

**MOTION**

**A.1**

**1. Update to False Creek Flats Area Plan**

THAT the update to the False Creek Flats Area Plan, as set out in Appendix C of the report titled "Minor Amendments to FC-2 Zoning District Schedule, Sub-Area E Intensification of Employment Space in Mixed-Use Buildings (False Creek Flats Area Plan) - RTS #14544, be approved by Council.

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**Additional information attached as Appendix A below.**

## Appendix A – Memorandum from Staff

At the Public Hearing on October 5, 2021, Council approved amendments to the FC-2 District Schedule of the Zoning and Development By-law to add Health Care Office as a Conditional Use in Sub-Area E as part of the permitted density for Office uses, and amend allocation of the floor area and density in Sub-Area E to maximize intensification and increase flexibility for employment uses. At the same meeting, the General Manager of Planning, Urban Design and Sustainability was instructed to prepare the following update to the False Creek Flats Plan for approval at the time of enactment of the zoning by-law:

Section	Proposed Amendment
7.3.5 Innovation district mixed- use prototype	Conditional Requirements  Conditional height and density can be achieved by providing at least 3.0 FSR of job space, including a minimum of <del>4.0</del> 0.5 FSR of light industrial or Artist Studio B, providing an amenity share contribution for a bonus of additional density and incorporation of design considerations as outlined in the Guidelines for the False Creek Flats.

The amendments to the FC-2 District Schedule were enacted on October 19, 2021. The attached Motion is therefore recommended to Council.