

SUMMARY AND RECOMMENDATION

4. REZONING: Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area - Amendments to the Zoning and Development By-law

Summary: To amend the Zoning and Development By-law to update definitions pertaining to the digital innovation economy and to rezone limited areas of the Mount Pleasant Industrial Area to the new I-1A and I-1B (Industrial) Districts, to support speciality spaces for digital and technology uses.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 13, 2016.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the following amendments to the Zoning and Development By-law, generally as set out in the Policy Report dated November 29, 2016, entitled "Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area - Amendments to the Zoning and Development By-law", be approved:
- (i) Remove outdated definitions related to computer technology and replace them with updated definitions pertaining to the digital innovation economy generally in accordance with Appendix A of the above Policy Report;
 - (ii) Create new Districts I-1A and I-1B, generally in accordance with Appendix A of the above Policy Report; and
 - (iii) Rezone those areas of the Mount Pleasant Industrial Area outlined in bold on Schedule A of Appendix A of the above Policy Report from I-1 and M-2 to I-1A and from I-1 to I-1B.
- B. THAT A be adopted on the following conditions:
- (i) THAT passage of the above resolution creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area - Amendments to the Zoning and Development By-law]