



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: November 29, 2016  
Contact: Kent Munro  
Contact No.: 604.871.7135  
RTS No.: 11751  
VanRIMS No.: 08-2000-20  
Meeting Date: December 13, 2016

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area - Amendments to the Zoning and Development By-law

**RECOMMENDATION**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law in order to:
- (i) Remove outdated definitions related to computer technology and replace them with updated definitions pertaining to the digital innovation economy generally in accordance with Appendix A;
  - (ii) Create new Districts I-1A and I-1B, generally in accordance with Appendix A;
  - (iii) Rezone those areas of the Mount Pleasant Industrial Area outlined in bold on Schedule A of Appendix A from I-1 and M-2 to I-1A and from I-1 to I-1B;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT Recommendation 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.

### ***REPORT SUMMARY***

Council has approved a number of policies to support and grow a high performing economy. In recent years a focus on the innovation economy has emerged as this sector has flourished and become a significant contributor to the local, regional and national economy. In light of the importance of the innovation economy, and particularly the digital and technology sector, staff are recommending opportunities to update regulations and build on the strengths and advantages of the Mount Pleasant area. This report recommends replacing outdated Zoning and Development By-law definitions with new definitions to better reflect the current range of digital and technology business activities. The report further recommends the creation of two new industrial zones (District Schedules I-1A and I-1B), and the rezoning of four blocks east of Quebec Street to the new industrial zones to allow larger and taller buildings in order to retain, support and grow the innovation economy. Lastly, this report provides an update on recent investigations into the transportation network to improve access to job space and an update on the parking situation in the area.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council policies for this city-led initiative include:

- Innovation Economy Round Table (2016)
- Digital Strategy (2013)
- Regional Context Statement Official Development Plan (2013)
- Mount Pleasant Community Plan Implementation Strategy (2013)
- Heritage Action Plan (2013)
- Transportation 2040 (2012)
- Economic Action Strategy (2011)
- Mount Pleasant Community Plan (2010)
- Metro Core Jobs and Economy Study (2007)

## **REPORT**

### ***Background/Context***

#### Economic, Digital and Innovation Policies

The *Vancouver Economic Action Strategy* sets out a vision to achieve a “high-performing economy that successfully levers the City’s global profile and its momentum as a centre of innovation and entrepreneurship.” The Strategy’s major initiatives include programs and projects that will support local prosperity. Strategic initiatives include:

1. Climate for Growth
2. Supporting Business Investment and Trade
3. Focus on People

The Strategy acknowledges that the economic health and prosperity of countries is more than ever before, dependent on the performance of their city-regions. Senior governments set many monetary, tax, incentive and regulatory policies that influence business decisions, competitiveness and success. But local government policies, that speak to economic as well as social and environmental imperatives—taxation, business climate, regional collaboration, services, sustainability and liveability—are of increasing importance when it comes to influencing the local economy. To foster a climate for growth, *Vancouver’s Economic Action Strategy* identifies the need to leverage local innovation and innovators and, more specifically, to support specialty spaces for key sectors of the economy.

In 2013, Council adopted a *Digital Strategy* which sets out a four year roadmap that moves Vancouver’s approach to the digital economy to an integrated strategy, and prioritizes key actions with the most value for citizens, businesses and the organizations. The four key pillars of the strategy include:

1. Engagement and Access
2. Infrastructure and Assets
3. Economy
4. Organizational Digital Maturity

Vancouver has a growing innovation economy, encompassing specialized manufacturing firms, creative production industries and technology driven start-ups. These firms have flourished in the past number of years and have become significant contributors to the local economy. The tech sector, as an example, is expanding at a faster rate than the Provincial economy at large. Technology firms employ over 86,000 people across British Columbia and provide an average wage that is 60% higher than the Province’s industrial average. In 2013, the 9,000 plus technology companies in British Columbia combined to generate over \$23 billion in revenue and added over \$13 billion to the Gross Domestic Product of British Columbia.

Vancouver is regarded as a leader when it comes to innovative policies designed to support both the City and the economy. Nonetheless, business ventures and the economy are changing rapidly and what constitutes “industry” is continually evolving. The challenge for the City is to keep its regulatory framework appropriately aligned with a broad policy context (including regional land use policies), while facilitating growth in the innovation economy.



Figure 1: Map of Vancouver's innovation economy clusters

One of the Quick Start Actions identified in the Digital Strategy is to create a favourable regulatory environment that supports the digital industry. Among other things, this initiative identified the need to create a new definition for digital use and the need to review zoning bylaws to remove or minimize impediments to growth of Vancouver's key digital cluster districts. This report recommends ways to put the Digital Strategy "Actions" into motion in Mount Pleasant.

In May 2016, Council directed staff to establish an *Innovation Economy Roundtable* for the purpose of providing ongoing advice on how to better enable the innovation economy through urban planning, social policy, modernised regulations and other areas. As part of this process, staff were directed to identify immediate quick starts to better enable the innovation economy. Changes in Railtown, Mount Pleasant and the upcoming False Creek Flats Plan were identified as near-term opportunities to advance on Council's directions.

### Mount Pleasant Policies and Implementation

The Mount Pleasant Industrial Area is a centrally located dynamic area. It was initially developed as a single-family neighbourhood in the 1890s and then transformed slowly to industrial use beginning in the 1940s. For several decades, Mount Pleasant has provided affordable production, distribution and repair space serving all of Vancouver. Mount Pleasant is designated as "Industrial" in the Regional Context Statement Official Development Plan (2013); this commits the City of Vancouver to retaining and protecting industrial land as part of a regional strategy to manage growth and protect employment generating lands.

The Mount Pleasant Community Plan (the "Plan") was adopted by Council in 2010 and sets land use policy for this community. The geographic scope of the Community Plan includes a strip of the Mount Pleasant Industrial Area from the lane west of Main Street to Quebec Street. While the Plan does not include specific land use policy for this industrial strip, it was understood that future land use policy for the block east of Quebec would be guided by the by the Metro Core Jobs and Economy Study and subsequent economic initiatives.

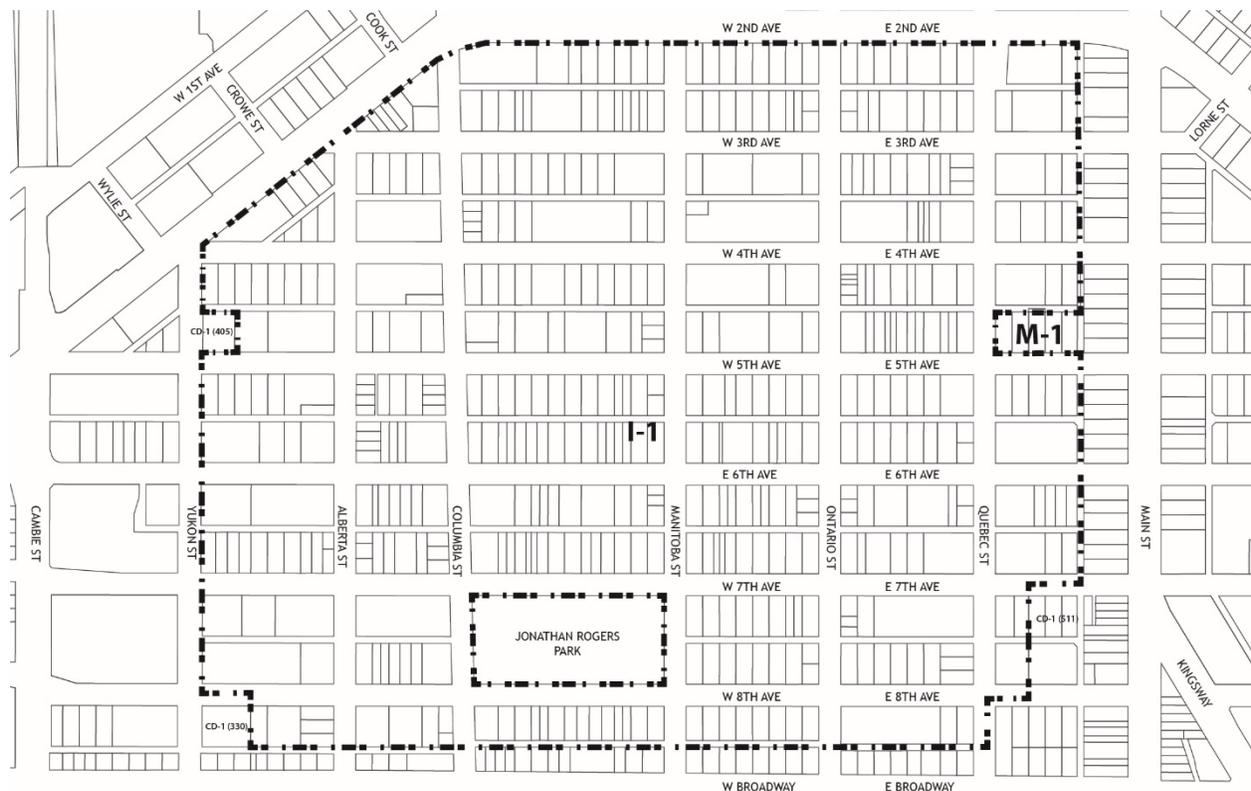


Figure 2: Map of the Mount Pleasant Industrial Area

As an implementation action arising from the Metro Core Jobs and Economy study, changes were made to the I-1 zoning in all of the Mount Pleasant Industrial Area in 2013. Those amendments provided increased flexibility for uses within the height and density limitations of the I-1 zoning regulations. Specifically, the limitations on general office use were relaxed so that a bonus of 1 FSR of office space could be achieved when 1 FSR of industrial use was provided. The intent was to maintain the historic, production, distribution and repair role of the area while unlocking additional capacity for office space. These changes doubled the zoned office capacity in the Mount Pleasant Industrial Area from about 3 million to 6 million square feet. Today the Mount Pleasant Industrial area has about 700,000 square feet of office space.

Since the 2013 zoning changes were approved, the commercial real estate market has responded by constructing and renovating several new buildings and adding job space suited to small to mid-sized businesses. The changes have expanded the range and intensity of innovation economy users including digital, interactive and entertainment uses, creative uses

and breweries, all adding to the interest and energy of the area. A diagram showing recent new developments in the Mount Pleasant Industrial Area is included as Appendix B.

At the time of the approval of the I-1 zoning changes in 2013, Council instructed staff to investigate and report back on the following items:

- a. Transportation and Parking Strategy for the Mount Pleasant area, in order to support the ability to add jobs in the area and anticipate future enhancements to rapid transit in the area, as outlined in the Transportation 2040 Plan; and
- b. Potential access improvements to the Main Street, Kingsway, and 7th Avenue intersection to facilitate east/west pedestrian and cyclist movements and simplify vehicular movements in the Mount Pleasant area.

The Transportation Issues and Considerations section of this report provides an update on the on-going analysis of the transportation network and parking situation in the Mount Pleasant Industrial Area and it outlines possible changes to address the concerns previously identified by Council.

## *Strategic Analysis*

### Trends and Catalysts for Growth

Staff have been monitoring business and development activities in the Mount Pleasant Industrial Area to evaluate the impacts of the 2013 changes to the I-1 zone and to determine whether further changes are needed to respond to particular business needs. Research into the specific needs of the innovation economy included discussions with the Vancouver Economic Commission. As hard data on the innovation economy is limited and as the picture is changing rapidly, in 2015 the City retained Avison Young, commercial brokers and real estate advisors, to provide an opinion paper to better understand Mount Pleasant and its emerging role in the City. Avison Young has an industry-leading research team which provides up-to-date leasing and sales activity. Highlights of the opinion paper include the following:

- Metro Core demand for tech office space has increased over the past five years and now represents 27 percent of all office leasing.
- Over the last two years, more new "A" class office supply was added to the market than in the previous 20 years (class "A" is used to describe the most prestigious buildings competing for premier office users).
- Technology businesses are locating in Mount Pleasant for the following reasons:
  - Non-corporate culture
  - Lifestyle and culture is attractive to employees
  - Transit, bike access and housing nearby
  - Amenities attractive to young workers are located near Main Street (coffee shops, breweries, community centre)
  - Area has a reputation as edgy and relatively affordable
  - Critical mass of like-minded companies (i.e. Image Engine, Hootsuite, DHX)
- Land values in Mount Pleasant are increasing at a faster rate than other areas (50% since 2012).

- The 2013 zoning changes triggered significant transformation and the market perceives Mount Pleasant as an “up-and-coming” office district.
- Increasing lease rates are becoming a barrier to start-ups.
- Property tax impact arising from significant assessed value increases threatens traditional industrial users and tenants.

The general attraction of Mount Pleasant to the technology and digital industry documented in the Avison Young opinion paper is borne out by real business ventures at play in Mount Pleasant. Hootsuite, one of the top technology companies headquartered in B.C., with over 1200 employees globally and 550 employees locally<sup>1</sup>, relocated from Railtown to Mount Pleasant in 2013. Hootsuite has outgrown its current facilities (located in multiple buildings) and is seeking new consolidated space in a campus environment. The company wants to remain and grow in Mount Pleasant. Through a partnership with Westbank Projects Corporation, Hootsuite proposes to consolidate and expand into larger buildings on sites located east of Quebec Street. Retaining the company and a large number of local jobs is important to the City's economy. It is anticipated that a new campus for a company of the scale of Hootsuite will function as a catalyst and attract other innovation businesses to the area.

In light of the Digital Strategy directions, the importance of the Innovation Economy and the opportunity to retain and build on the strengths of Mount Pleasant, staff are proposing changes to the Zoning and Development By-law as follows:

1. Remove outdated definitions relating to computer technology and replace them with updated definitions pertaining to the digital innovation economy; and
2. Create new zoning districts and rezone specific blocks within Mount Pleasant.

### New Definitions

Over the last six months, staff have worked with the Vancouver Economic Commission (who engaged with the digital entertainment and interactive industry), and the City's Business License Office and Digital Services Department, to create updated Zoning and Development By-law definitions to better reflect Vancouver's creative and digital innovative economy.

The following definition, a new type of General Office use is proposed:

**“Digital Entertainment and Information Communication Technology** means the use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications”.

The new digital definition will replace the outdated definition for ‘Information Technology’ which focused on the development and production of computer software and the research and design of computers and communications equipment.

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<sup>1</sup> <http://bctechbase.com/#/dashboard>

The new definition of ‘Digital Entertainment and Information Communication Technology’ will help to clarify how this class of office use is distinct within the General Office use category as shown in the figure below.

Continuum of uses in industrial districts

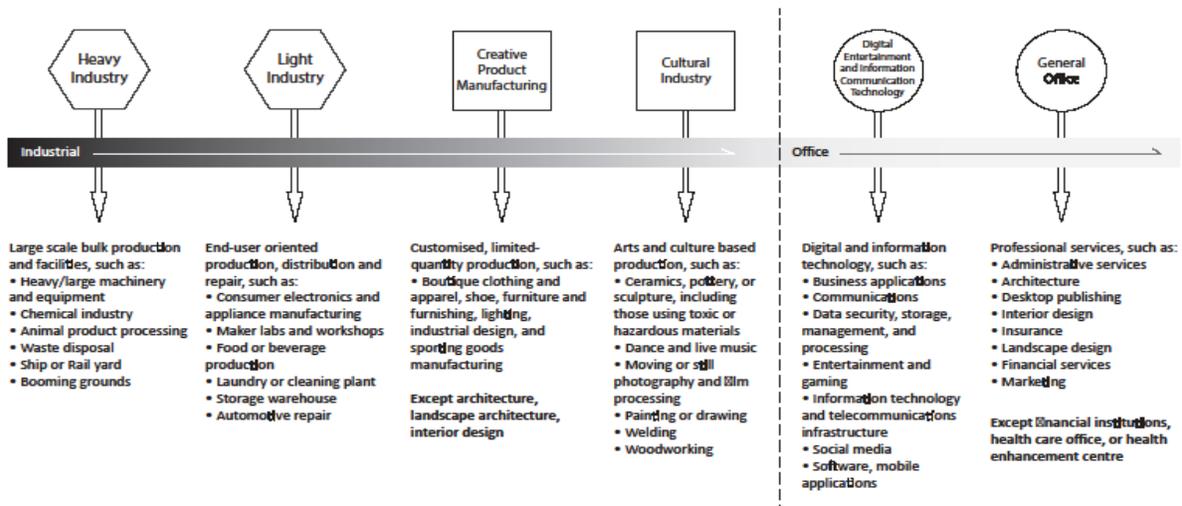


Figure 3: Continuum of uses in industrial districts

The obsolete definition for ‘Software Manufacturing’ will also be replaced with a new definition for ‘Information Communication Technology Manufacturing’ which will focus on the production of a broad range of products including electrical, electronic and communications equipment.

These changes will necessitate minor housekeeping amendments to the Zoning and Development By-law, including updates to the permitted uses listed under various industrial District Schedules, in accordance with Appendix A.

### New District Schedules and Zoning Changes

In consideration of the existing innovation economy cluster in Mount Pleasant and the particular attraction of Main Street to technology firms and their employees, staff have identified a limited part of the Mount Pleasant Industrial Area at the interface with Main Street (east of Quebec Street) for proposed zoning changes. The proposed I-1A and I-1B District Schedules allow for larger and taller buildings for additional industrial and digital capacity to accommodate digital and technology uses and meet the space needs of mid to large scale businesses.

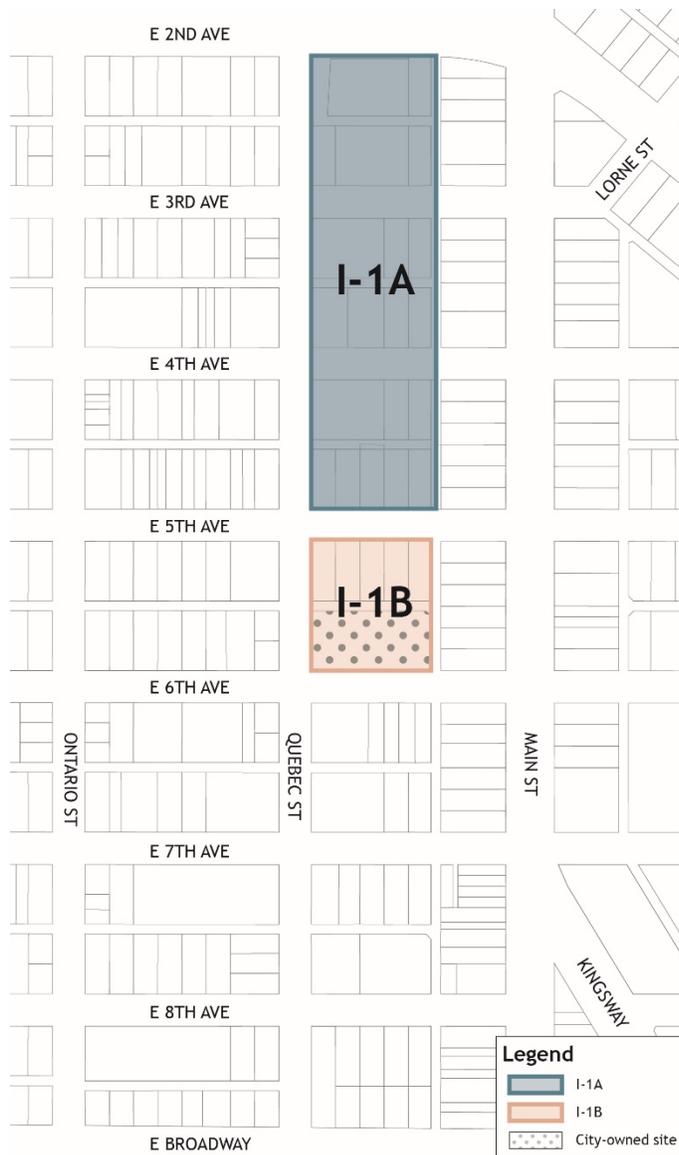


Figure 4: Map of properties proposed for rezoning

The City's industrial land policy precludes privately initiated rezoning of industrial land unless supported by Council policy; Mount Pleasant has no industrial rezoning policy. The changes made to the I-1 industrial zone in 2013 were City-led. Staff are proposing a similar City-led approach in this case to set the zoning in place through new District Schedules. This approach provides the following advantages to encourage the development of job space and employment growth:

- Certainty for applicants
- Streamlined development process
- Reduced time, cost and risk

The intent of the new zones is to retain and support the growth of digital and technology businesses through an additional density bonus for industrial or digital office use above the

current 3.0 FSR maximum. The new zones also allow for an increase in height from the current limit of 18.3 m (60 ft.).

### District Schedule I-1A

As proposed the new I-1A District Schedule will:

- Maintain the current requirement of 1.0 FSR of industrial use on each site;
- Maintain the same use provisions as the I-1 industrial zone, except that mini-storage is not permitted;
- Allow for increased density and height for additional industrial or digital office use (5.0 FSR and 33.5 m (110 ft.)) through a density bonus zoning approach with an amenity share contribution for floor area above 3.0 FSR at a rate of \$64.58 per square metre (\$6 per square foot);
- Introduce a 3.0 m (10 ft.) building setback along the north/south lane west of Main Street, between 2nd to 5th Avenues to enhance the pedestrian experience (this helps fulfil an objective identified in the Mount Pleasant Community Plan);
- Introduce building setbacks along Quebec Street and the east-west Avenues to improve the public realm through the provision of wider sidewalks and street trees; and
- Introduce building setbacks above 18.3 m (60 ft.) to ensure that new higher buildings are sculpted to relate to lower buildings to the east along Main Street and west of Quebec Street.

In general, the preferred approach to zoning for job space is to build in flexibility so that buildings can respond to changes in demand for different types of office space over time. By restricting the bonus in this case to eligible industrial uses and 'digital entertainment and information communication technology' ("digital") office uses only, staff are intentionally putting the Vancouver Economic Action Strategies into effect by taking a focused approach to create a specialty area to accommodate a key sector and larger scaled companies.

The proposed I-1A and I-1B industrial zones should re-affirm Mount Pleasant's role as an industrial employment area and reinforce land use policy by maintaining the requirement for 1 FSR of industrial use for larger buildings and by clarifying that the bonus above 3 FSR is limited to eligible industrial uses and digital and technology office use. By limiting the bonus to digital and technology office only (approximately 25% of the General Office market) it is anticipated that land value increases will be moderate.

If all of the blocks in the subject area were to redevelop to the maximum of 5.0 FSR using the digital and technology office bonus, an additional capacity of 480,000 sq.ft. of digital floor area would be added to the 480,000 sq.ft. of general office floor already allowed on these blocks under the current I-1 zoning. This additional job space is anticipated to produce an increased demand for childcare which is much needed and will benefit employees in the area. Therefore, staff are recommending that a density bonus approach be used to help fund new childcare facilities serving the Mount Pleasant area.

### District Schedule I-1B

Staff are proposing a separate zone, District Schedule I-1B, for the block between 5th and 6th Avenues to address the retention of the Simon Fraser Annex on the City-owned site at 123 East 6th Avenue (the "annex"). This Arts and Crafts inspired building was constructed in 1929

as an annex for nearby Simon Fraser School which has since been demolished. The City purchased the annex site in 1998 for the purposes of constructing a new road to connect Kingsway directly with Quebec Street. Since acquisition, the site has been leased to the Church of God in Vancouver on renewable short term lease basis (five year terms). The property is no longer needed for a road and therefore it is anticipated that the site will be redeveloped at some point in the future. To determine whether the annex warrants consideration for retention, a Statement of Significance has been completed and recommends that the building be considered for addition to the Vancouver Heritage Register in the "B" evaluation category.



Figure 5: Simon Fraser Annex (123 East 6th Avenue)

Given the heritage value of the former Simon Fraser Annex and Council's Heritage Action Plan which encourages the conservation and continued use of heritage buildings, staff have been exploring opportunities to rehabilitate and repurpose the annex. To improve the feasibility of conserving this heritage asset (and reduce costs to the City and tax payers) the approach needs to consider relocation of the annex within the site to maximize the remaining site area available for development, minimize development impacts and recover costs. On-site relocation of the building and rehabilitation is estimated to cost approximately \$5 million. There are many possible public amenity uses for the rehabilitated building and these will be explored in detail in the future when the City decides to move forward with the development of the site. Re-purposing the building is estimated to cost an additional \$2.5 million.

Three options have been explored:

1. Demolition - To allow the site to be fully developed under the proposed zoning (5 FSR and 110 ft.) demolition of the annex would be required.

2. Retention and height up to 160 ft. on the City-owned annex site - If the annex is retained on-site and height is restricted to 33.5 m (110ft.), the floor area achievable in a new building on the remainder of the site is significantly less than the proposed zoning would allow on the full site. This option proposes additional building height up to 49 m (160 ft.) on the City's site to make up the floor area shortfall and achieve the site's full potential of 5.0 FSR. This reflects the approach that would be used to compensate a private land owner for development opportunity costs resulting from heritage retention.
3. Retention and height up to 125 ft. and 6.0 FSR on the block - This option recognizes that with a more moderate increase to building height (up to 125 ft.), 5.0 FSR cannot be achieved on the annex site. To offset the reduced opportunity for job space and the reduced ability for development of the City's site to fund the retention and repurposing of the annex, this option proposes additional height and density on the block between 5th and 6th Avenues.

Public response to these options (discussed in detail in the Public Input section of this report) indicates considerable public support for retention of the annex. While many respondents had no preference for the retention approach (43 percent), Option 3 with height limited to 125 ft. was preferred by 35 percent of respondents while 11 percent preferred Option 2.

The proposed I-1B District Schedule for the block between 5th and 6th Avenues mirrors the I-1A schedule except that it allows for increased height to 38 m (125 ft.) and density up to 6.0 FSR. As 38 m (125 ft.) is insufficient height to realize the maximum density on the City's site with retention of the annex, the schedule provides for an additional bonus opportunity from 5.0 to 6.0 FSR on the block to offset both the reduced opportunity for job space and reduced financial opportunity resulting from retaining the annex. This schedule is structured as a density bonus schedule with contributions as follows:

- FSR from 3 to 5 - subject to an amenity share contribution of \$64.58 per square metre (\$6 per square foot) for childcare; and
- FSR above 5 - subject to an amenity share contribution of \$462.85 per square metre (\$43 per square foot) comprised of \$64.58 per square metre for childcare (\$6 per square foot) and \$398.27 per square metre (\$37 per square foot) for other eligible public amenities including childcare.<sup>2</sup>

This density bonus approach would apply to the whole block and amenity share contributions would be used to fund eligible public amenities serving the Mount Pleasant area which could include repurposing a future rehabilitated Simon Fraser Annex. If the City decides to use the rehabilitated annex for a use other than those public amenity uses listed in District Schedule I-1B, funding for repurposing would need to come from alternate sources.

Retention costs and development feasibility will be further explored at a future time to help with decision making on the future development of the site and use of the annex. Potential funding sources for the relocation and rehabilitation of the annex include community amenity contributions from rezoning in the Mount Pleasant area, the City-wide Heritage Conservation Reserve and the net proceeds from the sale of the property. Council will be asked to make a

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<sup>2</sup> 14% of \$462.85 per m<sup>2</sup> will be allocated for childcare (\$64.58 per m<sup>2</sup>) and 86% (\$398.27 per m<sup>2</sup>) will be allocated for public amenities listed in I-1B zone, including childcare

final decision on the retention of the annex and the development of the site at a future date once the full financial picture is available and future use options are evaluated in more detail.

If the proposed density bonus opportunity for the block between 5th and 6th Avenue is not taken up by development and amenity share contributions are not realized, staff may need to explore other approaches in the future to fund the repurposing of the annex including relaxations of the proposed I-1B schedule through a Heritage Revitalization Agreement.

### Sites South of East 6th Avenue

As part of this initiative, staff considered the land use of the entire strip of industrially zoned land located east of Quebec Street from 2nd Avenue up to 8th Avenue. This report recommends changes to the blocks between 2nd and 6th Avenue at this time. The blocks between 6th and 8th Avenue include a number of residential uses including heritage buildings and these blocks are very close to the future rapid transit station at Broadway and Main Street. Staff are proposing that a land use review for the blocks between 6th and 8th Avenues be completed in conjunction with future policy and land use planning for the Broadway Corridor (timing yet to be determined).

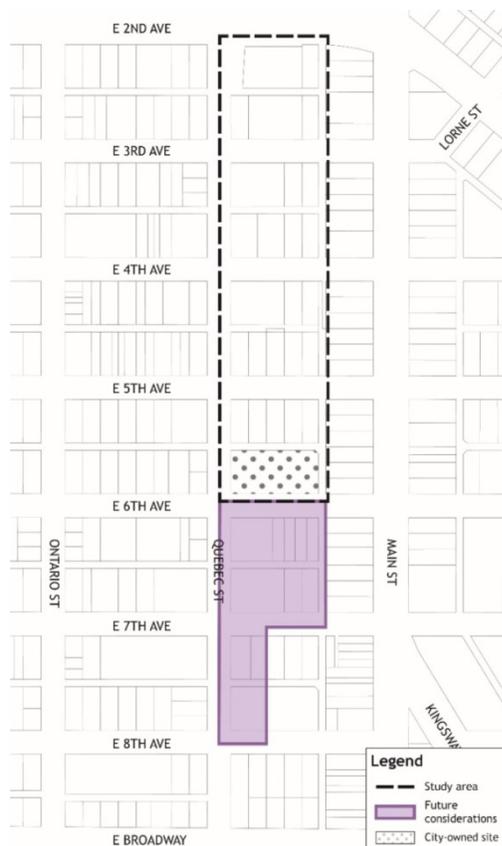


Figure 6: Map of sites for future consideration

### Transportation Issues and Considerations

The 2013 Council motions passed at the time of the approved changes to the I-1 zoning instructed staff to report back on transportation and parking changes required to support the ability to add jobs to the Mount Pleasant industrial area and improve walking and cycling movements in the area, in particular at the intersection at Main Street and 7th Avenue.

Over the past year, staff have been analysing the situation in Mount Pleasant in light of the Transportation 2040 vision and objectives, transportation policies outlined in the Mount Pleasant Community Plan and the anticipated construction of the Millennium Line Broadway Extension. Concerns identified include lack of connectivity for the existing bike routes on 7th Avenue (west of Yukon St.) and Quebec Street (north of 1st Ave), traffic infiltration in the local neighbourhood, and high demand for the currently available street parking .

In collaboration with the planning work, possible transportation changes have been identified by staff and reviewed with the public at recent open houses including:

- Installing two new traffic signals at the intersections of Main Street and East 4th Avenue and Main Street and East 6th Avenue to facilitate access for vehicles, particularly for those making northbound left turns, and providing additional safe crossing points for people walking and cycling;
- Preserving East 5th and 7th Avenues as east-west walking and cycling routes which could include adding more greenery to the streets;
- Eliminating northbound left turns from Kingsway onto East 7th Avenue and adding a walking/cycling crossing on the north side of East 7th Avenue at Main Street to create a safer and more pleasant walking and cycling environment; and
- Extending the cycling facilities that have been built north of East 1st Avenue on Quebec Street.

An updated long-term strategic vision for the area includes enhancements to the walking and cycling network that would make it easier to navigate and more accessible for people of all ages and abilities. Potential changes to Quebec Street, which defines the western boundary of the proposed rezoning area, may include:

- Improved public realm for people walking and cycling;
- Protected cycling facilities by reallocating one lane of parking on Quebec Street; and
- Intersection improvements from East 2nd Avenue to East 7th Avenue to improve the safety and comfort of people walking and cycling and to accommodate local traffic.

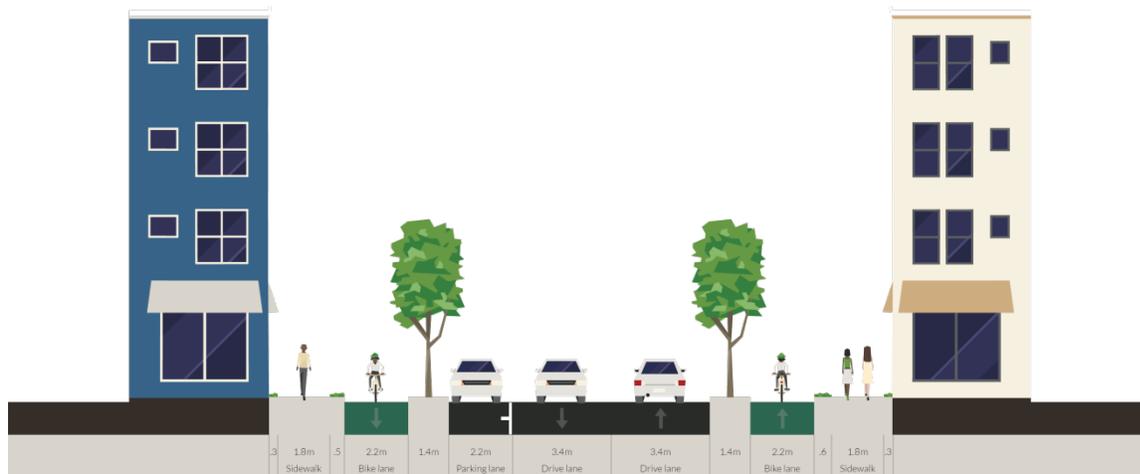


Figure 7: Potential Quebec Street Cross-Section

The estimated cost for all of the proposed signal work along Main Street and the potential changes to Quebec Street is approximately \$6 million. These improvements will be considered as part of the planning for the transportation system in the Mount Pleasant Industrial Area including the existing bike routes on Ontario Street and 5th Avenue and take into consideration the future planning for the Broadway Corridor. Timing for any improvements is not yet known and will be evaluated against other City transportation priorities.

An assessment of parking within the immediate vicinity of the proposed rezoning identified a supply of 662 parking spaces. These include both on-street parking spaces (e.g. metered, time-restricted and resident parking permit zones) and off-street spaces (e.g. public and private parking lots). Based on a weekday survey of parking demand, use appears to be steady throughout the business day. There is an early afternoon peak for parking demand around 2 pm when on-street demand reaches 75 percent occupancy and off-street demand reaches 80 percent. An 85 percent occupancy rate is considered optimal, signalling a good balance between available supply and demand. As such, some additional capacity appears to be available within the area. New buildings will be required to provide parking in compliance with the Parking By-law and it is anticipated that new development will take some pressure off street parking over time as buildings with no or limited on-site parking are replaced with buildings that provide on-site parking. The Parking By-law requirements for the Mount Pleasant Industrial Area were recently updated (2013) in consideration of the high level of access to frequent and rapid public transit; therefore staff are not proposing any further changes to parking requirements at this time. A broader study of parking demand within the entire Mount Pleasant industrial area is planned for 2017 to gauge parking supply and demand on a larger scale.

Potential improvements to Quebec Street would result in a loss of approximately 40 on-street spaces (roughly 15 percent of the on-street supply for that section of Quebec Street). However, all new developments would be expected to meet the Parking By-law requirements and accommodate parking needs on-site, providing a means through which to mitigate the loss of on-street parking. In addition, staff are currently exploring the feasibility of including pay parking spaces within the underground parking structure to be built as part of the future development of the City-owned site located at the northwest corner of Main Street and West

7th Avenue. Staff will report back on this topic as the redevelopment proposal for that specific site proceeds.

### Neighbourhood Energy Utility

The proposed zoning changes will result in additional density and more demand for heat and hot water. These changes, combined with other redevelopment underway along Main Street as part of the implementation of the Mount Pleasant Community Plan, create an opportunity for the expansion of the Southeast False Creek Neighbourhood Energy Utility (SEFC NEU). If Council approves the proposed changes to zoning in this area, staff will bring forward a report outlining changes to the boundaries of the Energy Utility System By-law No. 9552 to require new development to be serviced by the SEFC NEU.

### Public Input

Information on the proposed zoning, transportation and parking changes and the possible expansion of the SEFC NEU was shared at two public open houses in October 2016. The first open house was held on Saturday October 15th at the Mount Pleasant Community Centre and the second event was held at the Anza Club on Tuesday October 18th, 2016.

In accordance with City practices, nearby owners were sent notification cards and e-mail notices were sent to everyone on the contact list created during the Mount Pleasant Community Plan process. Approximately 392 people attended the two open houses. Comment forms were available at the open houses and also made available on line. In addition, the materials and comment form were made available to a broader audience through Talk Vancouver.

In addition to the general public events, staff have shared the proposed zoning changes with the Mount Pleasant Business Improvement Association (BIA) and with the Vancouver Economic Commission. The Statement of Significance prepared for the Simon Fraser Annex was reviewed with the Vancouver Heritage Commission on September 12, 2016 at which time the Commission recommended that the annex be added to the Heritage Register as a B-listing subject to the provision of additional information from the heritage consultant. Additional meetings have been held with representatives of the Church of God in Vancouver (the "Church") a faith-based organization that leases the annex site at 123 East 6th Avenue.

A large number of the Church of God members attended the City's open house events in October. Essentially, the Church wants to remain in the annex and it wants the City to commit the annex space to the Church and its non-profit agency (Light and Love Home), when the annex is rehabilitated in the future. To date, staff have met on two occasions with representatives of the Church of God to discuss the Church's needs, the City's objectives and long-term plans for the annex and the site and the accompanying processes to accomplish these objectives. The Mount Pleasant BIA has provided a letter (included as Appendix C) identifying parking, in particular the loss of surface parking lots as an issue of concern. This topic is discussed in the Transportation section of this report. Heritage Vancouver has also provided a letter supporting retention of the annex but noting some contextual concerns about the scale of new buildings and with the proposal to relocate the building within the existing parcel (included as Appendix D). Staff will consider these concerns as future planning advances on the retention of the annex and the development of the City-owned site.

Generally, respondents indicated strong support (77 percent overall) for the City's efforts to support and grow the innovation economy and solid support (61 percent) for the zoning changes proposed. The comment forms indicated solid support (63 percent) for the retention of the Simon Fraser Annex. With respect to the options presented for retention of the annex, 43 percent of respondents did not have a preference on the approach to retention. Thirty-five (35) percent of respondents supported redistributing floor area over the block while 11% preferred a solution focused only on the City-owned site. The consultation results indicated strong overall support (70 percent) for both the proposed intersection improvements being considered for the area and for the changes to Quebec Street to make it a complete street.

The main points raised by respondents through the consultation process in the open include:

- People affiliated with the Church of God want no change to happen on the City-owned site at 123 East 6th Avenue so that they can continue to use the annex for worship and for Light and Love Home programming. If the building is rehabilitated they want a commitment from the City to allow the Church to be the future tenant.
- Changes to the transportation network are key concerns. Some welcome the addition of traffic lights on East 4th and East 6th Avenues, the elimination of the northbound East 7th Avenue left turn along Main Street and bike lanes on Quebec Street while others believe that it will worsen congestion along Main Street and exacerbate parking challenges.
- Most people agree with the idea of retaining light industrial uses in the area and growing the innovation economy.
- Opinions vary on the issue of heights and densities. Many who support the increases to height and density suggest expanding the boundaries to include all of the Mount Pleasant Industrial area or at least a larger area. Those who do not support the proposal prefer lower heights and densities to match the neighbouring context and to retain views to the North Shore mountains; and
- Other concerns include a perceived loss of character, rising rents, and a lack of public space and parks in the area.

#### Staff Response:

With respect to concerns raised by the Church regarding the annex, at this time the City cannot make any commitments on the timing of the potential sale or development of the site or rehabilitation of the annex. Real Estate staff, who represent the City's interest as the land owner of the site, are still assessing the implications of the change in zoning policy and currently there is no plan in place to terminate the lease. Further analysis needs to be completed to determine the future use of the annex and development of the site to maximize the benefit to the City and improve the feasibility of retaining the annex. The current lease expires in December 2018, but includes an option to renew for a further five year term in favour of the Church. The City has the right to terminate the lease on one year notice and the Church can terminate the lease on three month's notice.

In order to protect this heritage asset and rehabilitate the annex at some future date, major work is required for the building structure and building systems (electrical, plumbing, heating and cooling, etc.) to bring it up to code and it is anticipated that the building will need to be vacant for approximately 2 years. In light of the declining condition of this heritage building and the City's desire to rehabilitate the annex, the building cannot remain in its current state for the long term. There are many possible public uses for the rehabilitated annex and these

topics will be explored further in the future when the City, as the land owner, decides on the future use and development of the property.

Staff have met with Church members, to discuss whether the Light and Love Home (non-profit service agency of the Church) could be a candidate to lease the building in its future rehabilitated state to deliver social programs. A decision on the operator of the building would be made through a public and transparent request for proposals process open to all eligible organizations, following a future decisions on the use of the building. Staff have advised the Church to consider its future options and decide whether to seek a site suitable for both worship and community service programs or whether those functions could be separated. Staff encouraged the Church to look for other leasing opportunities and have offered to assist with identifying appropriately zoned areas to secure a long-term home.

Staff are continuing engagement on the possible changes to the transportation network and parking and reviewed the proposed changes at the Active Transportation Policy Council meeting on December 7th, 2016. With respect to comments that the new zones should be extended to a broader area, the intent of the new zones is to provide a specialty space for a key sector. The I-1A and I-1B District Schedules include targeted density bonuses which restrict office use to digital and technology office use (accounts for approximately 25% of the general office market). This restriction limits possible tenants and increases market risk which is why the proposed zoning changes are focused in a targeted area.

A full summary of the public response received through the consultation process is provided in Appendix E. Should Council refer the application to Public Hearing, notification of the hearing will be sent to nearby owners and those who signed up to be kept informed on this initiative.

### ***Financial Implications***

The proposed I-1A and I-1B Districts will eliminate the need for individual site-specific rezonings in this area. This will streamline the development process, provide certainty for the community and for future applicants, and reduce the costs and risk of development. The new industrial zones should re-affirm Mount Pleasant's role as an industrial employment area by clarifying the industrial use requirements and the restrictions on the office use bonus.

The need for new childcare facilities and new or upgraded amenities and infrastructure are identified in the Mount Pleasant Community Plan. Provision of amenities and infrastructure to address growth are typically funded from a variety of development contributions such as Development Cost Levies (DCLs), Community Amenity Contributions (CACs) or Density Bonus Zone Contributions (discussed further below), and direct contributions from developers.

***Density Bonus Zone Contributions*** - In the proposed I-1A District, the rate of of \$64.58 per square metre (\$6 per square foot) for density between 3.0 FSR and 5.0 FSR will be required as a "Density Bonus Zone Contribution." These contributions will be directed towards the provision of childcare facilities serving the Mount Pleasant Local Area including the employees within the areas of the proposed zoning changes.

In the proposed I-1B District a rate of \$462.85 per square metre (\$43 per square foot) is required for density above 5.0 FSR. \$64.58 per square metre (\$6 per square foot) of these

contributions will be directed towards the provision of childcare facilities serving the Mount Pleasant Local Area including the employees within the areas of the proposed zoning changes. The remaining \$398.27 per square metre (\$37 per square foot) collected will be directed towards the provision of new or upgraded amenities serving the Mount Pleasant Local Area, including childcare.

The City uses a Council-adopted inflationary index to keep all development contribution rates, including density bonus contribution rates, in line with property and construction inflation. The annual inflation index is based on a blend of property value and construction cost inflation and calculated using public, third-party data. Rates are adjusted annually through a report to Council every July, with new rates effective on September 30 of every year. The proposed density bonus rates in Mount Pleasant will also be re-evaluated as needed based on a review of project viability and market trends in the area, and recalibrated if necessary.

*Simon Fraser School Annex* - The cost of retention and rehabilitation of the Simon Fraser School Annex is estimated at \$5 million. Potential funding sources for the relocation and rehabilitation of the annex include community amenity contributions from rezoning in the Mount Pleasant area, the City-wide Heritage Conservation Reserve and the net proceeds from the potential future sale of the property at 123 East 6th.

The cost of repurposing a rehabilitated Simon Fraser School Annex for a future public use is estimated at \$2.5 million. Potential funding sources for the repurposing the annex for public uses include the density bonus zone contributions proposed in the I-1B District Schedule. Retention feasibility and costs will be further refined at a future date as the City advances planning for the development of the annex site.

*Transportation Improvements* - The cost of the potential street improvements contemplated for this area is estimated at \$6 million. Funding and timing for any improvements is not yet known and will be evaluated against other transportation priorities. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

## **CONCLUSION**

This report recommends updating the Zoning and Development By-law with new definitions to reflect the changing nature of the innovation economy and creating new industrial zones in a focused portion of the Mount Pleasant Industrial Area. These changes act on a number of Council priorities and directives aimed at retaining and supporting the growth of the innovation economy with a focus on digital and technology uses. These updates to the regulatory framework relating to a vital industrial cluster in Mount Pleasant will sustain employment opportunities not only in this highly suitable location but for the broader Vancouver economy.

\* \* \* \* \*

NEW DEFINITIONS AND SCHEDULES A-1A AND A-1B

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to hearing.

**A By-law to amend the Zoning & Development By-law regarding  
Mount Pleasant Industrial Area**

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. In Section 2, Definitions Council:
  - (a) strikes out the definitions of “Electrical Products or Appliances Manufacturing”, “General Office”, “Information Technology”, and “Software Manufacturing”;
  - (b) adds the following definitions, in alphabetical order:

“**Digital Entertainment and Information Communication Technology** means the use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications;”;
  - (c) under Manufacturing Uses adds the following definitions, in alphabetical order:

“**Electrical Products or Appliances Manufacturing**, which means the use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include Batteries Manufacturing or Motor Vehicle Parts Manufacturing;”

“**Information Communication Technology Manufacturing** means the production of electrical, electronic or communications equipment, including but not limited to computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment;” and
  - (d) under Office Uses, adds the following definition in alphabetical order:

“**General Office**, which means the use of premises for any office use, including Digital Entertainment and Communication Information Technology but does not

include Financial Institution, Health Care Office or Health Enhancement Centre;’”.

3. In the I-3 District Schedule, under Section 2.2.0 [Office] Council strikes out:

“

- General Office, but limited to Information Technology”

and substitutes:

“

- General Office, but limited to Digital Entertainment and Information Communication Technology”

4. In the MC-1, MC-2, M-1, M-1A, M-1B, M-2, IC-1, IC-2, IC-3, I-1, I-2, I-3 District Schedules, Council strikes out Software Manufacturing as a permitted use under Section 2.2 M or 2.2.1 M, and substitutes “Information Communication Technology Manufacturing”.

5. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A1, A2 and A3 to this by-law, and incorporates Schedules A1, A2 and A3 into Schedule D to By-law No. 3575.

6. Council amends the Zoning and Development By-law by adding the I-A and I-1B Mount Pleasant Industrial Districts Schedules attached to this By-law as Schedules B1 and B2.

7. Council amends Schedule F for Affordable Housing and Amenity Share Costs of the Zoning and Development By-law by adding the following:

**“Schedule F  
Affordable Housing and Amenity Share Cost Schedule**

Zoning District	Affordable Housing Share Cost	Amenity Share Cost
I-1A		\$64.58 m <sup>2</sup>
I-1B		Level 1- \$64.58 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR)
		Level 2- \$462.85 per m <sup>2</sup> (to a max FSR of 6.0 above 5.0 FSR)

Schedule A

**Schedule A**



**Schedule A**



**Schedule A**



The properties outlined in black (  ) are rezoned:  
From **I-1** to **I-1B**

<b>RZ - Mount Pleasant Industrial Area</b>	map: 1 of 1	
<b>City of Vancouver</b>	scale: NTS	
date: 2016-11-24		

Schedule B1

I-1A District Schedule

1. Intent

The primary intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

2. Outright Approval Uses

2.1 Subject to all other provisions of this By-law, and to compliance with section 2.3 and the regulations of this schedule, the uses listed in section 2.2 shall be permitted in these districts and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except that:

- (a) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof;
- (b) an accessory building must be situated in the rear yard no less than 3.1 m from the ultimate centre line of any rear or flanking lane; and
- (c) an accessory building's total floor area, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site.

- Accessory Uses customarily ancillary to any of the uses listed in this section, but not including accessory retail use in conjunction with wholesale uses listed in section 2.2.W, provided that, unless permitted as an outright approval use pursuant to section 2.2 of this schedule, the total floor area of all accessory uses shall not be greater than 33- $\frac{1}{3}$  percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use is separated by a wall from the floor area in other uses which shall be inaccessible to the general public.

2.2.C [Cultural and Recreational]

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of [date of enactment] and any additions are limited to no more than 10 percent of existing floor area.

- Arts and Culture Indoor Event.
- Club.

2.2.I [Institutional]

- Church.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Tobacco Products Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve.

2.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laboratory.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- School - Vocational or Trade.
- Sign Painting Shop.
- Work Shop.

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B, provided that floor area does not exceed 1 000 m<sup>2</sup>.

2.3 Conditions of Use

2.3.1 All uses listed in section 2.2 of this schedule, except a full-serve gasoline station and a lumber store, shall be carried on wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full-serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

3. Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3, and the regulations of this schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and such other conditions as the Director of Planning or the Development Permit Board may decide, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A

- Accessory Buildings to any of the uses listed in this schedule, except as provided for in section 2.2.A of this schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this schedule, other than as provided for in section 2.2.A of this schedule, except that accessory retail use may be approved only in conjunction with manufacturing uses.

3.2.AG [Agricultural]

- Urban Farm - Class B.

3.2.C [Cultural and Recreational]

- Artist Studio - Class B, provided that the change of use applies to floor area existing as of *[date of enactment]* and additions are limited to a maximum of 10 percent of the existing floor area.
- Theatre.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B.

3.2.I [Institutional]

- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Rubber Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.

3.2.O [Office]

- General Office.
- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Public Bike Share.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Photofinishing or Photography Studio.
- Print shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Restaurant - Class 2.
- School - Arts or Self-Improvement.

- School - Business.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Wholesaling - Class B, other than as provided for in section 2.2.WH of this Schedule.

- 3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this by-law but which the Director of Planning or Development Permit Board considers comparable in nature to the uses listed in this schedule, having regard to the intent of this district schedule.
  - Any use which is listed in section 2.2 of this schedule but which does not comply with the provisions of section 2.3.1.
  - Any other use which is not specifically listed in this district schedule but which was a legally conforming use existing as of October 25, 1988.

**3.3 Conditions of Use**

3.3.1 All uses listed in section 3.2 of this schedule, except a Cardlock fuel station, vehicle dealer and transportation and storage uses, shall be carried wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts.

3.3.2 No use listed in section 3.2 of this schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a Cardlock fuel station, compressed gas, petroleum, coal or tar products or derivatives.

3.3.3 No use listed in section 3.2 of this schedule shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

3.3.4 No use listed in section 3.2 of this schedule shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

- 3.3.5 A Neighbourhood Public House use shall not be located within 300 m of an existing Neighbourhood Public House use.
- 3.3.6 A Restaurant - Class 2 use shall not be located within 200 m of an existing Restaurant - Class 2 use.
- 3.3.7 A lounge use accessory to Brewing or Distilling use shall be carried on wholly within a completely enclosed building.

#### 4. Regulations

All uses approved under sections 2 and 3 of this schedule shall be subject to the following regulations:

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

#### 4.3 Height

4.3.1 The maximum height of a building shall not exceed 33.5 m except that:

- (a) for a depth of 6.1 m measured from a property line adjacent to Quebec Street, the height of a building must not exceed 18.3 m, as illustrated in Figure 1;
- (b) for a depth of 4.5 m measured from a property line adjacent to 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue, 4<sup>th</sup> Avenue and 5<sup>th</sup> Avenue, the height of a building must not exceed 18.3 m, as illustrated in Figure 2;
- (c) for a depth of 9.1 m measured from the property line adjacent to the north/south lane running between 2<sup>nd</sup> and 5<sup>th</sup> Avenue, the height of a building must not exceed 18.3m, as illustrated in Figure 3;
- (d) the floor area of any storey located above 18.3m in height must not exceed 65% of the floor area of the largest storey located at or below 18.3m; and
- (e) except for those buildings existing as of [*date of enactment*], the floor to floor height of the first floor of a building must measure a minimum of 5.35 m.

Figure 1 Height Limit along Quebec Street

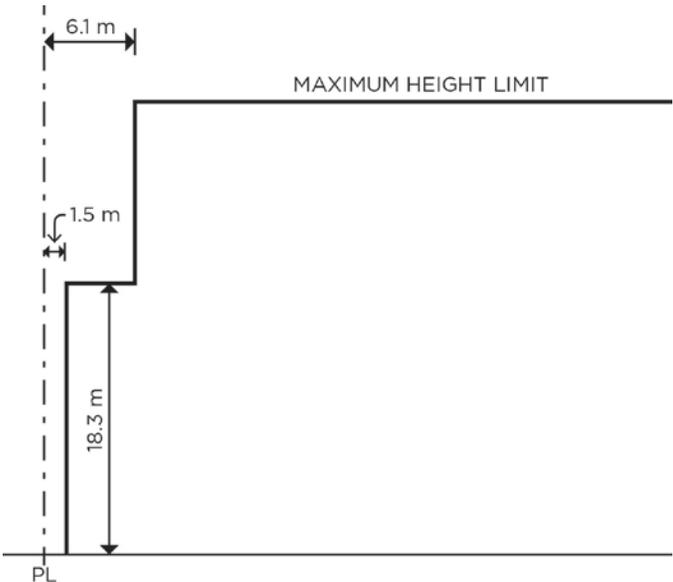


Figure 2 Height Limit along 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Avenue

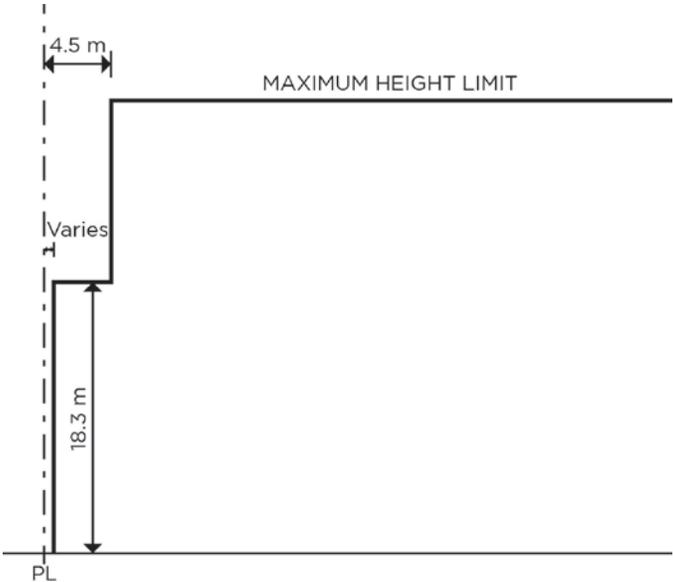
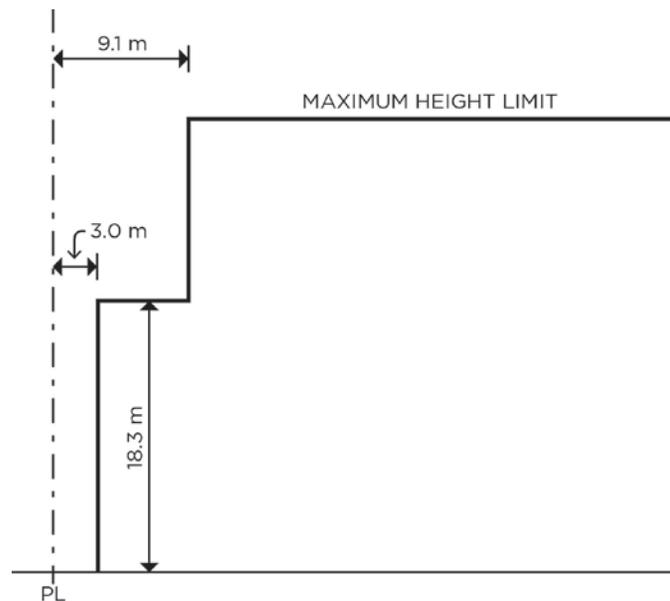


Figure 3 Height Limit at North/South Lane between 2<sup>nd</sup> and 5<sup>th</sup> Avenue



#### 4.4 Setbacks

The setback of a building must be at least:

- (a) for properties on the south side of 2<sup>nd</sup> Avenue, 31.7 m measured from the property line adjacent to the north side of the dedicated street;
- (b) 1.5 m from the property line adjacent to Quebec Street;
- (c) 0.65 m from the property line adjacent to 3<sup>rd</sup> Avenue;
- (d) 0.65 m from the property line adjacent to 4<sup>th</sup> Avenue;
- (e) 0.65 m from the property line adjacent to 5<sup>th</sup> Avenue;
- (f) 3.0 m from property line adjacent to the north/south lane, running between 2<sup>nd</sup> and 5<sup>th</sup> Avenue; and
- (g) 0.6 m from any property line adjacent to an east-west lane.

except that no setbacks shall be required for buildings existing as of [*date of enactment*].

#### 4.5 Floor Area and Density

4.5.1 Maximum floor space ratio shall not exceed 3.0, except that:

- (a) (a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, except mini-storage warehouse use, Utility and Communication Uses, Wholesale Uses and Service Uses limited to: Catering Establishment; Laboratory; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop - Class A; Sign Painting Shop; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for General Office use, except that the Director of Planning may permit additional floor area for General Office use to a maximum floor space ratio of an additional 1.0, if an equal amount of floor area on the ground floor is used for a use listed in subsection 4.5.1(a);

- (c) the maximum floor space ratio shall be 1.0 for Service Uses limited to: Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Laundromat or Dry Cleaning Establishment; Photofinishing or Photography Studio; Print Shop; Repair Shop - Class B; School - Arts or Self Improvement; School - Business; and School - Vocational or Trade; and
- (d) the maximum floor space ratio for all other uses combined must not exceed 1.0, except that the maximum permitted floor area:
  - (i) for Retail use, including accessory Retail use, must not exceed 1,000 m<sup>2</sup>,
  - (ii) for Neighbourhood Public House use must not exceed 500 m<sup>2</sup>, of which at least 25 % must be Manufacturing Uses, limited to Brewing or Distilling,
  - (iii) for Restaurant - Class 1 use must not exceed 150 m<sup>2</sup>,
  - (iv) for Restaurant - Class 2 use must not exceed 300 m<sup>2</sup>, and
  - (v) for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m<sup>2</sup>.

4.5.2 Notwithstanding section 4.5.1 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit an increase in the permitted floor area of one m<sup>2</sup> per amenity share, provided to the city at no cost to the city, for the following uses:

- (a) uses listed in subsection 4.5.1(a), and
- (b) digital entertainment and information communication technology use,

to a maximum additional floor space ratio of 2.0 above the maximum permitted floor space ratio of 3.0.

4.5.3 For the purposes of section 4.5.2, amenity share means an amenity share as set out in Schedule F of this by-law.

4.5.4 Notwithstanding section 4.5.2, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.

4.5.5 For the purposes of this district schedule, amenity means a Child Day Care Facility.

4.5.6 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.5.7 Computation of floor area must exclude:

- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) roof decks if the Director of Planning first considers:
  - (i) the design of landscape treatments,
  - (ii) the effect on privacy and overlook, and
  - (iii) all applicable Council policies and guidelines;

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length, or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (d) storage area associated with an artist studio - class B where the storage area is provided below the base surface and subject to a maximum exclusion of 20 m<sup>2</sup> for each artist studio - class B;

## 5.0 Relaxation of Regulations

5.1 The Director of Planning may relax the height requirements of section 4.3 of this schedule as follows:

- (a) the maximum height of a building existing as of [*date of enactment*], may exceed 33.5 m by 1.5m to a maximum height of 35 m;
- (b) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
  - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to one-third of the width of a building fronting the Street, and
  - (ii) on 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Avenue, the 6.1 m upper floor setback may be reduced for up to one-third of the width of a building fronting the Avenue,

except that:

- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3m; and
- (iv) the building must not encroach into the ground floor setbacks as specified in section 4.4.

5.2 The Director of Planning may relax the computation of floor area exclusions of section 4.5.7 of this schedule for accessory amenity areas, including child day care facilities and recreation facilities to a maximum of 10 percent of the total permitted floor area.

Schedule B2

I-1B District Schedule

1. Intent

The primary intent of this schedule is to permit light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

2. Outright Approval Uses

2.1 Subject to all other provisions of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in these districts and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except that:

- (a) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof;
- (b) an accessory building must be situated in the rear yard no less than 3.1 m from the ultimate centre line of any rear or flanking lane; and
- (c) an accessory building's total floor area, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site.

- Accessory Uses customarily ancillary to any of the uses listed in this section, but not including accessory retail use in conjunction with wholesale uses listed in section 2.2.W, provided that, unless permitted as an outright approval use pursuant to section 2.2 of this schedule, the total floor area of all accessory uses shall not be greater than 33- $\frac{1}{3}$  percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use is separated by a wall from the floor area in other uses which shall be inaccessible to the general public.

2.2.C [Cultural and Recreational]

- Artist Studio - Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of [date of enactment] and any additions are limited to no more than 10 percent of existing floor area.
- Arts and Culture Indoor Event.
- Club.

2.2.I [Institutional]

- Church.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Tobacco Products Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve.

2.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laboratory.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- School - Vocational or Trade.
- Sign Painting Shop.
- Work Shop.

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.

- Wholesaling - Class B, provided that floor area does not exceed 1 000 m<sup>2</sup>.

### 2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this schedule, except a full-serve gasoline station and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

2.3.2 No use listed in section 2.2 of this schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full-serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

### 3. Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3, and the regulations of this schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and such other conditions as the Director of Planning or the Development Permit Board may decide, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

### 3.2 Uses

3.2.A

- Accessory Buildings to any of the uses listed in this schedule, except as provided for in section 2.2.A of this schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this schedule, other than as provided for in section 2.2.A of this schedule, except that accessory retail use may be approved only in conjunction with manufacturing uses.

#### 3.2.AG [Agricultural]

- Urban Farm - Class B.

#### 3.2.C [Cultural and Recreational]

- Artist Studio - Class B, provided that the change of use applies to floor area existing as of *[date of enactment]* and additions are limited to a maximum of 10 percent of the existing floor area.
- Theatre.

#### 3.2.DW [Dwelling]

- Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B.

3.2.I [Institutional]

- Ambulance Station.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class A.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class A.
- Rubber Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.

3.2.O [Office]

- General Office.
- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Public Bike Share.
- Vehicle Dealer.

3.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Laundromat or Dry Cleaning Establishment.
- Neighbourhood Public House.
- Photofinishing or Photography Studio.
- Print shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Restaurant - Class 2.
- School - Arts or Self-Improvement.
- School - Business.

3.2.T [Transportation and Storage]

- Aircraft Landing Place
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.

- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility.
- Recycling Depot.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Wholesaling - Class B, other than as provided for in section 2.2.WH of this schedule.

- 3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this by-law but which the Director of Planning or the Development Permit Board considers comparable in nature to the uses listed in this schedule, having regard to the intent of this district schedule.
  - Any use which is listed in section 2.2 of this schedule but which does not comply with the provisions of section 2.3.1.
  - Any other use which is not specifically listed in this district schedule but which was a legally conforming use existing as of October 25, 1988.

**3.3 Conditions of Use**

3.3.1 All uses listed in section 3.2 of this schedule, except a Cardlock fuel station, vehicle dealer and transportation and storage uses, shall be carried on wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts.

3.3.2 No use listed in section 3.2 of this schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a Cardlock fuel station, compressed gas, petroleum, coal or tar products or derivatives.

3.3.3 No use listed in section 3.2 of this schedule shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

3.3.4 No use listed in section 3.2 of this schedule shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

3.3.5 A Neighbourhood Public House use shall not be located within 300 m of an existing Neighbourhood Public House use.

3.3.6 A Restaurant - Class 2 use shall not be located within 200 m of an existing Restaurant - Class 2 use.

3.3.7 A lounge use accessory to Brewing or Distilling use shall be carried on wholly within a completely enclosed building.

#### 4. Regulations

All uses approved under sections 2 or 3 of this schedule shall be subject to the following regulations:

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

#### 4.3 Height

4.3.1 The maximum height of a building shall not exceed 38 m except that:

- (a) for a depth of 6.1 m measured from a property line adjacent to Quebec Street, the height of a building must not exceed 18.3 m, as illustrated in Figure 1;
- (b) for a depth of 4.5 m measured from a property line adjacent to 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue, the height of a building must not exceed 18.3 m, as illustrated in Figure 2;
- (b) for a depth of 9.1 m measured from the property line adjacent to the north-south lane running between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue, the height of a building must not exceed 18.3m, as illustrated in Figure 3;
- (c) the floor area of any storey located above 18.3m in height must not exceed 65% of the floor area of the largest storey located at or below 18.3m; and
- (d) except for those buildings existing as of [*date of enactment*], the floor to floor height of the first floor of a building must measure a minimum of 5.35 m.

Figure 1 Height Limit along Quebec Street

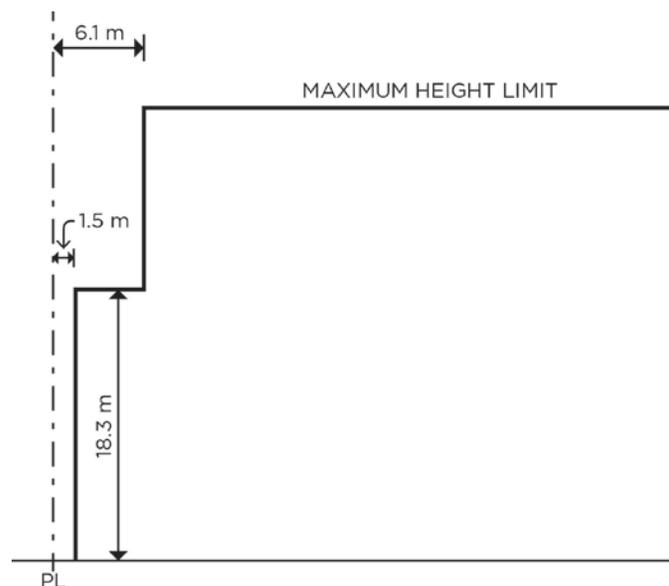


Figure 2 Height Limits along 5<sup>th</sup> and 6<sup>th</sup> Avenue

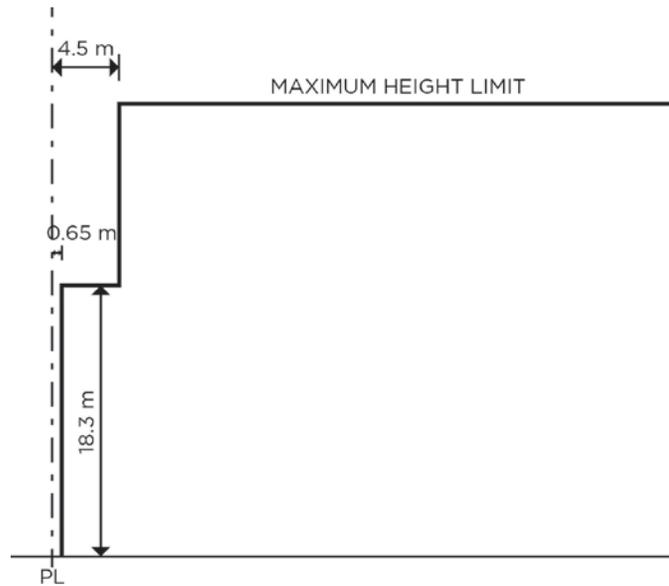
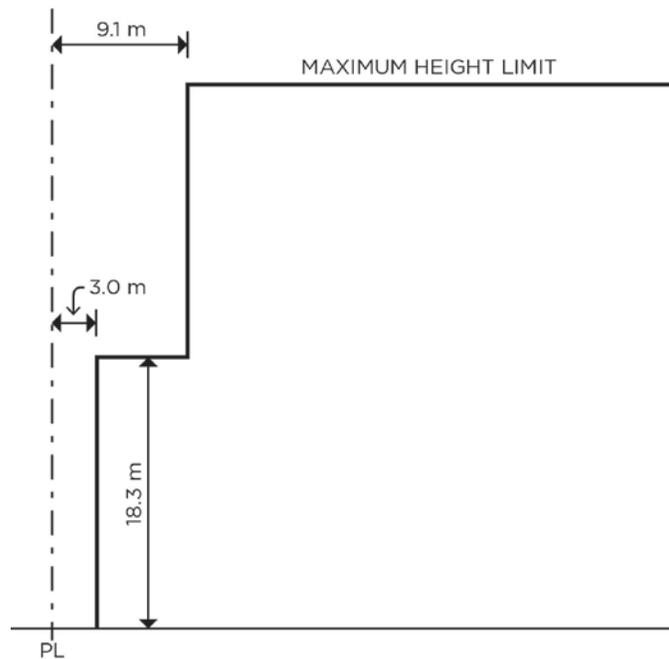


Figure 3 Height Limit at North/South Lane running between 5<sup>th</sup> and 6<sup>th</sup> Avenue



#### 4.4 Setbacks

The setback of a building must be at least:

- (a) 1.5 m from the property line adjacent to Quebec Street;

- (b) 0.65 m from the property line adjacent to 5<sup>th</sup> Avenue;
- (c) 0.65 m from the property line adjacent to 6<sup>th</sup> Avenue;
- (d) 3.0 m from the property line adjacent to the north/south lane, running between 5<sup>th</sup> and 6<sup>th</sup> Avenue; and
- (e) 0.6 m from any property line adjacent to an east-west lane.

except that no setbacks shall be required for buildings existing as of [*date of enactment*].

#### 4.5 Floor Area and Density

##### 4.5.1 Maximum floor space ratio shall not exceed 3.0, except that:

- (a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, except mini-storage warehouse use, Utility and Communication Uses, Wholesale Uses and Service Uses limited to: Catering Establishment; Laboratory; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop - Class A; Sign Painting Shop; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for General Office use, except that the Director of Planning may permit additional floor area for General Office use to a maximum floor space ratio of an additional 1.0, if an equal amount of floor area on the ground floor is used for a use listed in subsection 4.5.1(a);
- (c) the maximum floor space ratio shall be 1.0 for Service Uses limited to: Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Laundromat or Dry Cleaning Establishment; Photofinishing or Photography Studio; Print Shop; Repair Shop - Class B; School - Arts or Self Improvement; School - Business; and School - Vocational or Trade; and
- (d) the maximum floor space ratio for all other uses combined must not exceed 1.0, except that the maximum permitted floor area:
  - (i) for Retail use, including accessory Retail use, must not exceed 1,000 m<sup>2</sup>,
  - (ii) for Neighbourhood Public House use must not exceed 500 m<sup>2</sup>, of which at least 25 % must be Manufacturing Uses, limited to Brewing or Distilling,
  - (iii) for Restaurant - Class 1 use must not exceed 150 m<sup>2</sup>,
  - (iv) for Restaurant - Class 2 use must not exceed 300 m<sup>2</sup>, and
  - (v) for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m<sup>2</sup>.

##### 4.5.2 Notwithstanding section 4.5.1 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit an increase in the permitted floor area of one m<sup>2</sup> per amenity share (level 1) provided to the city at no cost to the city, for the following uses:

- (a) uses listed in subsection 4.5.1(a), and
- (b) digital entertainment and information communication technology use,

to a maximum additional floor space ratio of 2.0 above the maximum permitted floor space ratio of 3.0.

- 4.5.3 For the purposes of section 4.5.2, an amenity share (level 1) means an amenity share (level 1) as set out in Schedule F of this by-law.
- 4.5.4 For the purposes of this district schedule, an amenity (level 1) means a Child Day Care Facility.
- 4.5.5 Notwithstanding sections 4.5.1 and 4.5.2 of this district schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit an increase in the permitted floor area of one m<sup>2</sup> per amenity share (level 2) provided to the city at no cost to the city, for the following uses:
- (a) uses listed in subsection 4.5.1(a), and
  - (b) digital entertainment and information communication technology use, to a maximum additional floor space ratio of 1.0 above the maximum additional floor space ratio of 2.0 provided for in section 4.5.2.
- 4.5.6 For the purposes of section 4.5.5, amenity share (level 2) means an amenity share (level 2) as set out in Schedule F of this by-law
- 4.5.7 For the purposes of section 4.5.5, an amenity (level 2) means
- (a) Child Day Care Facility;
  - (b) Community Centre or Neighbourhood House;
  - (c) Library;
  - (d) Museum or Archives;
  - (e) Park or Playground;
  - (f) Rink;
  - (g) Swimming Pool; and
  - (h) Social Service Centre.
- 4.5.8 Amenity (level 2) shares are allocated as follows:
- (a) 14% must be allocated to a Child Day Care Facility; and
  - (b) 86% must be allocated to any amenity (level 2) use listed in section 4.5.7.
- 4.5.9 Notwithstanding sections 4.5.2 and 4.5.5, the maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this district schedule and this by-law.
- 4.6.0 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 4.6.1 Computation of floor area must exclude:
- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) roof decks if the Director of Planning first considers:
  - (i) the design of landscape treatments;
  - (ii) the effect on privacy and overlook; and
  - (iii) all applicable Council policies and guidelines.
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) storage area associated with an artist studio - class B where the storage area is provided below the base surface and subject to a maximum exclusion of 20 m<sup>2</sup> for each artist studio - class B.

## 5.0 Relaxation of Regulations

5.1 The Director of Planning may relax the height requirements of section 4.3 of this schedule as follows:

- (a) any floor above 18.3 m may be permitted to extend into the required upper floor setback as follows:
  - (i) on Quebec Street, the width of the building may extend up to 3.0 m into the required 6.1 m upper floor setback for up to one-third of the width of a building fronting the Street, and
  - (ii) on 5<sup>th</sup> and 6<sup>th</sup> Avenue, the 6.1 m upper floor setback may be reduced for up to one-third of the width of a building fronting the Avenue,

except that:

- (iii) the floor area of any storey located above 18.3 m in height must not exceed 80% of the floor area of the largest permitted storey located at or below 18.3m; and
- (iv) the building must not encroach into the ground floor setbacks as specified in section 4.4.

5.2 The Director of Planning may relax the computation of floor area exclusions of section 4.6.1 for accessory amenity areas, including child day care facilities and recreation facilities, to a maximum of 10 percent of the total permitted floor area.

Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area  
MAP SHOWING NEW DEVELOPMENT IN MOUNT PLEASANT



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

LETTER FROM THE MOUNT PLEASANT BIA



November 9, 2016

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

**Attention: Paula Huber, MCIP  
Senior Planner**

**Email: [paula.huber@vancouver.ca](mailto:paula.huber@vancouver.ca)**

Dear Paula:

**RE: PROPOSED ZONING CHANGES TO MOUNT PLEASANT INDUSTRIAL AREA (East of Ontario Street)**

Thank you so much for your presentation to our Board of Directors regarding the proposed zoning changes to the eastern edge of the Mount Pleasant Industrial Area, which directly abuts the MPBIA boundaries from 6<sup>th</sup> to 2<sup>nd</sup> Avenues.

We are in support of the stated goals to increase job space and support of the innovation economy with the focus on digital and creative industries near Main Street.

It is understood that you have yet to complete your analysis of the transportation implications and that you will report back to us once this is completed in the next few weeks. Currently you are proposing changes to the street network in Mount Pleasant, including access improvements at the Main / Kingsway and 7<sup>th</sup> Avenue intersection, and the introduction of new traffic signals at 6<sup>th</sup> and 4<sup>th</sup> Avenues. Changes to Quebec Street are under consideration, including the addition of boulevard trees with improved bike lanes and sidewalks, as well as the removal of parking on one side of the street resulting in the possible loss of 40 parking spaces directly on Quebec Street.

We cannot stress enough how important parking is to our membership. This is especially true given the plans under consideration to build over the City owned parking lot at the north-west corner of Kingsway and 7<sup>th</sup>. Further, when the re-zoned area is fully developed, we will lose the parking lots that currently exist between 2<sup>nd</sup> and 6<sup>th</sup>, east of Quebec.

There was a comment made by your associate at our board meeting that the low income housing at 7<sup>th</sup> and Main could possibly incorporate public parking to replace the parking spaces being lost on that site. We strongly support this concept. All new construction should provide for truly adequate parking for their employees and customers. Street front parking is limited and is needed to support the retail and offices along Main Street. Loss of parking on Quebec will negatively impact the businesses in that area. Concepts to make up for this loss need to be developed moving forward.

Your consideration of our concerns is greatly appreciated. We look forward to receiving updated information as it becomes available and being advised of the particulars of the public hearing on zoning changes in January, 2017.

Very best regards,

Lynn Warwick, Executive Director, MPBIA

Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area  
LETTER FROM HERITAGE VANCOUVER



**Heritage Vancouver**

[www.heritagevancouver.org](http://www.heritagevancouver.org)  
[info@heritagevancouver.org](mailto:info@heritagevancouver.org)  
604 254 9411

PO Box 74123, Hillcrest Park PO  
Vancouver BC V6G 3E1  
Canada

November 3, 2016

RE: Mount Pleasant Industrial Area proposed rezoning

Dear Mount Pleasant Industrial Rezoning Planning Team,

Members of Heritage Vancouver have been investigating these proposals and attended an open house presentation. We understand the proposals and are aware that these have been around for some time, even during the development of the Community plan for Mount Pleasant.

We have serious concerns relating to the treatment alternatives presented respecting Simon Fraser Annex. We support exploration of retention options for this building, recognised by Vancouver's Heritage Commission on 12 September 2016 as worthy of being listed "B" on the Heritage Register. Heritage Vancouver agrees with the Commission's recommendation for the addition of Simon Fraser Annex as a "B" on the Heritage Register. However, we recommend a much different approach to its conservation.

The three options presented are all inconsistent with the nationally recognised Standards and Guidelines for the Conservation of Historic Places in Canada. The option of demolition is particularly unnecessary and inappropriate. The others involve moving the building to the corner where it would be swivelled and immediately adjacent to an unsympathetic and abrupt new building.

The City acquired the half block on which Simon Fraser Annex sits many years ago when the Quebec/Kingsway connector was proposed. Therefore, it is the City itself which is creating economic pressure on this site by proposing to increase allowable square footage from 3 to 5.

We recommend that the City either:

Explore ways to further improve the feasibility of retention and rehabilitation of the annex including the use of community amenity contributions (CACs) from nearby rezoning applications as written in your text box at the bottom of Open House Board #9. This is in contrast to putting a massive building next to the annex and compromising spatial organization guidelines under the Standards and Guidelines for the Conservation of Historic Places in Canada. CACs could potentially support retention of the Annex, in lieu of revenues from a new massive building next to it.

OR:

**Heritage Vancouver**

Redistribute the floor area to other parcels within the overall study area but away from the Annex block itself.

Also, leaving the Annex where it is would permit development of the Quebec/6th Ave. corner of the site as a modest urban park. This would be an essential ingredient in the development of the whole upzoned area which is not apparently under consideration. The eastern half of the half block containing the Annex would still be available for appropriate development on a scale sympathetic to the Annex. There appears to be no shortage of tenants eager to retain use of the Annex.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Yuen". The signature is fluid and cursive, with a prominent initial "B" and a long, sweeping tail.

Bill Yuen  
Manager, Heritage Vancouver Society

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Facilitating Growth in Vancouver's Innovation Economy - Mount Pleasant Industrial Area  
**SUMMARY OF PUBLIC COMMENTS**

**Summary of Public Engagement** – Community open houses were held on October 15 from 11:30AM to 1:30PM and October 18 from 4:00PM to 7:00PM. A total of 2,282 notifications were distributed within the neighbouring area on or about October 5, 2016. Additionally, this information was made available on the City's website, on posters placed at the venues and key locations (Mount Pleasant Community Centre, Anza Club, Native Education Centre), and through an email distribution list to those previously subscribed to receive updates on the Mount Pleasant Community Plan.

Approximately 392 people attended the two open houses.



*October 15 Open House*



*October 18 Open House*

### Comments

Staff received a total of 735 survey responses. Two-thirds of these responses were received through the Talk Vancouver online survey, while the remaining one-third was gathered from open house comment sheets. Unless otherwise specified, response categories for all of the

questions in the multiple-choice section ranged from “strongly agree” to “strongly disagree” with an option of “unsure” for those who were undecided.

Overall, the multiple-choice section of the survey indicated that a majority of respondents agreed with the City’s proposed zoning (61%) and transportation network changes (70%). There was some divergence between two groups of respondents regarding the Simon Fraser Annex. Amongst those affiliated with the current tenants of the Simon Fraser Annex - the Church of God - responses indicated that they would prefer that no action be taken on this property. Most of the other respondents preferred allowing building heights of up to 125 ft. and 6.0 FSR on this block.

The remainder of this Appendix briefly summarizes responses to each of the questions asked on the multiple-choice section of the survey followed by a summary of general comments. Due to the large bloc of responses affiliated with the Church of God, their responses are identified separate from all other responses to simplify the presentation of the summary.

#### *Connection to the area*

Respondents were asked to identify if they lived, worked, owned a business, or were considering starting a business in the area. An “other” option was used to capture those who had another connection to the area. Multiple responses were permitted for this question.

Most of the responses came from either those who lived in the area (46%) or those affiliated with the current tenants of the City-owned site at 123 E 6th Ave (37%). Aside from affiliates of the Church of God, approximately 14% identified themselves as having an “other” connection to the area.

#### *Vancouver’s innovation economy*

The City’s efforts to support and grow the innovation economy were well-received by the community. Overall, 77% of respondents agreed with the idea. Although those affiliated with the Church of God had significantly lower levels of support, 58% of them still agreed with the idea of growing Vancouver’s innovation economy.

#### *Proposed zoning changes*

On the whole, 61% of respondents agreed with the proposed zoning changes for the four blocks east of Quebec St. between E 2nd and E 6th Aves.

A closer analysis revealed that there was some divergence of opinions between the Church of God members (current tenants of 123 E 6th Ave.) and all other respondents. Only 38% of those affiliated with the Church of God agreed with the proposal. While it was still the most frequent response within this group, this was far lower than the 75% who agreed with the proposal amongst all other respondents.

#### *Retention of Simon Fraser Annex*

Support for retaining the Simon Fraser Annex was consistent, hovering around 63%. However, the “strongly agree” response option was chosen more frequently (59%) amongst those affiliated with the Church of God compared to all other respondents (37%).

#### *Options for the Simon Fraser Annex*

Three options were presented for the Simon Fraser Annex building including one option to demolish the building and two options to retain the building. The first retention option was to redistribute the lost floor area onto the City-owned site and allow for a building height of up

to 160 ft. The second retention option was to redistribute the floor area over the entire block and allow building heights up to 125 ft. The third was no preference for either of the first two options.

Survey results indicated that there was no preference between the retention options proposed (44%). However, after considering the response in the general comments section, staff believe that those affiliated with the Church of God often used the “no preference” option (57%) to indicate their preference for no action to be taken. Nearly 50% of all other respondents preferred redistributing the floor area over the whole block and allowing building heights up to 125 ft. There was limited support (11%) for consolidating the lost floor area on the City-owned site to allow for a building up to 160 ft.

#### *Intersection Changes at E 4th, 6th, and 7th Aves*

The majority of responses (70%) agreed with the intersection changes proposed for E 4th, 6th, and 7th Aves.

#### *Addition of AAA Cycling Lanes on Quebec St and Public Realm Improvements*

Levels of support for AAA cycling lanes on Quebec St. and public realm improvements were identical (70%) to those received for the intersection changes.

#### *General Comments*

Respondents were also asked to write general comments regarding the proposed zoning changes. The largest bloc of comments originated from those who identified themselves as members of the Church of God who wanted no action to be taken on the block of 123 E 6th Ave.

Other comments were generally supportive of the proposed zoning. People agreed with growing Vancouver’s innovation economy and retaining light industrial uses in the area. Opinions on heights and densities were varied. Many of those who agreed with the proposed heights and densities suggested expanding the boundaries to include at least the west side of Quebec St., if not the entire Mount Pleasant industrial area to Yukon St. Opponents of the proposed zoning changes preferred lower heights and densities to match the neighbouring context and retain views to the North Shore mountains. Other related concerns included a perceived loss of character, rising rents, and a lack of common space and parks in the area.

While a high level of support was documented in the multiple-choice section of the survey, changes to the transportation network were key concerns expressed through the general comments. Some welcomed the addition of traffic lights on E 4th and E 6th Ave., the elimination of the northbound left turn onto E 7th Ave from Main St., and bike lanes on Quebec St. while others believed that these changes would worsen congestion along Main St. and exacerbate parking challenges.

\* \* \* \* \*