



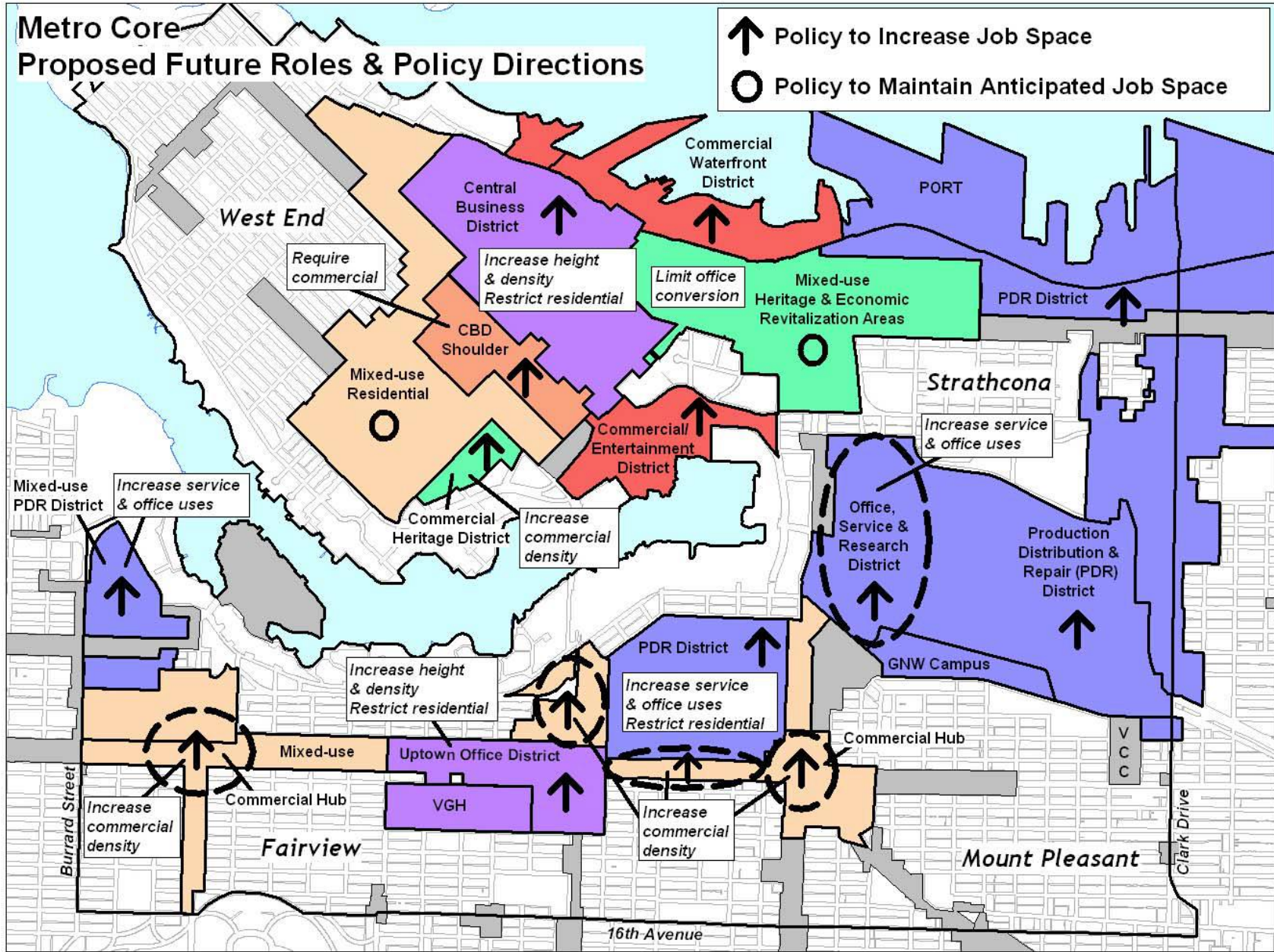
Facilitating Growth in Vancouver's Innovation Economy: Mount Pleasant Industrial Area

Zoning Changes East of
Quebec Street

Public Hearing
January 31, 2017

Metro Core Proposed Future Roles & Policy Directions

- ↑ Policy to Increase Job Space
- Policy to Maintain Anticipated Job Space



16th Avenue

Burrard Street

Clark Drive

VCC

PORT

Strathcona

West End

Fairview

Mount Pleasant

Central Business District

Commercial Waterfront District

Require commercial

Increase height & density Restrict residential

Limit office conversion

Mixed-use Heritage & Economic Revitalization Areas

Mixed-use Residential

CBD Shoulder

Commercial Entertainment District

Mixed-use PDR District

Increase service & office uses

Commercial Heritage District

Increase commercial density

Increase service & office uses

Office, Service & Research District

Production Distribution & Repair (PDR) District

Increase height & density Restrict residential

Increase service & office uses Restrict residential

Increase commercial density

Mixed-use

Uptown Office District

Increase commercial density

Commercial Hub

PDR District

GNW Campus

VGH

Commercial Hub

VCC

Impact of Zoning Changes



Pre-2013

Examples of typical light industrial buildings in Mount Pleasant



Post-2013

Examples of buildings at 3.0 FSR



Post-2017

Examples of buildings at 5.0 FSR



- Vancouver Economic Action Strategy
- Digital Strategy
- Innovation Economy Roundtable

DOWNTOWN

- Business Examples:
- Microsoft
 - Amazon
 - Chimp
 - Vision Critical
 - Cisco

RAILTOWN

- Business Examples:
- Bensen Manufacturing Inc.
 - Herschel Supply Co
 - Union Wood Co

GASTOWN

- Business Examples:
- Launch Academy
 - Metafor Software
 - Trulioo

YALETOWN

- Business Examples:
- Boeing
 - SAP
 - Slack

BURRARD SLOPES

- Business Examples:
- Bardel Entertainment
 - Lululemon

FALSE CREEK FLATS

- Business Examples:
- Centre for Digital Media
 - Discovery Parks
 - MEC

MOUNT PLEASANT

- Business Examples:
- Equicare Health
 - Kit and Ace
 - Hootsuite
 - Image Engine

BROADWAY CORRIDOR

- Business Examples:
- VCH Research Institute
 - Centre for Brain Health
 - Zymeworks
 - VGH

- Remove and replace outdated definitions
 - “*Digital entertainment and information communication technology*” to replace “*Information technology*”
 - “*Information communication technology manufacturing*” to replace “*Software manufacturing*”
- New district schedules – I-1A
 - Max FSR: 5
 - Max height: 110 ft.
 - Amenity share contribution of \$6/sq.ft. of density above 3 FSR to 5 FSR
 - Sculpting of building above 60 ft.



Example of an I-1A building by FSR

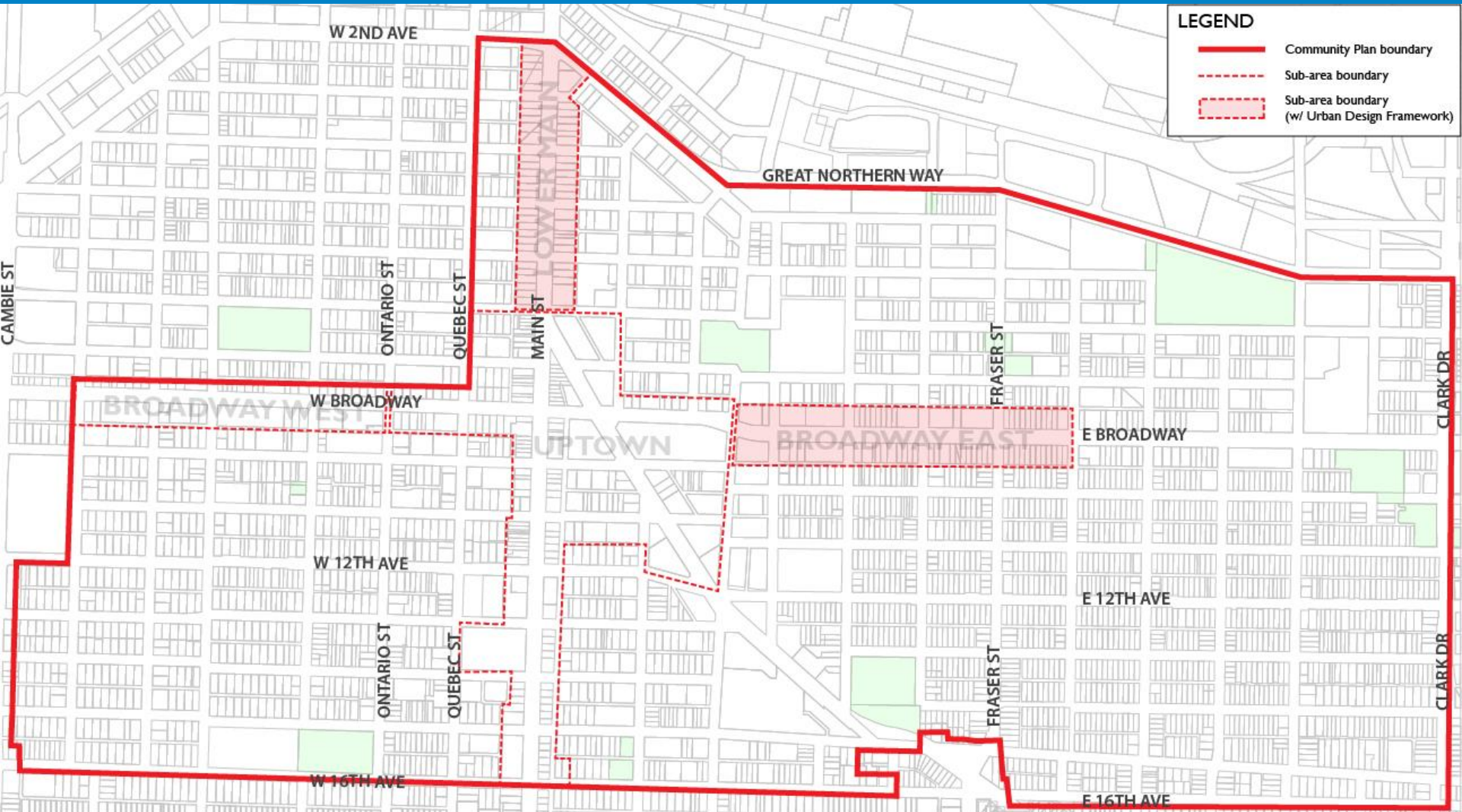


- New district schedules (continued)
 - I-1B
 - Customized zone to address the retention of the Simon Fraser Annex
 - Exploring opportunities to retain and repurpose the annex
 - Recommend increasing height to 125 ft. and density to 6 FSR to offset the reduced opportunity for job space and reduced density to fund retention
 - Density above 3 FSR is subject to a \$6/sq.ft. amenity share contribution
 - Density above 5 FSR is subject to a \$43/sq.ft. amenity share contribution



Simon Fraser Annex, 1930

Map of Mount Pleasant Community Plan



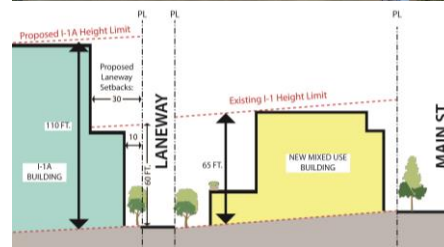
Lower Main and the Study Area



Main and 2nd Avenue:
Plaza off the lane



Main and 7th Avenue:
Improved public realm



Proposed laneway
interface between I-1A
and Lower Main

Public Realm



Potential animated laneway



Main and 7th Avenue: Potential open space concept

Enhanced public realm aspirations