

SUMMARY AND RECOMMENDATION

1. Minor Amendments to FC-2 Zoning District Schedule, Sub-Area E Intensification of Employment Space in Mixed-Use Buildings (False Creek Flats Area Plan)

Summary: To amend the FC-2 District Schedule of the Zoning and Development By-law to optimize the use of employment floor space, while retaining ground floor spaces for light industrial activities in Sub-area E. The amendments also include the addition of 'Health Care Office' Use to be consistent with Sub-area A of the FC-2 District Schedule and the I-1 District Schedule.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Council Meeting of July 20, 2021.

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

- A. THAT Council approves the amendment to the FC-2 District Schedule of the Zoning and Development By-law, generally in accordance with Appendix A, of the Referral Report, entitled "Minor Amendments to FC-2 Zoning District Schedule, Sub-Area E Intensification of Employment Space in Mixed-Use Buildings (False Creek Flats Area Plan)" to:
- (i) add Health Care Office as a Conditional Approval Use in Sub-Area E as part of the permitted density for Office uses;
 - (ii) amend allocation of the floor area and density in Sub-Area E to maximize intensification and increase flexibility for employment uses as described in this report;
- B. THAT Council approves the General Manager of Planning, Urban Design and Sustainability to prepare an update to the False Creek Flats Area Plan at the time of enactment of the zoning by-law, generally as set out in Appendix C, of the Referral Report, entitled "Minor Amendments to FC-2 Zoning District Schedule, Sub-Area E Intensification of Employment Space in Mixed-Use Buildings (False Creek Flats Area Plan)".

[Minor Amendments to FC-2 Zoning District Schedule, Sub-Area E Intensification of Employment Space in Mixed-Use Buildings (False Creek Flats Area Plan)]