

## SUMMARY AND RECOMMENDATION

**4. Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines**

**Summary:** To amend the Zoning and Development By-law and associated guidelines, specifically related to the I-1, I-1A, I-1B, I-1C, IC-1 and IC-2, C-2, C-2B, C-2C, and C-2C1 district schedules. This is being done to support implementation of the Broadway Plan, and advance the directions of the City’s Employment Lands and Economy Review, Metro Vancouver Regional Industrial Lands Strategy and the Regional Growth Strategy, Metro 2050.

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

**Referral:** This relates to the report entitled “Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines”, dated April 13, 2023, (“Report”), referred to Public Hearing at the Council Meeting of May 9, 2023.

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

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate Broadway Plan implementation generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally as presented in Appendix A of the Report.

- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the Industrial Spaces Guidelines, generally as presented in Appendix C of the Report.
- C. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the updated Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as presented in Appendix D of the Report.
- D. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the updated C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings, generally as presented in Appendix E of the Report.

- E. THAT Recommendations A through D be adopted on the following conditions:
- a. THAT passage of the above resolutions creates no legal rights for 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;
  - b. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - c. 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.

**[Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines]**