

SUMMARY AND RECOMMENDATION

2. **REZONING:** Facilitating Growth in Vancouver's Innovation Economy - Railtown - Zoning and Development By-law Amendments for I-4 (Historic Industrial) District

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. These zoning changes help implement the Downtown Eastside Plan and they enable the innovation economy while preserving industrial lands.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral and Previous Actions of Council: This item was originally referred to Public Hearing at the Regular Council Meeting of December 13, 2016. At the Public Hearing of January 26, 2017, Council heard from speakers and deferred the item to the Regular Council meeting of February 7, 2017, at which time it was postponed to the Regular Council of March 28, 2017. On March 28, 2017, Council referred the item with revisions back to Public Hearing.

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 Appendix A of the Policy Report dated November 29, 2016, entitled "Facilitating Growth in Vancouver's Innovation Economy - Railtown - Zoning and Development By-law Amendments for I-4 (Historic Industrial) District" and with revisions as noted in the Memorandum dated March 27, 2017:
- (i) amend Section 2 to add the Creative Products Manufacturing use;
 - (ii) create a new I-4 (Historic Industrial) District; and
 - (iii) rezone those areas of M-2 shown outlined in bold in Schedule A of Appendix A of the above Policy Report from M-2 to I-4,
- be approved.
- 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 - Railtown - I-4 (Historic Industrial) District - Proposed Zoning By-law Amendments]