

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Metro Core Jobs and Economy Land Use Plan - Downtown Policies

Summary: To amend the Downtown Official Development Plan (DODP) and HA-3 (Yaletown Historic Area) District Schedule to accommodate future job space in the Downtown, and to maintain the commercial mix of historic Yaletown.

Applicant: Director of Planning

Recommended Approval: By the Director of Planning, in consultation with the General Manager of Engineering Services:

- A. THAT, the application to provide sufficient job space potential in the Downtown to meet future demand, to strengthen and intensify commercial uses in the Central Business District (CBD), and to maintain the commercial mix of historic Yaletown by:
- i. Amending the Downtown Official Development Plan to increase the maximum permitted density for non-residential uses in areas A, B, C1 and F; removing residential as a permitted use in areas C1 and F; requiring a minimum of 2.0 FSR for non-residential uses in areas C3 and H; and revising the names of various areas; all generally as set out in Appendix A to the Policy Report *"Metro Core Jobs and Economy Land Use Plan: Part One, Proposed Downtown Policies"*, dated October 16, 2008; and
 - ii. Amending the HA-3 District Schedule (Yaletown Historic Area) by increasing permitted non-residential uses to a maximum of 5.0 FSR; and by requiring a minimum of 1.5 FSR of non-residential uses in all developments, generally as set out in Appendix B to the Policy Report *"Metro Core Jobs and Economy Land Use Plan: Part One, Proposed Downtown Policies"*, dated October 16, 2008,
- be approved.
- B. THAT, subject to approval of the amendments to the Downtown ODP and in order to guide downtown rezonings to be consistent with Council's desire to expand and intensify the commercial uses within the CBD, the "DODP Rezoning Policy: Central Business District and CBD Shoulder", generally as set out in Appendix C, to the Policy Report *"Metro Core Jobs and Economy Land Use Plan: Part One, Proposed Downtown Policies"*, dated October 16, 2008, be approved.
- C. THAT, subject to approval of the amendments to the Downtown ODP at Public Hearing and in order to monitor the conversion of significant existing office buildings in mixed use areas, the "DODP, HA Districts: Office Conversion Policy", generally as set out in Appendix D, to the Policy Report *"Metro Core Jobs and Economy Land Use Plan: Part One, Proposed Downtown Policies"*, dated October 16, 2008, be approved.

(RZ. 693/2008 - Metro Core Jobs and Economy Land Use Plan - Downtown Policies)