

SUMMARY AND RECOMMENDATION

5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments

Summary: To amend the False Creek North Official Development Plan (FCN ODP) to add residential floor area for the delivery of social housing development. Consequential amendments to CD-1 (324) for 800-1100 Pacific Boulevard are proposed to increase the permitted residential floor area and maximum building heights. Further consequential amendments to CD-1 (366) for 500 Pacific Street, CD-1 (422) for 900 Pacific Boulevard, CD-1 (266) for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) for 1200-1300 Pacific Boulevard South are also proposed.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments”, dated May 30, 2023, (“Report”), referred to Public Hearing at the Council Meeting of June 13, 2023.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek North Official Development Plan By-law No. 6650, to permit the development of at minimum 661 units of social housing be approved in principle; and

FURTHER THAT the draft False Creek North Official Development Plan amendments, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle.

- B. THAT, subject to approval of the amended False Creek North Official Development Plan By-law referenced in Recommendation A, draft amendments to CD-1 (324) By-law No. 7248 for 800-1100 Pacific Boulevard, CD-1 (366) By-law No. 7675 for 500 Pacific Street, and CD-1 (422) By-law No. 8896 for 900 Pacific Boulevard, be prepared for the Public Hearing in accordance with Appendices C, D, and E respectively of the Report, be approved in principle;
- C. THAT, subject to approval of the amended CD-1 By-laws referenced in Recommendation B, draft amendments to CD-1 (266) By-law No. 6757 for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) By-law No. 7156 for 1200-1300 Pacific Boulevard South, and the Parking By-law No. 6058, be prepared for the Public Hearing in accordance with Appendix F of the Report, be approved in principle;

- D. THAT, subject to approval of the amended CD-1 By-laws referenced in Recommendation B, amendments to the Quayside Neighbourhood CD-1 Guidelines and Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street) in accordance with Appendix H and Appendix I respectively of the Report, be approved.
- E. THAT subject to approval in principle of the application and the Housing Agreements described in Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for sites located at 450 Pacific Street, 1050 Expo Boulevard, and 990 Beatty Street, for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- F. THAT Recommendations A to E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other 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 a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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.

[False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments]