PUBLIC HEARING **December 12, 2017**

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: Miscellaneous Amendments to the Zoning and Development By-law including Various CD-1 By-laws

Summary: To make amendments to CD-1 (674) By-law for 3205-3221 West 41st Avenue and 5590 Balaclava Street, to CD-1 (642) By-law for 2133 Nanton Avenue, to CD-1 (158) By-law for 2657-2693 West 10th Avenue and 2676-2696 West Broadway, and to the C-3A and C-5, C-5A and C-6, and FC-2 Districts Schedules. The amendments would achieve the intent of the initial rezoning approvals, and correct inadvertent errors.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 14, 2017.

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

A. THAT Council approve the following applications, to:

(i) amend CD-1 (674) By-law No. 11894 for 3205-3221 West 41st Avenue and 5590 Balaclava Street for a minor text amendment, generally as presented in Appendix A of the Policy Report dated October 31, 2017, entitled "Miscellaneous Amendments to the Zoning and Development By-law and to Various CD-1 By-laws";

(ii) amend CD-1 (642) By-law No. 11658 for 2133 Nanton Avenue (formerly known as 4255 Arbutus Street) for a minor text amendment, generally as presented in Appendix B of the Policy Report dated October 31, 2017, entitled "Miscellaneous Amendments to the Zoning and Development By-law and to Various CD-1 By-laws" and in the memorandum dated November 22, 2017, entitled "Miscellaneous Amendments to the Zoning and Development By-law and to Various CD-1 By-laws";

(iii) amend CD-1 (158) By-law No. 5705 for 2657-2693 West 10th Avenue and 2676-2696 West Broadway for a minor text amendment, generally as presented in Appendix C of the Policy Report dated October 31, 2017, entitled "Miscellaneous Amendments to the Zoning and Development By-law and to Various CD-1 By-laws";

(iv) amend Section 4.7.8 of the C-3A District Schedule and the C-5, C-5A and C-6 District Schedule to correct minor section numbering errors in recent by-law amendments regarding heritage conservation amenity shares, generally as presented in Appendix D of the Policy Report dated October 31, 2017, entitled "Miscellaneous Amendments to the Zoning and Development By-law and to Various CD-1 By-laws"; and

(v) amend the Schedule regarding "Stipulated Rents at initial occupancy for secured market rental housing" to correctly identify it as Schedule H to the Zoning and Development By-law and correspondingly correct the reference to this Schedule in Section 4.7.12 of the FC-2 District Schedule, generally as described in the Memorandum dated November 7, 2017, entitled "RTS No. 11977 – False Creek Flats: Housekeeping Amendments to New Schedule for "Stipulated Rents at initial occupancy for secured market rental housing" and the FC-2 District Schedule".

[TA - Miscellaneous Amendments - Zoning & Development By-law including various CD-1 By-laws]