

SUMMARY AND RECOMMENDATION

1. Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law

Summary: To amend the I-2 District Schedule and Section 2 Definitions of the Zoning and Development By-law to support the implementation of the Vancouver Plan and the City's Employment Lands and Economy Review. The amendments seek to:

- Improve flexibility and modernize permitted uses,
- Remove barriers and encourage the provision of artist studios - class B to provide more opportunities for artists in industrial areas, and
- Align regulations, remove outdated clauses and correct unintended errors.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled "Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law", dated October 31, 2023, ("Report"), referred to Public Hearing at the Council Meeting of November 14, 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 industrial modernization and intensification generally as presented in Appendix A of the Report.

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

- B. THAT Recommendations A be adopted on the following conditions:
- (i) 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;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; 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.

**[Industrial Modernization and Intensification Framework – Amendments to the Zoning
and Development By-law]**