

SUMMARY AND RECOMMENDATION

6. REZONING: False Creek Flats Plan Implementation: Policy and By-law Amendments

Summary: To amend the Zoning and Development By-law to bring forward the zoning changes, consequential amendments, and accompanying development policies and guidelines to manage future development as laid out in the False Creek Flats Area Plan. The proposed provisions include a new rezoning policy for the False Creek Flats, a new FC-2 District Schedule, amendments to the I-2, I-3, IC-3, and MC-1 and MC-2 District Schedules, and amendments to the Regional Context Statement Official Development Plan.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the Zoning and Development By-law generally in accordance with Appendix B of the Policy Report dated July 11, 2017 entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments", to achieve the following:
- (i) to provide a definition for "Bulk Data Storage" in Section 2, to make consequential amendments in Sections 9 and 11 reflecting the creation of a new FC-2 District Schedule, and to amend Schedule F for Amenity Share Costs for I-3 and FC-2;
 - (ii) to repeal and enact a new I-2 District Schedule;
 - (iii) to repeal and enact a new I-3 District Schedule;
 - (iv) to repeal and enact a new IC-3 District Schedule;
 - (v) to repeal and enact a new MC-1 and MC-2 Districts Schedule; and
 - (vi) to enact a new FC-2 District Schedule.
- B. THAT Council rescind the False Creek Flats Rezoning Policy: Additional General Office Use in "High Technology" Districts (adopted April 7, 2009), except that staff be directed to continue to process any active rezoning applications in the policy area.
- C. THAT the new Rezoning Policy and Guidelines for the False Creek Flats, as contained in Appendix A of the Policy Report dated July 11, 2017 entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments", be approved.
- D. THAT the application to amend the Regional Context Statement Official Development Plan By-law, generally in accordance with Appendix D of the Policy Report dated

July 11, 2017, entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments", be approved.

- E. THAT, the application to amend the Sign By-law to establish regulations for the new FC-2 District Schedule, generally as set out in Appendix C of the Policy Report dated July 11, 2017, entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments", be approved.
- F. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Noise Control By-law, generally in accordance with Appendix C of the Policy Report dated July 11, 2017 entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments".
- G. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Subdivision By-law, generally in accordance with Appendix C of the Policy Report dated July 11, 2017, entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments".
- H. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the following for Council adoption at the time of enactment of the amendments to the Zoning and Development By-law:
 - (i) amendments to the Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines, as contained in Appendix E of the Policy Report dated July 11, 2017 entitled "False Creek Flats Plan Implementation: Policy and By-law Amendments";
 - (ii) amendments to the Micro Dwelling Policies and Guidelines, as contained in Appendix F of the same report;
 - (iii) amendments to the MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street and East Hastings (Clark to Semlin) Areas, as contained in Appendix G of the same report;
 - (iv) amendments to the East False Creek FC-1 Guidelines, as contained in Appendix H of the same report;
 - (v) new False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3, as contained in Appendix I of the same report;
 - (vi) new False Creek Flats Urban Design Policies and Guidelines for IC-3 (Sub-area A), as contained in Appendix J of the same report; and
 - (vii) new False Creek Flats Urban Design and Development Policies and Guidelines for FC-2, as contained in Appendix K of the same report.

[RZ - False Creek Flats Plan Implementation: Policy and By-law Amendments]