

**5. REZONING: I-4 (Historic Industrial) District - Proposed Zoning By-law Amendments**

**Summary:** To amend the Zoning and Development By-law to add the Creative Products Manufacturing use, to create a new I-4 (Historic Industrial) District and to rezone areas of M-2 to the newly created I-4 (Historic Industrial) District zoning. These zoning changes would help to enable the innovation economy and to implement the Downtown Eastside Plan.

**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 Section 2 of the Zoning and Development By-law, including adding the Creative Products Manufacturing use, generally as set out in the Policy Report dated November 1, 2016, entitled "I-4 (Historic Industrial) District - Proposed Zoning By-law Amendments", be approved:
- (i) Create a new I-4 (Historic Industrial) District, generally in accordance with Appendix B of the above Policy Report; and
  - (ii) Rezone those areas of M-2 shown outlined in bold in Schedule A of Appendix B, above Policy Report from M-2 to I-4.
- B. THAT A be adopted on the following conditions:
- (i) THAT the 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 - I-4 (Historic Industrial) District - Proposed Zoning By-law Amendments]