

Proposal and Rationale:

A. Amend Zoning and Development By-law FC-2 Zoning District, Sub-Area E to:

- (i) Add Health Care Office as a Conditional Approval Use in Sub-Area E as part of permitted density for Office use to:**
 - Leverage the area's walking distance to the new St. Paul's Hospital to the north
 - Create consistency with Sub-Area A of the same district schedule
 - Create consistency with the I-1 zone in Mount Pleasant to the south, which permits Health Care Office within Office density

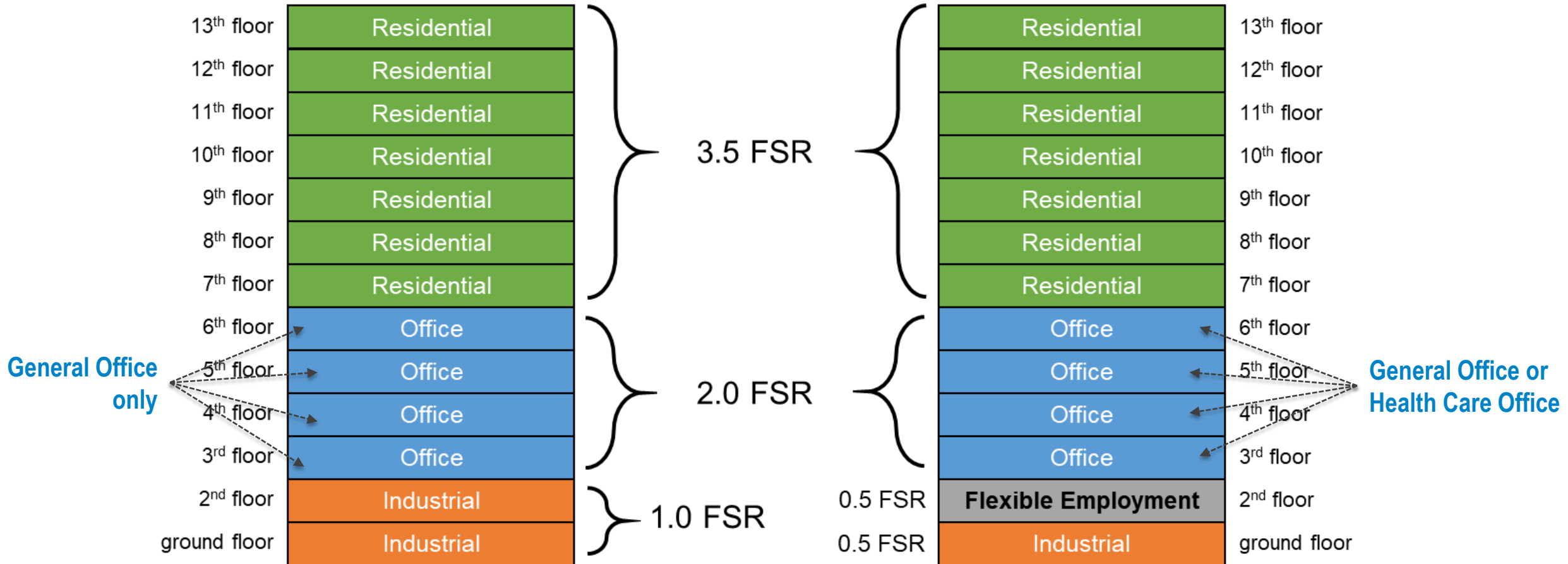
- (ii) Amend allocation of floor area and density in Sub-Area E to maximize intensification and increase flexibility of employment uses:**
 - Increase flexibility in permitted employment uses in upper level job spaces
 - Continue to reserve at grade spaces for light industrial uses that require direct access to loading for operational viability

B. Update False Creek Flats Area Plan to conform to same changes

Recommendation A

Use and Density allocation under Current FC-2 Sub-Area E Zoning

Use and Density under Proposed Amendment to FC-2 Sub-Area E



FC-2 Sub-Area E – Area and Context

