



REFERRAL REPORT

Report Date: October 27, 2020
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 14082
VanRIMS No.: 08-2000-20
Meeting Date: November 24, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Employment Lands and Economy Review Quick Start Actions:
Mount Pleasant I-1 Amendment and New I-1C District Schedule

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:
- (i) to amend the I-1 District Schedule to add Health Care Office as a Conditional Approval Use, generally in accordance with Appendix A;
 - (ii) to create the new I-1C District Schedule, generally in accordance with Appendix B;

FURTHER THAT the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendices A and B, for consideration at Public Hearing;

AND FURTHER THAT the recommendations C through F, be referred to Public Hearing for consideration along with A above.

- 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.

C. THAT Council approve the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as shown in Appendix C.

D. THAT Council amend the Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process, generally as shown in Appendix D.

E. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Vancouver Development Cost Levy By-law be amended generally in accordance with Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law at the time of enactment of the amendments to the Zoning and Development By-law.

F. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Vancouver Utilities Development Cost Levy By-law be amended generally in accordance with Appendix F;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the amendments to the Zoning and Development By-law.

REPORT SUMMARY

Council adopted the Employment Lands and Economy Review Phase 2 Report: *Emerging Directions for Consideration Through Vancouver Plan* (“ELER Phase 2”) on October 22, 2020 to guide further research, policy and program development and inform the economic foundations of the Vancouver Plan process. As part of ELER Phase 2, Council also approved the implementation of five immediate quick start economic recovery actions (“Quick Starts”) requiring staff to report back with proposed by-law amendments for referral to Public Hearing. This report addresses two of the Quick Starts which predominantly impact the Mount Pleasant Industrial Area (“MPIA”).

The first Quick Start is to add ‘Health Care Office’ as a conditionally permitted use in the I-1 District Schedule as directed by Council in response to a request from the development industry. The location of properties subject to the I-1 District Schedule is shown in Figure 1. The ELER Phase 2 recommended further work to modernize the city’s Industrial land use definitions and explore increased flexibility in the permitted uses in the MPIA. While this review will take some additional time to undertake, staff are recommending that ‘Health Care Office’ be added to the list of conditional Office Uses permitted in the I-1 District Schedule, generally as shown in Appendix A.

The second Quick Start is to enable sites within a sub-area of the MPIA, shown in Figure 2, to redevelop with employment-intensive light industrial uses and limited retail uses on lower levels,

and compatible office and service uses above. This report recommends the following by-law amendments, new policies and guidelines:

- creation of a new industrial zone (“I-1C District Schedule”), generally as shown in Appendix B;
- approval of the associated Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C) (“Rezoning Policy and Guidelines”) to:
 - permit and inform consideration of future rezoning applications for sites to change their Zoning District from I-1 to I-1C, and
 - provide guidelines against which Rezoning and Development Permit Applications will be evaluated by staff, generally as shown in Appendix C; and
- amendments to the Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process (“Broadway Plan IRP”) to permit consideration of rezoning applications within this specific area only, generally as shown in Appendix D.

These policies will introduce much-needed new employment space in the form of modernized stacked light industrial with intensified office space above. They will also help to balance the 2nd Avenue streetscape between the taller residential buildings of Southeast False Creek to the north and the one-storey and two-storey industrial buildings to the south, provide a better transition between industrial, commercial and residential areas, and improve 2nd Avenue as a great street with enhanced walkability, wider sidewalks and more active ground-floor uses.

Should Council approve the new I-1C District Schedule, future development proposals would require submission of a rezoning application for each site by the proponent, in accordance with the new I-1C District Schedule and associated Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines. Each of these rezoning applications would include a staff review, public notification and Council’s consideration at Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- 2007: Metro Core Jobs and Economy Land Use Plan: Issues and Directions
- 2013: Regional Context Statement Official Development Plan
- 2010: Mount Pleasant Community Plan
- 2012: Transportation 2040 Plan
- 2013: I-1 Zoning District Schedule amendments
- 2016: I-1A and I-1B Zoning District Schedules Enacted
- 2019: Broadway Plan - Phase 1 Engagement and Proposed Guiding Principles
- 2020: Employment Lands and Economy Review Phase 2 Report

REPORT

Background/Context

Launched in January 2019, the Employment Lands and Economy Review is a major research and stakeholder engagement initiative designed to inform the economic foundations of the Vancouver Plan process. Since the onset of the COVID-19 pandemic in March 2020, the work

program for the ELER has shifted to incorporate emergency response initiatives that support workers and employers as well as identification of short-term recovery actions that the City can take to support economic recovery during and following the pandemic.

Five Quick Start ELER Actions were approved by Council on October 22, 2020, including the two detailed in this report to add 'Health Care Office' as a conditionally permitted use in the I-1 District Schedule and to intensify job space along the south side of 2nd Avenue between Yukon and Quebec Streets shown in Figure 2. Approval of the recommended by-law changes attached as Appendix A and B requires a Public Hearing.

The Importance of Industrial Land

The Mount Pleasant Industrial Area (MPIA) is a designated Metro Vancouver Industrial Area. Industrial lands are critically important for Vancouver's economy and play a key role in:

- Providing space for economic activity that draw capital and investment from outside the city, such as the Port's cargo and cruise ship terminals
- Providing a base for city-serving production, distribution and repair activities as well as supporting the operation of supply chains across the region
- Retaining employers that are able to offer higher-wage, low-barrier employment, adding to the city's diversity of livelihoods
- Increasing the overall diversity and resiliency of the city's economy
- Sustaining a concentration of cultural, social and institutional spaces

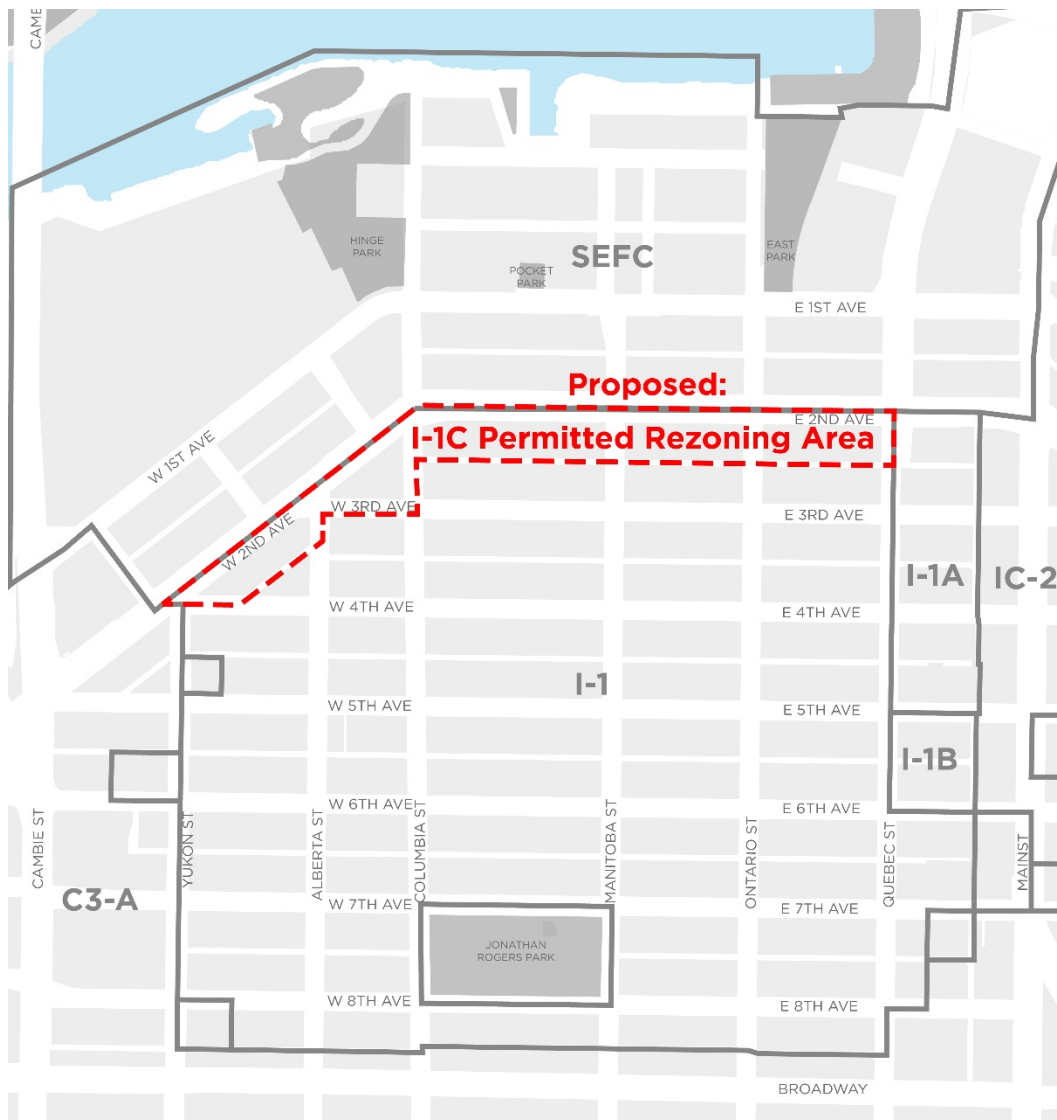
Vancouver has a limited industrial land base, comprising only 846 hectares or about 7% of the city's land area. Demand for industrial land is high and the City must balance the facilitation of investment and job growth in the local economy with maintaining local-serving industrial uses and affordable spaces for cultural uses, some of which can only take place on industrial-zoned land.

Council approved changes to the I-1 zone to allow for more general office use in 2013. The goal was to enhance the area as a job centre and support the local economy by allowing for more potential jobs in the area, more flexibility for business retention and expansion, and more options for mixed-use industrial buildings.

Figure 1: I-1 Zoning Districts (shown in red dashes)



Figure 2: Proposed Mount Pleasant I-1C Permitted Rezoning Area (shown in red dashes)



Strategic Analysis

Overall, the research and engagement work undertaken in Phase 2 of the ELER has found that COVID-19 is amplifying and reinforcing the key economic challenges identified throughout Phase 1 of the project. The work program for the ELER has been updated to respond to the COVID-19 crisis and Council approved the implementation of two immediate Quick Starts that predominantly impact the MPIA. This comes in the form of adding a use to the existing I-1 District Schedule, and intensifying employment space within a focussed area of the MPIA.

MPIA is a unique neighbourhood in the City, home to a diverse and successful mix of industrial, office, high-tech, retail and other uses. There are currently 24 Development Permit applications in process for nearly 1.3 million sq. ft. of new commercial development in Mount Pleasant. It is considered one of the most dynamic job clusters in North America according to industry experts engaged through the ELER and Broadway Plan processes (e.g. industrial land brokers, policy planners from peer cities, local and regional developers), and represents the best location to intensify and modernize the City's industrial uses. Staff are recommending two immediate Quick Starts in this area.

I-1 Quick Start: Health Care Office

The first Quick Start is the addition of 'Health Care Office' as a conditionally permitted use in the I-1 District Schedule, generally as shown in Appendix A. This amendment was directed by Council in response to a request from the development industry who have identified Mount Pleasant as an attractive location for medical offices at the relative mid-point between VGH and the future new St. Paul's Hospital. This amendment is mainly intended for Mount Pleasant, but also introduces this use to one block of I-1 at the southwest corner of 6th Avenue and Clark Drive.

Further opportunities to modernize land use definitions and increase flexibility in the permitted uses in the Mount Pleasant area will be explored through the Broadway Plan and ELER work programs. While this review will take some additional time to undertake, staff are confident that the minor amendment proposed by Council to add 'Health Care Office' to the permitted uses will not have major impacts to the function of these areas. It will be regulated identically to the current policies and guidelines for General Office, and have no impacts on form, density or other considerations. Transportation and parking impacts are anticipated to be negligible.

I-1C Quick Start: Intensification of Job Space along the South Side of 2nd Avenue

The second Quick Start is to introduce new by-laws, policies and guidelines for the south side of 2nd Avenue, between Yukon and Quebec Streets, to support employment-intensive stacked light industrial and limited retail uses on lower levels with compatible office and service uses above. A bird's eye view of this area is shown in Figure 3. Despite its limited geographic extent, this action could help deliver up to 3,500+ new jobs and provides a number of key benefits to the area:

- Encourage buildings that reflect the form and scale of Southeast False Creek to the north to better balance the 2nd Avenue streetscape;
- Provide a better overall transition between industrial, commercial and residential areas;
- Make 2nd Avenue a great street with improved walkability, wider sidewalks, high quality public realm treatments and more active ground floor uses;

- Increase the City's land use capacity for industrial space;
- Introduce much-needed new employment space and a new form of modernized stacked light industrial with intensified office space above, and
- Deliver infrastructure upgrades and adaptive, flood resilient building designs along 2nd Avenue to mitigate existing challenges in the area associated with low topographic elevations and sea level rise.

Figure 3: Bird's eye view of proposed I-1C Permitted Rezoning Area (shown in red dashes)



A New I-1C District Schedule and Rezoning Policy and Guidelines

As proposed, the new I-1C District Schedule and the associated Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C) will:

- Allow twice the density permitted in I-1 (from 3 to 6 FSR) as shown in Figure 4, as long as a full 2 FSR is dedicated to light industrial uses such as production, distribution and repair;
- Maintain the area's industrial land use designation within the Metro Vancouver Regional Industrial Lands Strategy (MVRILS) by maintaining that a minimum of one-third of the overall floor area of each site is secured for industrial uses;
- Maintain the same use provisions as the I-1 industrial zone, except that mini-storage and other low-intensity uses are not permitted;
- Allow a maximum height for up to 46.5 m (152.5 ft.) to reflect the form and scale of SEFC across the street to the north and balance the 2nd Avenue streetscape;

- Limit shadowing on the north sidewalk of 2nd Avenue and secure a 1.5 m (5 ft.) dedication along 2nd Avenue for public realm improvements including wider sidewalks and street trees to enhance the pedestrian experience;
- Introduce building setbacks above four storeys to ensure that new higher buildings are sculpted to relate to lower buildings;
- Permit a variety of new building forms, including terraced, tower and childcare forms, as illustrated in Figure 5.

One conceptual illustration of how these developments could look at full build-out is shown in Figure 6.

Policy approach and processing

The Broadway Plan will seek to deliver amendments to the Broadway planning area's industrial, office and residential subareas through pre-zoning where possible, but these changes require further testing and community engagement through the remaining phases of the planning process. The Broadway Plan is targeted to be drafted and ready for Council's consideration in mid-2021.

In order to deliver this quick start ELER action in a compressed timeline a "hybrid rezoning approach" was selected for these sites, whereby:

- A new District Schedule (I-1C) is created.
- A new Rezoning Policy is created through a City-initiated planning process to allow staff to accept developer-initiated rezoning applications from I-1 to I-1C in the area shown in Figure 2 for Council's consideration.
- The Broadway Plan Interim Rezoning Policy is amended to allow consideration of these rezonings while the planning process is underway.

This differs from a standard rezoning approach in that applicants are not rezoning to a site-specific Comprehensive Development District (CD-1), but instead to an established District Schedule (I-1C). This approach is similar to district-to-district rezoning for RM-8A townhouse projects, and has a number of benefits including:

- The City's Regional Context Statement (RCS ODP) prohibits consideration of developer-initiated site-specific rezoning applications on lands designated for industrial use unless they are based on a City-initiated planning process. The City-initiated process to create the new I-1C District Schedule and associated Rezoning Policy meets this requirement.
- The form of development is regulated by the new District Schedule, which will allow the rezoning process to be streamlined. Building design will be evaluated at the Development Permit stage.
- This approach aims to minimize potential impacts on existing businesses, which may already be struggling during the COVID-19 pandemic. Requiring landowners to apply for the additional development potential allows the City to seek a community amenity contribution proportionate to the increase in value and seeks to lessen any property assessment impacts. However, given the ongoing uncertainty in the real estate market, the actual impact on property values will depend on the market response to the proposed zoning changes.

Figure 4: Density Comparison between I-1 and proposed I-1C District Schedules

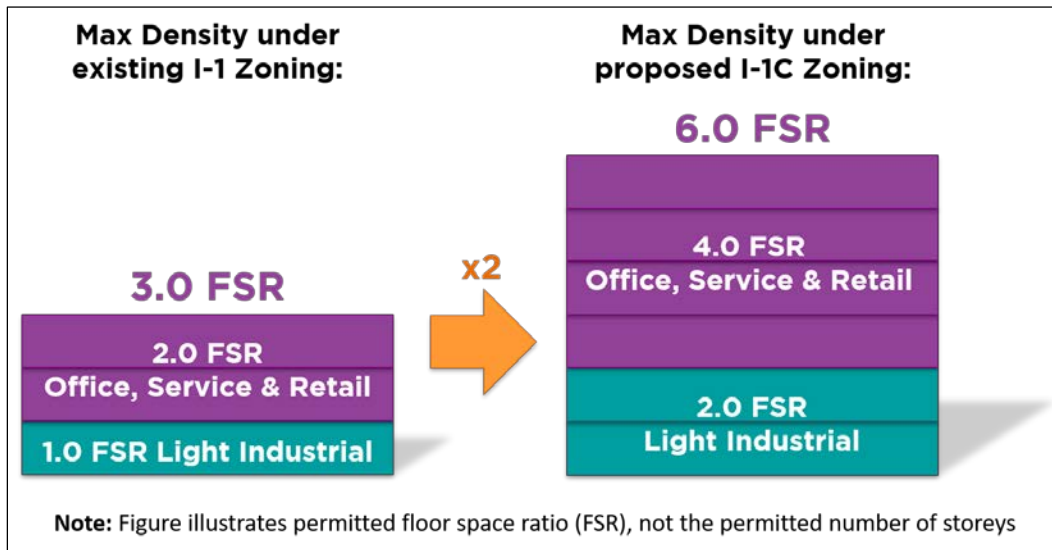


Figure 5: Flexibility for Design Options

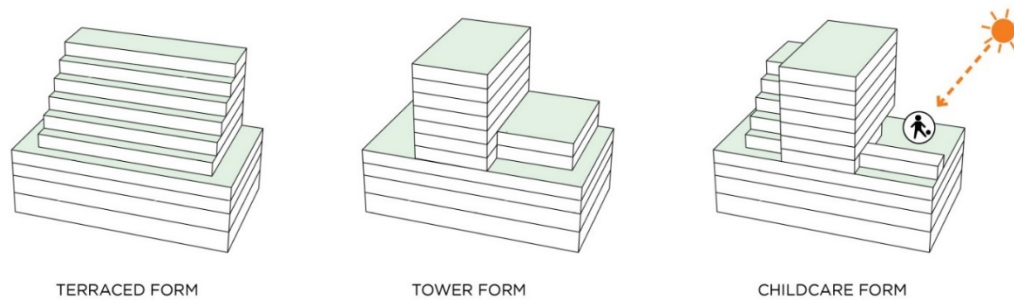
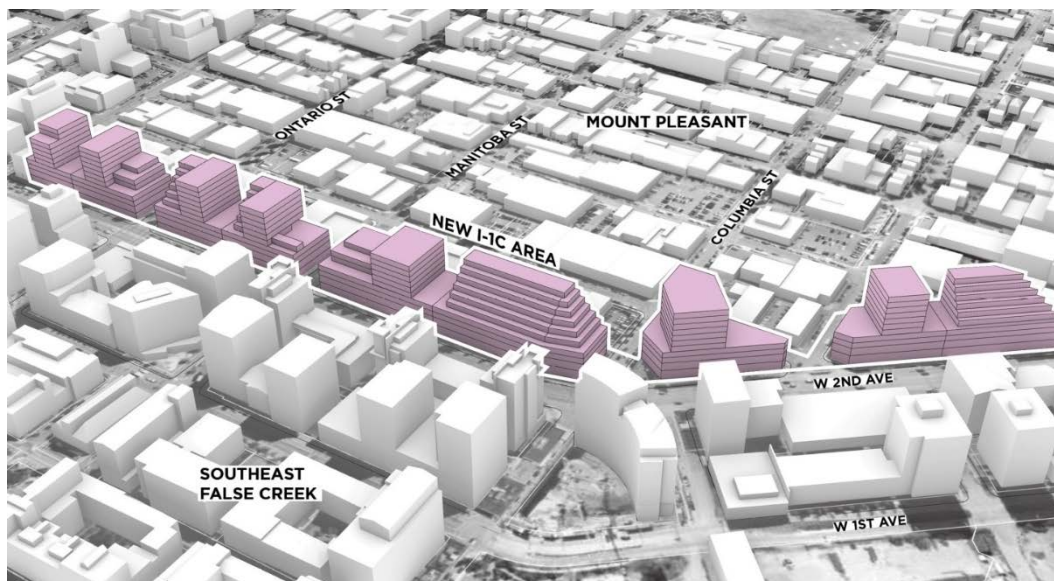


Figure 6: Conceptual build out of mixed-use industrial and office projects along W 2nd Avenue



- This hybrid process ensures that the City can secure necessary utility upgrades through rezoning conditions reducing the costs and risks to the City.
- The public consultation process will include a public hearing for each rezoning application and should Council approve the rezoning application at public hearing, the public will have the opportunity to review and provide feedback on a detailed submission package at the Development Permit stage. These projects are anticipated to require consideration by the Development Permit Board, providing another forum for public input on proposed developments.

Public Benefits:

For rezoning applications proposing leasehold developments in the I-1C area, staff will apply the commercial linkage target for non-stratified commercial development as set out in the City's Community Amenity Contributions Policy for Rezoning to value contributions towards public benefits. Per the policy, Community Amenity Contributions (CACs) will be allocated towards meeting the City's targets for affordable housing and childcare in the Metro Core area. Applicants will be required to sign a Section 219 – Non-Stratification Covenant prohibiting the separate sale and the strata subdivision of the property.

For rezoning applications proposing stratified developments or for rezonings not willing to sign a non-stratification covenant, a negotiated approach will be required to estimate the additional value that Council's enactment of a rezoning would generate above the current land value. Applicants will be required to work closely with City staff to review project pro formas and finances to determine an appropriate contribution towards public benefits, and should anticipate additional processing time for this scenario.

All new development in the I-1C zone will be subject to both the City-wide DCL and City-wide Utilities DCL levied at the Mixed Employment (Light Industrial) DCL rate category. A Public art contribution will be required for all rezonings over 100,000 sq.ft. in floor area.

These new developments will increase demand for workforce supports in the area such as childcare. Applicants are strongly encouraged to consider delivery of public or private childcare spaces as an amenity for workers. This is incentivized by providing a relaxation for floor space for childcare uses or other amenity spaces, up to 10% of the total building floor area. Otherwise, childcare and other public amenities will be funded through Development Cost Levies (DCLs) and Community Amenity Contributions (CACs).

Public Consultation:

This Quick Start Action builds upon the feedback received through the ELER and Broadway Plan public and stakeholder consultation processes, which identified the MPIA as a key location for intensification and modernization of the City's industrial uses. Broadway Phase 1 had over 10,000 engagement contacts through 40 events, workshops, meetings and surveys (Pre-COVID), while the ELER Phases 1 and 2 combined for more than 7,400 engagement contacts through 4 workshops, 3 surveys, 20 tours and over 150 meetings, calls, interviews and presentations.

The Broadway planning process will continue to review the larger I-1 industrial area and will consider opportunities for employment intensification, broadening permitted uses and supporting arts and culture among other objectives. This on-going process will have further

opportunities for community engagement. Generally the I-1 area is working well today, and minimizing displacement of existing small businesses will be a key consideration. A hybrid rezoning process was selected for this quick start ELER action to align with the City's Regional Context Statement, increase and intensify industrial jobs and support economic recovery, and to ensure public consultation for each project application.

Staff will bring each rezoning application to I-1C in this area forward to Council for referral to public hearing. If referred by Council, each application will include an opportunity for the public and stakeholders to provide feedback and address Council at the public hearing. The public will also have opportunities to provide feedback on the design throughout the Development Permit process. These projects will likely require consideration by the Development Permit Board, providing another forum for public input on proposed developments.

Anticipated Outcomes and Metrics:

The 32 individual parcels in the subject area could consolidate into approximately 9-10 rezoning projects in the proposed I-1C rezoning area. As a result, redevelopment could help deliver approximately:

- 1.07 million sq. ft. of new job space over the present condition;
- 685 thousand sq. ft. of job space above current zoned capacity;
- 3,500+ new jobs; and
- \$7.2 million in public benefits (based on commercial linkage targets as described above) or more if developments are stratified.

Financial Implications

The City-initiated, hybrid rezoning approach streamlines the development process, provides a degree of certainty for the community and future applicants, and helps reduce the costs and risk of development. It also preserves the City's ability to secure necessary utility upgrades through rezoning conditions reducing the costs and risks to the City.

Projects that rezone to the new I-1C district schedule area will be subject to the rezoning policies in place at that time such as the current *Community Amenity Contributions Policy for Rezoning*s and may be subject to engineering related rezoning conditions. Developments would be subject to the applicable development cost levies as building permit issuance.

Implementation of the proposed recommendation will be undertaken with existing budgets and personnel.

CONCLUSION

This report recommends updating the Zoning and Development By-law with amendments to the I-1 District Schedule to allow Health Care Office and the creation of a new industrial zone in a focused portion of the Mount Pleasant Industrial Area. These changes act on a number of Council priorities and directives aimed at aiding the recovery from the COVID-19 pandemic and

provide additional job space along the south side of 2nd Avenue between Yukon and Quebec Streets.

The new I-1C industrial zone intensifies uses to re-affirm Mount Pleasant Industrial Area's role as an industrial employment area by doubling industrial capacity, while also providing significant new office space to subsidize its development, and new small retail opportunities along 2nd Avenue.

This action will also create hundreds of additional construction jobs for each project in the short term to support economic recovery. 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 also for the broader Vancouver economy.

The Broadway Plan will continue to explore amendments to the MPIA I-1 area for additional industrial and office job space through pre-zoning where possible, subject to further testing and community engagement. The Broadway Plan is targeted to be drafted and ready for Council's consideration in mid-2021.

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**DRAFT By-law to amend
the Zoning and Development By-law No. 3575
to add Health Care Office as a permitted use
in the I-1 District Schedule**

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

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In the I-1 District Schedule, Council adds, in correct alphabetical order, "Health Care Office" as a permitted use to section 3.2.O [Office].
3. In section 4.7.1 (b), Council strikes "General Office use" and replaces it with "Office uses".
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.
5. This By-law is to come into force and take effect on the date of its enactment.

* * * * *

**DRAFT By-law to amend
the Zoning and Development By-law No. 3575
to create the I-1C District Schedule**

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

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. Council enacts a new I-1C District Schedule, as attached to this by-law as Schedule A.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

I-1C District Schedule

1 Intent

The primary intent of this schedule is to encourage employment-intensive light industrial uses on lower levels with compatible office and service uses above. Limited retail uses at grade are permitted to activate the street frontage, subject to the limitations in this schedule. The uses, density, height and form in this schedule provide a transition between adjoining residential, commercial and light industrial districts. Applications must demonstrate that light industrial uses comprise a minimum of one-third of the net floor area, including all other uses combined.

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 33⅓ % of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use, except for accessory retail use associated with an Artist Studio, 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.
- 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.

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- 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.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.
- Repair Shop – Class B.
- 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 m².

2.3 Conditions of Use

- 2.3.1 All uses listed in section 2.2 of this schedule 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 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 the additional regulations in section 10.20 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, 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.
- Fitness Centre.
- Park or Playground.
- 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.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- 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.

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- 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]
- Financial Institution.
 - General Office, including Digital Entertainment and Information Communication Technology.
 - Health Care 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.*
 - Furniture or Appliance Store.
 - Grocery or Drug Store.
 - Public Bike Share.
 - Retail Store.
 - Secondhand Store
 - Vehicle Dealer
- 3.2.S [Service]
- Auction Hall.
 - Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre
 - Laundromat or Dry Cleaning Establishment.
 - Neighbourhood Public House.
 - Photofinishing or Photography Studio.
 - Print shop.
 - Restaurant – Class 1.
 - Restaurant – Class 2.
 - School – Arts or Self-Improvement.
 - School – Business.
- 3.2.T [Transportation and Storage]
- Aircraft Landing Place.
 - Bulk Data Storage
 - Taxicab or Limousine Station.
 - Truck Terminal or Courier Depot.
- 3.2.U [Utility and Communication]
- Public Utility.
 - Recycling Depot.
- 3.2.W [Wholesale]
- 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 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.

3.3 Conditions of Use

- 3.3.1 All uses listed in section 3.2 of this schedule, except Park or Playground and Aircraft Landing Place, 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 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 46.5 m except that:
- for a depth of 6.1 m measured from a property line adjacent to all north-south streets, the height of a building must not exceed 21.0 m, as illustrated in Figure 1;
 - for a depth of 4.5 m measured from a property line adjacent to 2nd Avenue, 3rd Avenue, and 4th Avenue the height of a building must not exceed 21.0 m, as illustrated in

I-1C

- Figure 2;
(c) the floor to floor height of the first floor of a building must measure a minimum of 6.1 m;
and
(d) the floor to floor height of the second floor of a building must measure a minimum of 5.35 m.

Figure 1 Height Limit along north-south streets

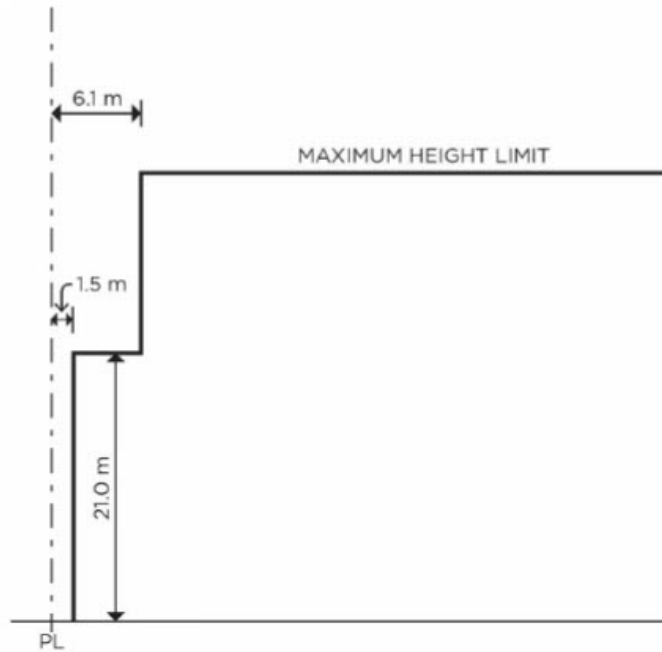
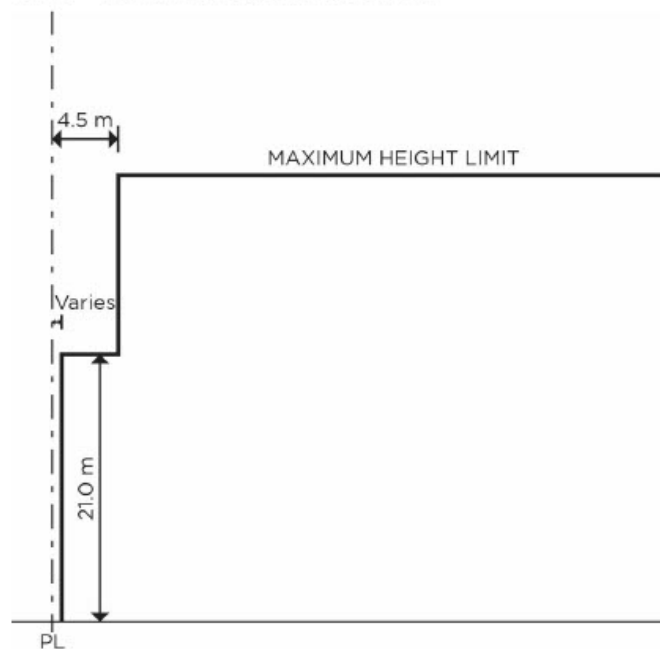


Figure 2 Height Limit along 2nd, 3rd and 4th Avenue



- 4.3.2 The Director of Planning may vary the height requirements of section 4.3.1 as follows:
- (a) any floor above 21.0 m may be permitted to extend into the required upper floor setback as follows:
 - (i) on north-south streets, 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 on 2nd Avenue, and
 - (ii) on 2nd Avenue, 3rd Avenue and 4th Avenue, the 4.5 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 building must not encroach into the ground floor setbacks as specified in section 4.4
 - (b) for the provision of rooftop access and amenity spaces, height increases of up to one additional storey, to a maximum overall building height of not more than 50.3m, may be considered

4.4 Setbacks

The setback of a building must be at least:

- (a) 1.5 m from the property line adjacent to all north-south streets;
- (b) 0.65 m from the property line adjacent to 3rd and 4th Avenue;
- (c) 0.6 m from any property line adjacent to a lane.

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4.5 Floor Area and Density

4.5.1 Maximum floor space ratio shall not exceed 6.0, except that:

- (a) the maximum floor space ratio shall be 6.0 for Manufacturing Uses, Transportation and Storage Uses, 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; Repair Shop – Class B; Sign Painting Shop; and Work Shop;
- (b) the maximum floor space ratio shall be 4.0 for Office Uses;
- (c) the maximum floor space ratio shall be 1.0 for all Service Uses listed in sections 2.2.S and 3.2.S of this schedule, except those listed in 4.5.1(a);
- (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 m²,
 - (ii) for Neighbourhood Public House use must not exceed 500 m², of which at least 25 % must be Manufacturing Uses, limited to Brewing or Distilling,
 - (iii) for Restaurant - Class 1 use must not exceed 150 m²,
 - (iv) for Restaurant - Class 2 use must not exceed 300 m², and
 - (v) for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m²; and
- (e) the total floor area of all uses listed in 4.5.1(a) shall not be less than one-third of the net floor area.

4.6 Computation of Floor Area

4.6.1 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.

4.6.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12 % of the floor area being provided;
- (b) patios and roof decks provided that the Director of Planning first considers the effect on privacy and overlook.
- (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 m² for each artist studio - class B;

4.6.3 The Director of Planning may vary the computation of floor area exclusions of section 4.6.2 for accessory amenity areas, including child day care facilities, and recreation facilities to a maximum of 10 % of the total permitted floor area.

Policy

Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

Approved by Council [Month Day, Year]

Last amended [Month Day, Year]



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Background and Context

This area is located along the south side of 2nd Avenue between Yukon and Quebec Streets in the Mount Pleasant Industrial Area. It is bounded by Southeast False Creek (SEFC) to the north, Central Broadway (C-3A) to the west, and the Mount Pleasant Industrial Area (I-1, I-1A, I-1B) to the south and east. The Broadway planning process and the Employment Lands and Economy Review (ELER) identified this location as a key opportunity to deliver new, intensified industrial and office job space in close proximity to two rapid transit stations: Olympic Village Station on the Canada Line, and the Broadway-City Hall Station on both the Canada and Millennium Lines. Rezoning in this area provide the opportunity to:

- balance the streetscape and create a better transition between the taller residential towers of SEFC to the north and the one and two storey industrial forms to the south;
- improve urban design and walkability to establish 2nd Avenue as a Great Street; and,
- deliver thousands of new jobs close to transit, services and amenities to help create a more complete community.

Figure 1: Mount Pleasant employment-intensive light industrial district (I-1C)



Intent

These policies and guidelines are to permit and inform consideration of rezoning applications for sites to change their Zoning District from I-1 to I-1C, within the sub-area of the Mount Pleasant Industrial Area as shown in Map A on page 5. The policies and guidelines should be consulted in seeking approval for conditional uses or discretionary variations in regulations. As well as assisting the applicant, these policies and guidelines will be used by staff to evaluate conditional or discretionary relaxations.

Principles:

- **Intensify industrial and compatible office employment opportunities:**
Encourage employment-intensive light industrial uses, concentrated primarily at lower levels, with a significant amount of compatible office and service uses above. There is increasingly an opportunity to stack many industrial/production businesses in the same building with the goal of increasing employment and the productive output of the area.
- **Encourage buildings that better reflect the form and character of Southeast False Creek:**
Design buildings to provide a transition between adjoining residential, commercial and light industrial districts. Locate retail uses at select locations to activate the southern street frontages along 2nd Avenue, and at corners.
- **Create a vibrant public realm:**
High quality public realm treatments and significant trees should be used to create welcoming and comfortable public spaces. Prioritize access to sunlight in the design of buildings, with particular attention given to limiting shadowing on the sidewalk and businesses of the north side of 2nd Avenue.
- **Develop healthy and productive workspaces:**
Provide healthy work environments by maximizing access to natural light and fresh air for building occupants. High quality shared amenity spaces for building occupants should be a priority, including at-grade plazas, rooftop open spaces, childcare facilities and other shared spaces for relaxation and recreation.
- **Showcase functional workspaces in the public realm:**
Create visual and physical links between the public realm and industrial functions of buildings to showcase the industrial character of Mount Pleasant.
- **Create buildings and neighbourhoods that respond to sea level rise and climate change:**
Low topographic elevations and anticipated sea level rise presents a major challenge for development in some areas of Mount Pleasant. Provide adaptive, flood resilient building design solutions.

Definitions

For the purpose of this document:

“**Heritage Building**” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“**Light industrial**” means Institutional Uses, Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses and all Service Uses listed in section 2.2.S of the I-1C District Schedule.

“**Public Benefits**” means the purposes towards which Community Amenity Contributions (CACs) and Development Cost Levies (DCLs) are collected and allocated, as specified in the City’s *Community Amenity Contributions Policy for Rezoning*s (i.e. Affordable Housing and Childcare in the Metro Core area), the *Development Cost Levy By-Law* and the *Utilities Development Cost Levy By-Law*.

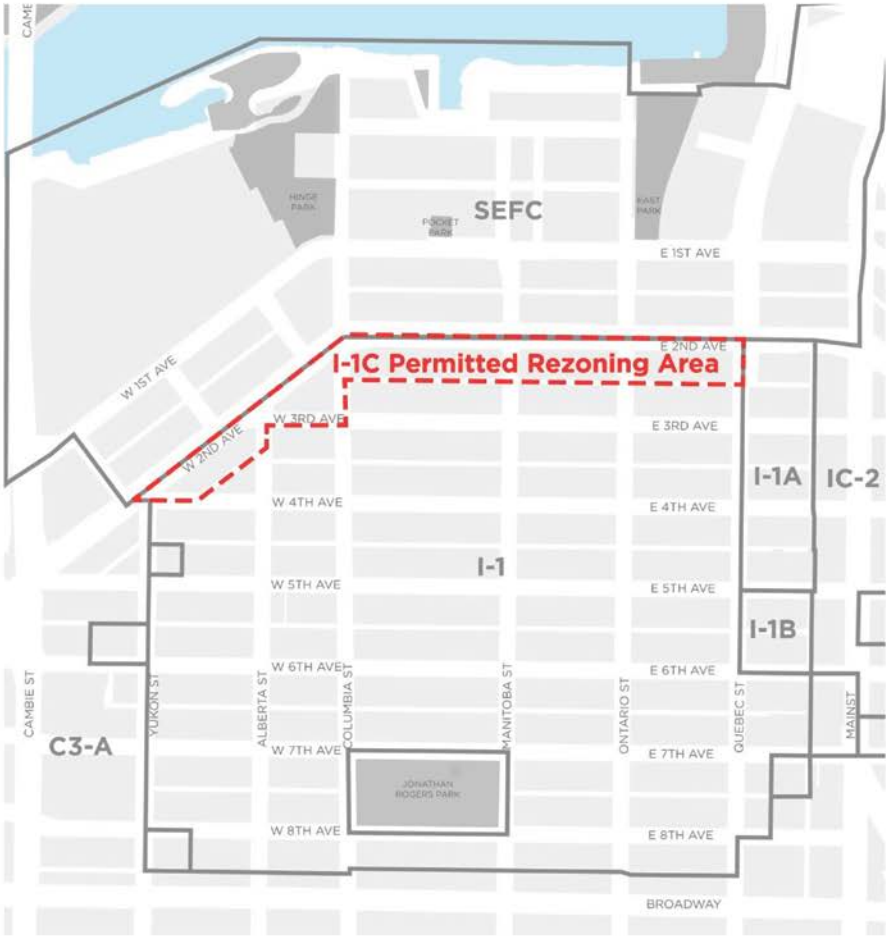
“**Site**” or “**Development Site**” means a contiguous, developable piece of land.

Rezoning Policy

1 Location

In the area identified in Map A below, rezoning applications to change the Zoning District from I-1 to I-1C will be considered. Rezoning to a new Comprehensive Development District (CD-1) will not be considered in the Mount Pleasant I-1 area, in accordance with the City of Vancouver's Regional Context Statement Official Development Plan which prohibits rezoning of industrial land unless it is based on a city initiated planning process.

Map A: Mount Pleasant I-1C Permitted Rezoning Area



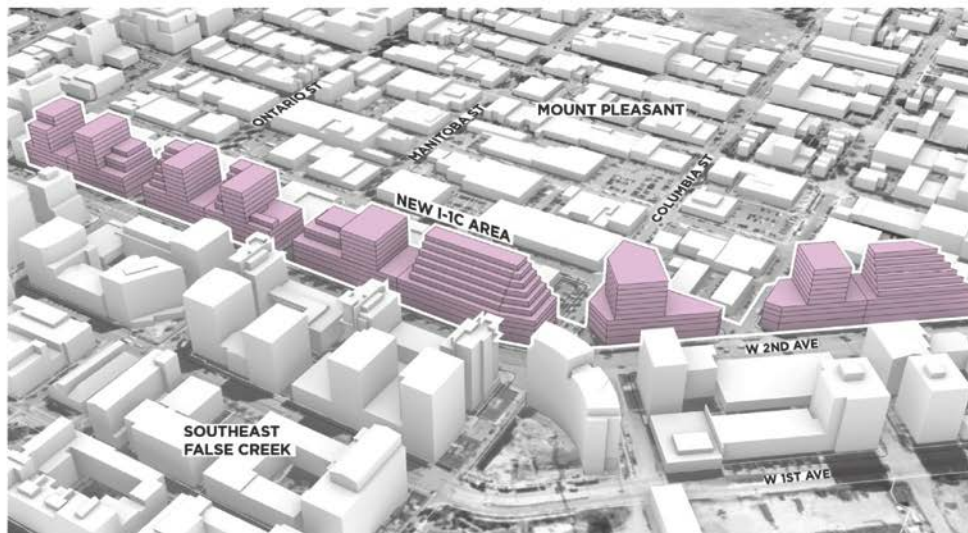
2 Uses and Density

Rezoning to I-1C will provide employment-intensive light industrial uses generally concentrated at lower levels with compatible office and service uses above. Retail uses at grade may be introduced at select locations to activate the 2nd Avenue frontage and at corners, and reflect the public realm of Southeast False Creek.

Rezoning for residential development (market or non-market) will not be considered in this area, with the exception of a 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.

In recognition of Mount Pleasant as a key light industrial area, applications must demonstrate that light industrial uses comprise a minimum of one-third of the net floor area, including all other uses combined. The maximum Floor Space Ratio shall not exceed 6.0, with certain exclusions outlined in Section 4 Childcare and Amenity Spaces Floor Space Exclusion.

Figure 2: Conceptual mixed-use industrial and office developments along W 2nd Avenue



2.1 Vertical Stacking of Uses

To achieve the increased industrial and office density permitted by under the I-1C zoning, vertical stacking of industrial spaces will be required. Objectives for mezzanines and accessory uses include:

- continuity with the adjacent primary use or space;
- locate mezzanines away from front or flanking facades;
- a minimum floor to floor height for mezzanines of 3.1 m (10 ft.); and
- convenient access to loading, garbage and elevators for all floors and mezzanines.

2.2 Uses at Grade

Provide active and engaging Industrial uses at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspace. Strategies including visually permeable frontages, operable window walls, setbacks and weather protection to accommodate outdoor workspaces are encouraged.

Other than entrances, lobbies, and circulation, Office uses should be located above the ground floor level. Accessory retail or service uses should be designed to function in concert with the primary lower-floor industrial uses and have their own entrances and street presence.

3 Heritage Building on the site of a Proposed Rezoning

Heritage buildings in Mount Pleasant, contribute to the area's character and architectural diversity. The Vancouver Heritage Register should be consulted when evaluating existing structures. Provide options that demonstrate a significant retention strategy when re-developing a site with a heritage building. Other older character buildings, although not listed in the Register, should also be considered for retention. In general, reuse of existing structures can contribute to sustainable solutions that are enriched by the historic narrative of a site. Review of developments with potential heritage resources with City staff is encouraged early in pre-application meetings.

For site assemblies which include a heritage building, the potential floor space of the parcel on which the heritage building exists may be transferred to the remainder of the site, provided that the heritage building is protected to the satisfaction of the City staff. This is only anticipated in one location with the I-1C Permitted Rezoning Area, at the southwest corner of Quebec Street and East 2nd Avenue.

4 Childcare and Amenity Spaces Floor Space Exclusion

Public and privately operated childcare facilities, and shared accessory amenity or recreational spaces for building occupants are key elements of sustainable developments in a livable city. As a result, up to 10% of the total floor area of a rezoning application may be excluded for these uses, at the discretion of the Director of Planning.

A condition will be placed on the development permit, noting that the amenity areas excluded from floor space ratio shall not be put to any other use, except as described in the approved application for exclusion. Access and availability of the use of all amenity facilities located in the project shall be made to all occupants and/or commercial tenants of the building.

5 Sustainable Construction and Green Building Policy

Rezoning applications must demonstrate a high degree of sustainability in design and construction through the use of mass timber, Passive House or other methods to meet and exceed the Green Buildings Policy for Rezonings available online at: guidelines.vancouver.ca/G015.pdf

6 Frontage and Assembly

Rezoning applications to change the Zoning District from I-1 to I-1C will be considered for sites with a minimum frontage of 45.7 m (150 ft.). This may be relaxed for the preservation of a heritage building, if necessary.

Applications should not preclude future opportunities for rezoning by isolating lots that cannot reasonably be assembled for rezoning and development, as determined by City staff.

7 Anticipated Dedication for Public Space

Applicants should anticipate the following public space to be secured as a condition of rezoning:

- a 1.5 m dedication along 2nd Avenue;
- a 3.2 m (along 4th Avenue) x 2.5m (along 2nd Avenue) corner cut dedication at the northeast corner of 2nd Avenue and Yukon Street; and
- a 2 m x 2 m corner cut dedication on northwest corner of Quebec Street and 3rd Avenue

Public space in addition to that noted above may be required depending on adjacent at grade use.

8 Neighbourhood Energy

The City-owned and operated False Creek Neighbourhood Energy Utility (NEU) provides a low carbon thermal energy service to the adjacent False Creek area. City staff will be evaluating future expansion of the NEU service area to include the I-1C Zoning District. Applicants for projects rezoning to the I-1C District Schedule are strongly encouraged to work closely with City staff to connect to the NEU for the supply of thermal energy for heating and hot water needs. If there is waste heat generated on site due to internal processes (e.g. data centre, building cooling, etc.), the Applicant is further encouraged to work with staff to explore opportunities to supply waste heat to the NEU thermal network.

For further information, please refer to the Neighbourhood Energy Connectivity Standards - Design Guidelines available online at:

<https://vancouver.ca/files/cov/neighbourhood-energy-utility-connectivity-guidelines-requirements.pdf>

9 Parking, Groundwater and Flooding

The high groundwater table and overland flooding during storm events has been identified as a significant challenge which will be need to be addressed through design and construction of new buildings in the I-1C District Schedule area. Off-site utilities improvements will likely be required through rezoning conditions.

The groundwater table is anticipated to be approximately 3 m. (10 ft.) deep in this area. Any floors, parking or foundations below this level will need to employ tanking techniques. Applicants will be required to work closely with City Engineering staff to determine solutions to mitigate these challenges.

10 Blue-Green Systems

The creation of a blue-green systems network utilizing streets across the city and within the Broadway planning area is an important strategy and innovative way to:

- reduce overland water flow and mitigate flooding during storm events;
- improve water quality eventually discharged to False Creek through implementation of natural and engineered systems which help absorb and filter out pollutants in urban rainwater runoff;
- reduce demand on existing and aging sewer and drainage infrastructure;
- use natural soils and vegetation to beautify the streetscape, enhance biodiversity, improve habitat connectivity and reduce the urban heat island effect; and,
- better integrate water, vegetation and transportation systems together to create new connections between Mount Pleasant parks and plazas to False Creek.

Future alignments for new blue-green systems are anticipated to include Yukon and Columbia Streets which intersect the I-1C district. Applicants are expected to work with staff to accommodate and enhance these alignments in the design of buildings underground structures and open spaces (see Figure 3: Views and enhanced public space locations).

Developments with frontages along the Blue-Green network should be designed to support the implementation of significant tree plantings and green infrastructure through setbacks to underground parking structures and above grade massing, and be designed to activate and acknowledge the network through ground level design and active uses.

Where delivery of the Blue-Green network is not possible adjacent to new development, payment in lieu options may be explored.

11 Public Benefits through Rezoning

For rezoning applications proposing leasehold developments in the I-1C area, City staff will apply the commercial linkage target set out in the City's Community Amenity Contributions Policy for Rezonings to value contributions towards public benefits. Community Amenity Contributions (CACs) will be allocated towards affordable housing and childcare in the Metro Core area. Applicants will be required to sign a Section 219 - Non-Stratification Covenant. The Community Amenity Contributions Policy for Rezonings is available online at: vancouver.ca/files/cov/policy-community-amenity-contributions.pdf.

For rezoning applications proposing stratified developments or for rezonings not willing to sign a non-stratification covenant, a negotiated approach will be required to estimate the additional value that Council's enactment of a rezoning would generate above the current land value. Applicants will be required to work closely with City staff to review project pro formas and finances to determine an appropriate contribution towards public benefits, and should anticipate additional processing time for this scenario.

As with most new development city-wide, Development Cost Levies will be required on a square footage basis. The Development Cost Levies Bulletin is available online at: vancouver.ca/files/cov/development-cost-levies-bulletin.pdf.

12 Public Art

The City's Public Art Policy is applicable to all rezonings over 100,000 sq.ft. and strives to identify art opportunities at the earliest possible stages of development. It oversees commissions of site-specific artworks through an objective and professional selection process involving the developer and design and visual art professionals. Applicants should work with Public Art Program staff to discuss Public Art Policy options to explore the most advantageous options and opportunities and to ensure the best possible public art outcome for each rezoning development.

Details on the City's Public Art policies can be found here: <https://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>

Design Guidelines and Additional Considerations

Development should provide opportunities for flexible and diverse building typologies and light industrial uses, predominantly at lower levels. Buildings are encouraged to provide active and engaging ground floors that showcase functional workspace, with retail uses in select locations.

Proposals will be evaluated by staff based on urban design performance objectives including setbacks, massing, building articulation, access to daylight and views, provision of on-site public open space, relationship to surrounding communities, and animated streetscapes. Proposals should create a more comfortable pedestrian experience by greening the streets with tree planting, wide, continuous, unobstructed sidewalks and by encouraging active street frontages for businesses. Site layout and building design should reinforce the urban industrial scale and street network.

1 Unique Spaces and Places

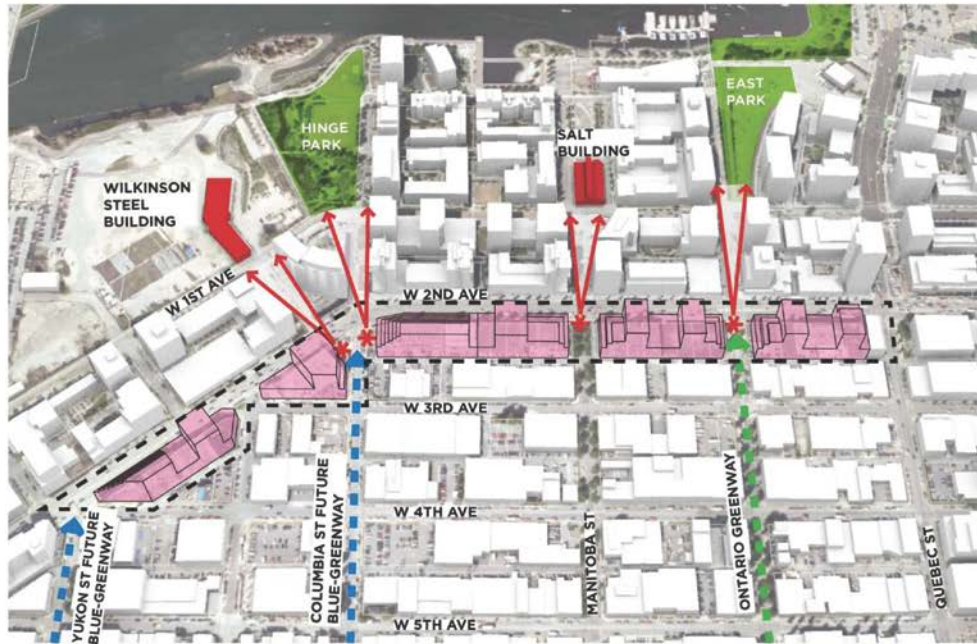
Located between the predominantly tower-and-podium form of the Southeast False Creek neighbourhood to the north, and the lower building forms of the Mount Pleasant Industrial Area to the south, I-1C provides an opportunity to more formally transition between the two communities, and strengthen the overall character of a central part of the city. Interaction between public realm, light industrial functions and select retail use is expected to be encouraged by all developments through building design and programming, particularly at the locations identified in Figure 3: Views and enhanced public space locations.

2 Views

While all developments should be considerate of existing distant views, it is anticipated that all such views cannot be preserved as development progresses. Figure 3: Views and enhanced public space locations identifies select views that should be treated with particular attention. All building designs should achieve the following to compensate for impacts to existing distant views:

- (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements;
- (b) Visually linking new open space to existing open space. This can serve to expand the depth of views and may be achieved with building separations and setbacks;
- (c) The form and shape of taller building elements should be informed by view studies, and;
- (d) Site buildings to frame views towards nearby historic or iconic industrial structures and places of interest.

Figure 3: Views and enhanced public space locations



3 Topography: Floodplain

The area has low topographic elevations at risk of flooding during storms events. The Flood Plain Standards and Requirements as adopted by Vancouver City Council sets the designated flood plain at 4.6m from GVRD datum. As a consequence, existing grades including street right of ways, are often one to two meters below the anticipated ground floor elevations. A plan to raise street elevations may be considered in the future. Therefore, new development should be designed to be adaptive when incorporating flood resilient construction methods and to accommodate public realm objectives for both the current and future at grade conditions. Solutions should be accommodated within the property, be visually interesting, and relate to the pedestrian scale. Examples include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.

4 Light and Ventilation

Control of natural light and ventilation in work environments can improve energy usage, and promote the health, satisfaction, and productivity of building occupants. Considerations to provide for enhanced access and control of natural light and ventilation include:

- (a) solar shading devices, light shelves and glazing performance;
- (b) building orientation and massing;
- (c) increased floor and ceiling heights; and
- (d) provision of operable windows.

5 Weather

In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages, except that it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.

6 Safety and Security

New development must provide a secure environment at all hours. The principles of “crime prevention through environmental design” (CPTED) should be incorporated in all new development. Strategies include but are not limited to:

- (a) Maximize opportunities for natural surveillance;
- (b) Provide unobstructed and transparent sightlines to exits and destinations;
- (c) Foster territoriality and a sense of ownership;
- (d) No hiding places;
- (e) Lighting of public spaces;
- (f) Lobbies visible from the street and main entrances to buildings fronting the street; and
- (g) Personal safety and security should be integral to the design of parking facilities and comply with the Off-street Parking and Loading By-law, Section 4.9.

7 Access and Circulation

7.1 Pedestrian Access and Functional Circulation

- (a) Primary pedestrian access to all uses should be from the street at street level;
- (b) Corridors and elevators should be adequately sized for their intended use such as transporting goods or moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous; and
- (c) Light industrial spaces should be designed with direct access to loading bays. Interior circulation strategies that require the moving of goods through semi-public spaces, such as office lobbies and amenity spaces, or through the public realm should be avoided.

7.2 Bicycle Access

- (a) Design buildings to accommodate and encourage cycling. Strategies include easy access to secure bicycle storage, access separate from vehicles, wider aisles, automatic door openers, weather protected exterior bicycle racks, maintenance stations, and enhanced end-of-trip facilities.

7.3 Vehicular Access

To ensure a safe and active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity. Vehicular access, loading and service areas should be provided from the lane rather than the street.

8 Form of Development

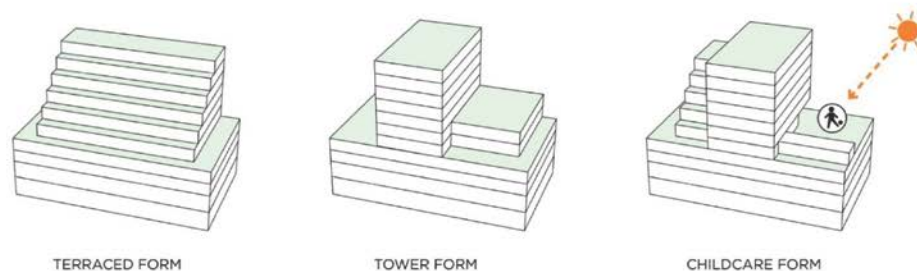
Intensified employment objectives, modernization of industrial development through stacked forms, and creation of well-functioning workspaces are anticipated to result in forms of development with greater densities, building heights, and floor plates than are currently found in the Mount Pleasant Industrial Area. Form and massing should therefore be carefully considered with respect to the other objectives within these policies and guidelines. This includes designing for daylight on the public realm, engaging public spaces, building articulation, attractive near views and finer-grained urban settings.

8.1 Massing

Height, bulk and massing should be considered with respect to access to daylight and views on the adjacent public realm and developments. All proposals are required to include sun shading diagrams and context analysis demonstrating the shadow impacts of proposed built forms on existing and anticipated public spaces, for evaluation of these objectives by staff.

The I-1C District Schedule and these Guidelines have been prepared with additional height and volume in the massing than is necessary to achieve the maximum density of 6.0 FSR. The intent is to provide room for design flexibility for different forms, such as the terraced form, tower form and childcare forms illustrated in Figure 4: Flexibility for Design Options.

Figure 4: Flexibility for Design Options



8.2 Building Width, Depth and Articulation

The anticipated nature of redevelopment within the I-1C area may result in site frontages that are broader than is typical in other districts. Where long frontages are proposed, the following architectural design strategies will be required to contribute to a desirable streetscape:

- (a) significant building articulation in the form of measurable vertical and horizontal setbacks;
- (b) creative and intrinsically high-quality material palettes;
- (c) thoughtful application of solid and transparent wall planes, and;
- (d) provision of architecturally integral sustainable design features, such as louvers or shades, that provide for texture in the façade.

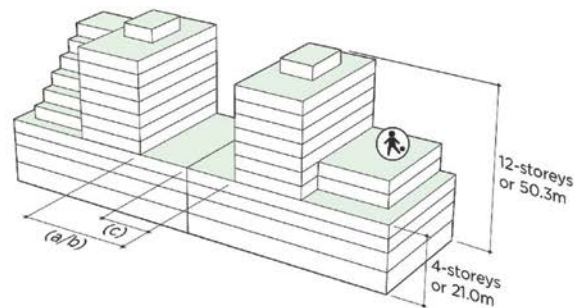
Visible structural systems, particularly mass timber, are encouraged as a means to provide for architectural expressions that are true to their primarily industrial-style functions while presenting a visually appealing interface with the street.

8.3 Tower Elements

Tower elements, considered to be any portion of a building over 4-stories or 21.0 m (69 ft.) should:

- (a) be separated from other commercial tower elements by 15.2 m (50 ft.);
- (b) be separated from residential tower elements by 24.0 m (80 ft.);
- (c) be separated from adjacent sites by 7.6m (25 ft.), measured from the property line.

Figure 5: Tower separation and height



8.4 Additional Penthouse Storey

A height increase of one additional storey may be considered, up to a maximum of 12-storeys or 50.3m, whichever is lesser. The top floors shall be a partial floor (i.e. smaller than the standard floor plate of the lower floors and “sculpted” or terraced in on some or all sides), as appropriate to provide roof top access and amenity space. No intrusion into a view corridor will be considered. Applications will be evaluated against the following performance-based design criteria.

The size, shape and expression of the additional height and floor space must:

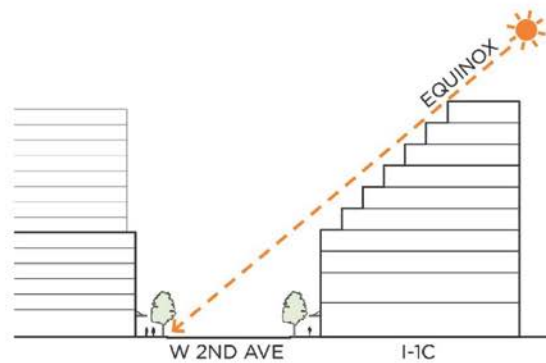
- (a) provide very high quality architectural design;
- (b) contribute to an interesting and engaging roofscape;
- (c) integrate well with the overall massing and expression of the rest of the building;
- (d) provide roofdecks in a useable shape and size;
- (e) employ a light and transparent material expression (e.g. glass);
- (f) complement adjacent development.

8.5 Sunlight Access on Public Space

Development should respect the importance of sunlight during the hours of 10:00am and 2:00pm between the spring (March) and fall (September) equinoxes on the northern sidewalk of 2nd Avenue. Some additional flexibility regarding sunlight performance may be considered for sites west of Colombia Street due to the orientation of 2nd Avenue in this location.

Tower forms which cast shadows on the northern sidewalk during this time must be limited to a maximum of one-third of the frontage of the development, and should consider shadow impacts on street intersections and potential or existing corner plazas. Detailed shadows studies will be a required as a part of Rezoning Application package to demonstrate that shadow impacts have been minimized to the satisfaction of City staff.

Figure 6: Solar access on north sidewalk



8.6 Street Wall

New development should provide a consistent 4-storey expression reflecting the heights of developments on the north side of 2nd Avenue.

8.7 Roofs

The profile and silhouette of roofs should be considered as part of the skyline. Screening of elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be designed as an integral part of the overall architectural expression.

9 Architectural Components

In recognition of Mount Pleasant's unique industrial character, architectural components and materials should meet the following objectives:

- (a) Reinforce the near view and emphasize proportions at the scale of the pedestrian with intrinsically high-quality materials, detailing, showcased outdoor workspaces, and clear visual access from exterior to interior spaces.
- (b) Express a finer grain urban fabric by articulating smaller structural bays and modules.
- (c) Generic "big box" building designs that exhibit little façade-interest and transparency to the street should be avoided.
- (d) Reference the industrial context with details and expression.

Figure 7: Conceptual 2nd Avenue streetscape looking East



9.1 Rooftops

- (a) Encourage working rooftops to expand economic functions to the roofs of buildings.
- (b) Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour.
- (c) Elements such as gazebos and trellises may be considered, height and floor area permitting.

9.2 Windows

Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade.

- (a) For retail, service or office uses:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future.
- (b) For industrial uses:
 - (ii) provide windows for viewing to industrial processes where possible, and;

- (iii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Long extents of unarticulated walls must be avoided, particularly at grade where such walls may be susceptible to intentional damage.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are, generally not supported, especially at grade.

9.3 Entrances

- (a) Main building entries should be clearly identifiable, transparent and accessible from the street.
- (b) Secondary entrances and individual small tenant entries should be located with frequency along adjoining sidewalks to reinforce physical permeability. Separate uses or accessory retail spaces should have separate and distinct entries.
- (c) Visually and physically reinforce the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace.
- (d) Provide pedestrian interest and comfort at entries through specifically designed seating, signage, lighting, weather protection, and other such features.

9.4 Exterior Walls and Finishing

- (a) Architectural design approaches, including cladding systems and finishing, should reflect the industrial character and functionality of the Mount Pleasant Industrial Area.
- (a) Encouraged material palettes include:
 - (i) contemporary metal cladding systems;
 - (ii) heavy timber structural elements;
 - (iii) glass and steel;
 - (iv) masonry;
 - (v) weather-treated, unpainted architectural concrete and;
 - (vi) other durable and visually-appealing materials such as terracotta.
- (b) Stucco and vinyl are not supported as primary exterior materials and may not be permitted by the Building By-law. Fibre cement cladding systems are generally discouraged.
- (c) Refer to Bird Friendly Strategy Design Guidelines for suggestions on reducing uninterrupted, reflective surfaces that contribute to increased bird collisions.

9.5 Awnings and Canopies

- (a) Pedestrian weather protection should be provided along 2nd Avenue and along the north-south streets;
- (b) Architecturally integral awnings and canopies are to be designed to effectively protect pedestrians from inclement weather, with a recommended minimum depth to height ratio

of approximately 7:10. Canopies should be back sloped to provide for positive drainage, and should include integrated gutters and rainwater leaders.

- (c) Uniform awnings or canopies may be inconsistent with the diverse range of uses anticipated in the I-1C area, and the design of these elements should reflect the nature of their related interior program.
- (d) Transparent or translucent glazed canopies that permit the passage of light are encouraged.
- (e) Section 5 describes where weather protection should be provided.

9.6 Lighting

- (a) Building, site, and landscape designs must include lighting strategies intended to provide for visual interest, security, and utility at all hours.
- (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are generally not supported. Better performing, more efficient light sources such as LED's are highly encouraged.
- (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light pollution.
- (d) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

9.7 Signs

- (a) All signage will be required to comply with the Vancouver Sign By-law.
- (b) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development.
- (c) Internally illuminated or backlit sign boxes are generally not supported.
- (d) Signage that compliments the industrial urban fabric and character established in Mount Pleasant is encouraged. Examples include neon, murals of signs in conjunction with a mural, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber.
- (e) At grade uses are encouraged to have clear, pedestrian oriented signage located at premises entries.

10 Open Space

10.1 Semi-Private Open Space

Social semi-private open space is desirable for employees and visitors, and should be provided to accommodate the intended users. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.

10.2 On-Site Public Open Space

Creating unique, vibrant, attractive, interesting and amenity rich environments is essential for unlocking the potential of this new employment-intensive industrial area. The following should guide design and location of open spaces on private land.

- (a) Consider opportunities to compliment public open space design including:
 - (i) Create inviting and comfortable places for people;
 - (ii) Reintroduce water and natural systems;
 - (iii) Encourage lively building edges and more welcoming street experience;
 - (iv) Respect existing public views and explore creating new views of prominent features such significant landmarks;
 - (v) Support the display of local art, craft or industry;
 - (vi) Explore opportunities for unconventional open spaces;
 - (vii) Improve wayfinding and legibility;
 - (viii) Encourage 24/7 activity and public life; and
 - (ix) Consider ways to ensure safe, clean, clutter free environments
- (b) Open space on privately owned land should be considered with the same objectives to reinforce the network of public spaces. Enhanced front and side yard setbacks can provide opportunities that help link open spaces.
- (c) Where practical the public open space and greenways will be constructed on City-owned land or statutory rights of way (SRWs). In some circumstances, an additional setback and/or SRW may be requested from adjacent development to provide more useable public space.
- (d) Landscaping elements and public art, including temporary projects, are encouraged.
- (e) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.
- (f) Setbacks for additional public open space secured through SRWs will be sought where applications contemplate retail or restaurants at grade.

11 Landscaping

11.1 Blue Green Network

Future alignments for new blue-green systems may include Yukon and Columbia Streets which intersect the I-1C district. Applicants are strongly encouraged to work with staff to consider these alignments in the design of buildings and open spaces.

Developments with frontages along the Blue-Green network should be designed to support the implementation of significant tree plantings and green infrastructure through setbacks to underground parking structures and above grade massing, and be designed to activate and acknowledge the network through ground level design and active uses.

11.2 Streetscape

Objectives for streetscapes include:

- (a) High quality public realm with street trees, landscaping, lighting, street furniture, signage and wayfinding, and green infrastructure where possible.
- (a) Wide continuous sidewalks and weather protection for the site's full frontage to encourage pedestrian use.
- (b) Landscape design providing views into buildings for pedestrian interest, as well as special features such as opportunities to sit, view or take part in walking or active recreation.
- (c) Integrated rain water management.

11.3 Site Landscape

- (a) Existing trees and significant landscape features should be evaluated for retention where possible;
- (b) Landscaping should be used to help mitigate impacts between residential and industrial uses as well as rail;
- (c) Landscape design on other parts of the site should relate to anticipated activities;
- (d) A layered landscape treatment should be provided to screen surface parking and loading areas while providing strategic visual access to entries and access areas;
- (e) Strengthen urban forest connectivity;
- (f) Consider planted roof tops;
- (g) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines; and
- (h) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process

Adopted by City Council on June 20, 2018

Amended XXXXXXXX XX, XXXX

Generally rezonings will not be considered in the Broadway Plan Study area while the Broadway Plan process is underway, in order to not pre-empt or divert the planning process with rezonings which set new directions or preclude options that could emerge during the process.

The policies below will govern any exceptions that allow consideration of applications for rezoning advice (enquiries), rezoning applications, and development applications with Heritage Revitalization Agreements, during the Broadway planning process. Once adopted, the policy will apply until such time as the Broadway Plan is approved by Council.

Policy 1

Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

Policy 2

Rezoning applications will be considered for projects involving 100% social and supportive housing, or community care facilities or group residences or 100% below market rental housing or 100% affordable student housing associated with educational institutions.

Policy 3

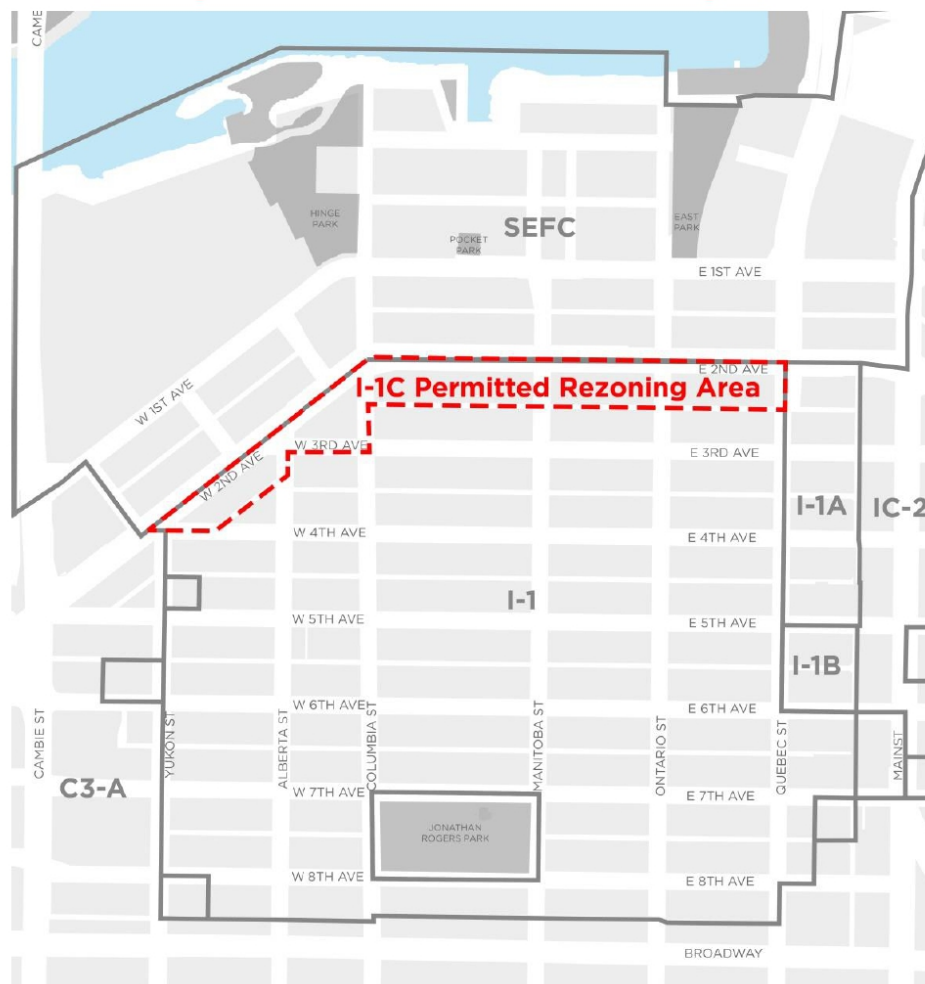
Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for direction, at the discretion of the Director of Planning.

Policy 4

Rezoning applications will be considered within the sub-area of the I-1 District Schedule identified in Figure 1 to change Zoning District from I-1 to I-1C only. Rezoning applications to a new Comprehensive Development District (CD-1) will not be permitted in accordance with the City of Vancouver’s Regional Context Statement (RCS) ODP which prohibits rezoning of industrial land unless it is based on a city initiated planning process.

Rezonings for residential development (market or non-market) will not be considered in this area, with the exception of a 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.

Figure 1 – Mount Pleasant I-1C Permitted Rezoning Area



**DRAFT By-law to amend
Vancouver Development Cost Levy By-law No. 9755
regarding I-1C zoning**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law No. 9755.
2. Council inserts “and I-1C” after “I-1B” in “Schedule C”.
3. Council strikes the definition of “mixed-employment (light industrial)” from section 1.2 and replace it with:

“mixed-employment (light industrial)” means the following zones: (IC-1, IC-2, IC-3, I-1, I3, I-4, I-1A, I-1B and I-1C zoning districts”.
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on the day of enactment.

**DRAFT By-law to amend
Vancouver Utilities Development Cost Levy By-law No. 12183
regarding I-1C zoning**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Vancouver Utilities Development Cost Levy By-law No. 12183.
2. Council inserts “and I-1C” after “I-1B” in “Schedule C”.
3. Council strikes the definition of ““mixed-employment (light industrial)” from section 1.2 and replace it with:

““mixed-employment (light industrial)” means the following zones: (IC-1, IC-2, IC-3, I-1, I3, I-4, I-1A, I-1B and I-1C zoning districts”.
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on the date of enactment.

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