

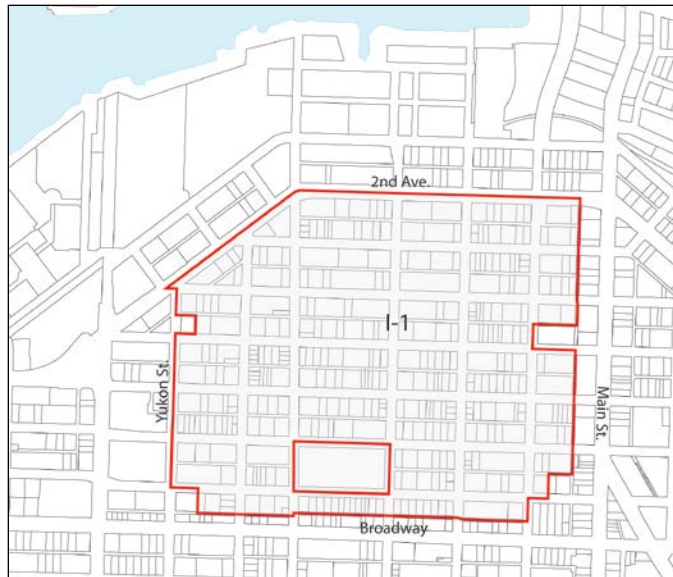
# MOUNT PLEASANT LIGHT INDUSTRIAL AREAS



# Mount Pleasant Light Industrial Areas (zoned I-1)

- Categorized in Regional Growth Strategy as mixed employment areas
- Largest single supplier of jobs (7200) in all of the Metro Core industrial areas
- Well-served by transit for employees, and in close proximity to meet the servicing needs of Downtown
- A broad range of business from conventional industrial to higher technology design/manufacturing
- Vancouver Economic Action Strategy identified these areas as prime locations for green and creative sector jobs

# The Mount Pleasant Light Industrial Areas (Zoned I-1)



Future desired role of  
the area as adopted by  
Council in 2010

*“Strengthen and enhance  
the Mount Pleasant  
industrial area’s role of  
providing centrally  
located, affordable  
production, distribution,  
and repair space by  
providing opportunities to  
increase job intensity  
through modest amounts  
of office and service uses,  
without displacing light  
industrial functions.”*

# Proposed Policy Directions adopted by Council in 2010

- 1) Continue to prohibit new residential uses
- 2) Maintain the current limitations on retail uses
- 3) Introduce some modest amounts of office and service uses
- 4) Provide a transportation/parking strategy for the area

# Proposed Amendments to the I-1 District Zoning Schedule

- Selective additions to the types of office and service uses permitted
- Increased permitted densities of selective office and service uses
- Remain within existing overall density and height limits

# Proposed Amendments to the I-1 District Zoning Schedule

## Expected Results

- Potential significant increase to the 7200 existing jobs in the areas, including green jobs
- More flexibility in zoning for business retention and expansion
- Increased ability to construct mixed-use (non-residential) buildings, maximizing floorspace while adhering to the allowable built form
- Consistency with Industrial Land objectives of the Regional Growth Strategy



# Proposed Amendments to the I-1 District Zoning Schedule

## Recommendations

- THAT the application by the General Manager of Planning and Development Services to amend the I-1 (Industrial) District Schedule of the Zoning and Development By-Law, generally as set out in Appendix B of the Policy Report dated December 20, 2012, entitled “Mount Pleasant Light Industrial Areas (I-1) - Implementation of Policy Directions to Increase Job Space Potential”, **be approved.**

(Council adopted Recommendation B of the same policy report on December 20, 2012)