

SUMMARY AND RECOMMENDATION

1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule

Summary: To amend the Zoning and Development By-law to add “Health Care Office” as a conditionally permitted use in the I-1 District Schedule and to create a new I-1C District Schedule for future rezoning of sites along the south side of 2nd Avenue between Yukon and Quebec Streets within the Mount Pleasant Industrial Area, permitting employment-intensive light industrial uses and limited retail uses on lower levels with compatible office and service uses above, to a maximum FSR of 6.0.

Applicant: General Manager of Planning, Urban Design and Sustainability.

Referral: This item was referred to Public Hearing at the Council Meeting of November 24, 2020.

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 to:
- (i) amend the I-1 District Schedule to add Health Care Office as a Conditional Approval Use, generally in accordance with Appendix A of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”; and
 - (ii) create the new I-1C District Schedule, generally in accordance with Appendix B.
- B. THAT A be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights 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.
- C. THAT Council approve the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as shown in Appendix C of the Referral

Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.

- D. THAT Council amend the Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process, generally as shown in Appendix D of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.
- E. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law at the time of enactment of the amending By-law, generally in accordance with Appendix E of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.
- F. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the amending By-law, generally in accordance with Appendix F of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.

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