <ul style="list-style-type: none"> (a) arts and culture event; (b) display of flowers, plants, fruits and vegetables; (c) gas station - split island; (d) farmers’ market; (e) hydrotherapy, thermal therapy, or both; (g) neighbourhood public house; (h) outdoor eating area in combination with a cabaret, club, grocery or drug store, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to 	<p>“All non-dwelling uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:</p> <ul style="list-style-type: none"> (a) arts and culture event; (b) display of flowers, plants, fruits and vegetables; (c) gas station - split island; (d) farmers’ market; (e) hydrotherapy, thermal therapy, or both; (gf) neighbourhood public house; (hg) outdoor eating area in combination with a cabaret, club, grocery or drug store, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule; (ih) park or playground; (ji) parking and loading facilities; 	

		adjoining sites, the hours of operation and the intent of this schedule; (i) park or playground; (j) parking and loading facilities; (k) public bike share; (l) restaurant and refreshment facilities; and () shared e-scooter system ”	(k) public bike share; (l) restaurant and refreshment facilities; and (l) shared e-scooter system ”	
M-2	2.2	“2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.”	“ 2.2.11 2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.”	To correct a numbering error.

Miscellaneous Amendments to the Central Waterfront Official Development Plan By-law

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	2, p. 10	“ Existing Sunny Areas These are areas on the Central Waterfront which are free of noon hour shadowing at the Spring and Fall equinoxes (March 21st and September 21st) existing at the time of adoption of the Central Waterfront Official Development Plan By-law.”	“ Existing Sunny Areas These are areas on the Central Waterfront which are free of noon hour shadowing at the Spring and Fall equinoxes (March 21st and September 21st) existing at the time of adoption of the Central Waterfront Official Development Plan By-law.”	To delete definition and update wording to refer to solar access guidelines to ensure consistency with Council approved guidelines.
	3.3, p. 14	“The planning of any new development will require the thorough analysis of its potential impact on the variety of view potentials from existing public pedestrian environments (predominantly street sidewalks and plazas) in Downtown and Gastown as well as its potential impact regarding shadowing onto existing sunny areas of the Central Waterfront which are ideal for public use.”	“The planning of any new development will require the thorough analysis of its potential impact on the variety of view potentials from existing public pedestrian environments (predominantly street sidewalks and plazas) in Downtown and Gastown as well as its potential impact regarding shadowing onto existing sunny areas of the Central Waterfront which are ideal for public use. public open spaces as identified in the applicable Council-approved solar access guidelines. ”	

Miscellaneous Amendments to the Sign By-law

Miscellaneous Amendments to the Sign By-law				
Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
Part 9	Table 9.1, p. 6	“C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, DD, FC-1, HA-3, I-1A, I-1B, I-1C, IC-1, IC-2, IC-3, MC-1, MC-2, RR-3A or RR-3B zoning district, BCPED and DEOD”	“C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, DD, FC-1, FC-2 , HA-3, I-1A, I-1B, I-1C, IC-1, IC-2, IC-3, MC-1, MC-2, RR-3A or RR-3B zoning district, BCPED and DEOD”	To correct an inadvertent omission to specify districts where a 9.0 m2 free-standing sign is permitted.

Miscellaneous Amendments to the Subdivision By-law

Miscellaneous Amendments to the Subdivision By-law				
Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
Schedule A	Table 1, p. A-1	RT-6 Duplex 30' [9.144m] 3300 sq. Ft. [306.580 m²]	RT-6 Duplex 30' [9.144m] 3300 sq. Ft. [306.580 m²]	To remove reference to the RT-6 district schedule, repealed as part of the Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan.

Miscellaneous Amendments to the Parking By-law

Miscellaneous Amendments to the Parking By-law				
Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
Section 6	6.2.1.1, p. 3	Dwelling Uses, including live-work use, except as provided for in sections 6.2.1.2, 6.2.1.3, 6.2.1.4, 6.2.1.5 and 6.2.1.6.	Dwelling Uses, including live-work use, except as provided for in sections 6.2.1.2, 6.2.1.3, 6.2.1.4, and 6.2.1.5 and 6.2.1.6.	To correct a section reference.

Miscellaneous Amendments to the FIFA By-law

Miscellaneous Amendments to the FIFA By-law				
Schedule/ Section	Section and Page	Current Wording to be Amended	Replace with	Rationale
Section 10	10	"[RESERVED]"	"Designation 10.1 Council designates the 2026 FIFA World Cup as a special event. Principal and accessory uses 10.2 Council hereby authorizes the Director of Planning to relax the Zoning and Development By-law to permit, during the event period, on any site approved by the Director of Planning, any use related to the 2026 FIFA World Cup."	To allow relaxation of the Zoning and Development By-law, for the duration of the FIFA 2026 World Cup only, to support Vancouver's role as a Host City, as directed by Council when the FIFA By-law was recently approved.

APPENDIX H

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																																																																																																	
Vancouver Heritage Register	Appendix Table 3, p. 134	“Table 3: Landscape Resources – Parks & Landscapes	“Table 3: Landscape Resources – Parks & Landscapes	To replace an inadvertent duplicate table with the correct table.																																																																																																	
		<table><tr><th>Location</th><th>Specifics</th></tr><tr><td>300 BLOCK W 7TH AVE</td><td>north side, west half</td></tr><tr><td>1100 BLOCK W 7TH AVE</td><td>south side</td></tr><tr><td>400 BLOCK E 10TH AVE</td><td>south side</td></tr><tr><td>2600 BLOCK W 10TH AVE</td><td>south side</td></tr><tr><td>1500 BLOCK W 14TH AVE</td><td>north side</td></tr><tr><td>1500 BLOCK W 15TH AVE</td><td>south side</td></tr><tr><td>1500 BLOCK W 15TH AVE</td><td>north side</td></tr><tr><td>2000 BLOCK W 36TH AVE</td><td>north side, south side</td></tr><tr><td>2100 BLOCK ALBERTA ST</td><td>east side</td></tr><tr><td>2200 BLOCK ALBERTA ST</td><td>west side</td></tr><tr><td>2300 BLOCK BALACLAVA ST</td><td>east side</td></tr><tr><td>2300 BLOCK DUNBAR ST</td><td>east side</td></tr><tr><td>800 BLOCK GRANVILLE ST</td><td>west side</td></tr><tr><td>6100 BLOCK MACDONALD ST</td><td>east side</td></tr><tr><td>2600 BLOCK MARINE CRES</td><td>west side</td></tr><tr><td>2200 BLOCK YUKON ST</td><td>east side, south of lane</td></tr></table>	Location		Specifics	300 BLOCK W 7TH AVE	north side, west half	1100 BLOCK W 7TH AVE	south side	400 BLOCK E 10TH AVE	south side	2600 BLOCK W 10TH AVE	south side	1500 BLOCK W 14TH AVE	north side	1500 BLOCK W 15TH AVE	south side	1500 BLOCK W 15TH AVE	north side	2000 BLOCK W 36TH AVE	north side, south side	2100 BLOCK ALBERTA ST	east side	2200 BLOCK ALBERTA ST	west side	2300 BLOCK BALACLAVA ST	east side	2300 BLOCK DUNBAR ST	east side	800 BLOCK GRANVILLE ST	west side	6100 BLOCK MACDONALD ST	east side	2600 BLOCK MARINE CRES	west side	2200 BLOCK YUKON ST	east side, south of lane	<table><tr><th>Address/Location</th><th>Specifics</th><th>Classification</th></tr><tr><td>2300-2498 W 10TH AVE</td><td>Connaught Park</td><td></td></tr><tr><td>3600-3698 W 12TH AVE</td><td>Almond Park</td><td></td></tr><tr><td>1400-1698 E 14TH AVE</td><td>Clark Park</td><td></td></tr><tr><td>1000-2098 W 16TH AVE</td><td>Shaughnessy Heights (1st)</td><td></td></tr><tr><td>1100-1198 E 17TH AVE</td><td>Sunnyside Park</td><td></td></tr><tr><td>0-498 W 29TH AVE</td><td>Queen Elizabeth Park</td><td></td></tr><tr><td>400-698 E 31ST AVE</td><td>Mountain View Cemetery</td><td></td></tr><tr><td>3600-3898 W 31ST AVE</td><td>Memorial Park West</td><td></td></tr><tr><td>300-398 E 44TH AVE</td><td>MacDonald Park</td><td></td></tr><tr><td>200-398 E 51ST AVE</td><td>Sunset Nursery</td><td></td></tr><tr><td>2200-2398 W 51ST AVE</td><td>Maple Grove Park</td><td></td></tr><tr><td>1755 BEACH AVE</td><td>Alexandra Park</td><td></td></tr><tr><td>200-298 W HASTINGS ST</td><td>Victory Square</td><td></td></tr><tr><td>900-1700 W KING EDWARD AVE</td><td>West King Edward Boulevard</td><td></td></tr><tr><td>2800-2850 POINT GREY RD</td><td>Tatlow Park</td><td></td></tr><tr><td>488 POWELL ST</td><td>Oppenheimer Park</td><td></td></tr><tr><td>5955 ROSS ST</td><td>Memorial Park South</td><td></td></tr><tr><td>200-298 STATION ST</td><td>Thornton Park</td><td></td></tr><tr><td>1600-1698 WILLIAM ST</td><td>Grandview Park</td><td></td></tr><tr><td>1900-2098 W 13TH AVE to 16TH AVE</td><td>15th and 16th Ave Boulevards</td><td></td></tr><tr><td>STANLEY PARK</td><td>Lost Lagoon</td><td></td></tr></table>	Address/Location	Specifics	Classification	2300-2498 W 10TH AVE	Connaught Park		3600-3698 W 12TH AVE	Almond Park		1400-1698 E 14TH AVE	Clark Park		1000-2098 W 16TH AVE	Shaughnessy Heights (1st)		1100-1198 E 17TH AVE	Sunnyside Park		0-498 W 29TH AVE	Queen Elizabeth Park		400-698 E 31ST AVE	Mountain View Cemetery		3600-3898 W 31ST AVE	Memorial Park West		300-398 E 44TH AVE	MacDonald Park		200-398 E 51ST AVE	Sunset Nursery		2200-2398 W 51ST AVE	Maple Grove Park		1755 BEACH AVE	Alexandra Park		200-298 W HASTINGS ST	Victory Square		900-1700 W KING EDWARD AVE	West King Edward Boulevard		2800-2850 POINT GREY RD	Tatlow Park		488 POWELL ST	Oppenheimer Park		5955 ROSS ST	Memorial Park South		200-298 STATION ST	Thornton Park		1600-1698 WILLIAM ST	Grandview Park		1900-2098 W 13TH AVE to 16TH AVE	15th and 16th Ave Boulevards	
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STANLEY PARK	Rock Garden									
STANLEY PARK	Stanley Park	F								
Downtown Rezoning Policy	6.2.1(c), p. 11	"Rezoning should include an amount of non-residential space equal to the maximum applicable from the DODP (3.00 FSR)."	"Rezoning should include an amount of non-residential space equal to the maximum applicable from the DODP (3.50 FSR)."	To correct an inadvertent error to align the FSR with the base zoning in the DODP.						
Gastown HA-2 Design Guidelines	1, p. 1	“Heritage buildings are those listed on the Vancouver Heritage Register (VHR) and the criteria apply equally to all listed building. criteria apply equally to all buildings regardless of their A, B or C evaluation.”	“Heritage buildings are those listed on the Vancouver Heritage Register (VHR) and the same criteria apply equally to all listed building.”	To remove reference to the outdated A, B or C evaluation which was inadvertently omitted when Council approved changes to the approach to heritage evaluation.						
Design and Development Guidelines	Figure 7, p. 21	Figure 7. Illustrative example of a two bedroom family unit with clearly defined spaces and generous entry area.	Replace with updated figure, see appendix I.	To replace an existing figure with correct figure.						
RM-7 Guidelines	3.1(e), p. 8	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units have to comply with the Lock-off Unit Guidelines”	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units have to comply with the Lock-off Unit Guidelines”	To delete reference to the Lock-off Unit Guidelines, repealed as part of City-wide Design and Development Guidelines phase two actions.						
RM-7A Guidelines	3.1(e), p. 12	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”							
RM-8 and RM-8A Guidelines	3.1(e), p. 14	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-Off Unit Guidelines.”	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-Off Unit Guidelines.”							
RM-9, RM-9A, and RM-9B Guidelines	3.1(e), p. 10	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”	“(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”							
RM-10 Guidelines	3.2(f), p. 10	“(f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines”	“(f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”							
RM-11 Guidelines	3.2(f), p. 9	“(f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”	“(f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.”							
RM-12 Guidelines	3.2(d), p. 13	“(d) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines”	“(d) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines”							

RT-11 Guidelines	1, p.1	“Applicants are advised to consult the Lock-off Unit Guidelines and the Laneway Housing How-To Guide administrative bulletin where these dwelling uses are proposed.”	“Applicants are advised to consult the Lock-off Unit Guidelines and the Laneway Housing How-To Guide administrative bulletin where these dwelling uses are proposed.”	
RT-11 Guidelines	3.2(b), p. 8	“Lock-off units have to meet minimum size and design standards, as specified in the Lock-off Unit Guidelines and Section 10 of the Zoning and Development By-law”	“Lock-off units have to meet minimum size and design standards, as specified in the Lock-off Unit Guidelines and Section 10 of the Zoning and Development By-law”	

APPENDIX I

Replacement Figure 7 – Illustrative example of a two bedroom family unit with clearly defined spaces and generous entry area.

