

Planning Vancouver Together

Employment Lands & Economy Review Quick Start Actions:

1. Mount Pleasant I-1 Amendment and New I-1C District Schedule

January 21, 2021

Presentation Outline

- Background on the Employment Lands & Economy Review (ELER)
- ELER Quick Start Actions in the Mount Pleasant Industrial Area (MPIA):
 1. I-1 Amendment for Health Care Office
 2. New I-1C District Schedule and Rezoning Policy and Guidelines
 - Location and rationale
 - Policy Approach
 - Form of Development
 - Public Benefits
 - Public Consultation
 - Outcomes & Metrics

Employment Lands & Economy Review

ELER Report

October 22, 2020

Emerging Directions

for consideration through
the Vancouver Plan

Four Quick Start Actions

to support small business,
non-profits and
community-wellbeing

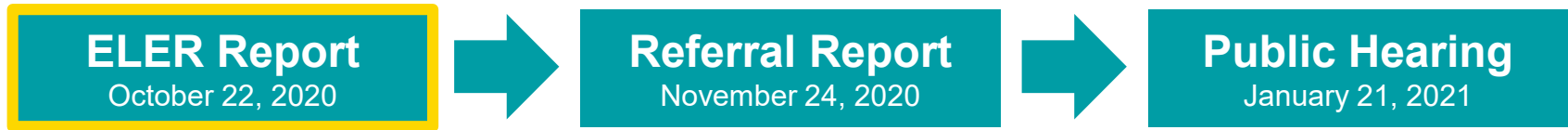
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Emerging Directions
for consideration through
the Vancouver Plan



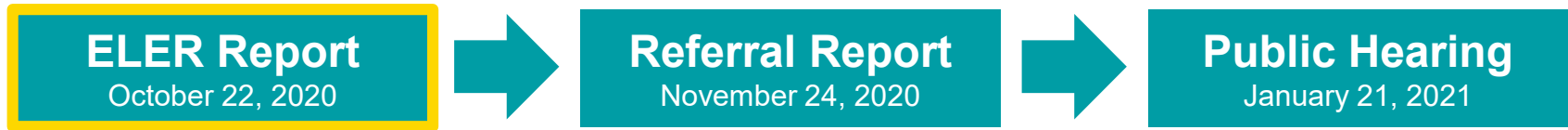
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Four Quick Start Actions:

- i. remove barriers to new work-only artist studios in industrial areas;
- ii. support existing small neighbourhood grocery stores;
- iii. provide additional flexibility for storefront spaces in the DTES; and
- iv. **intensify job space along the south side of 2nd Avenue between Yukon and Quebec Streets.**

Employment Lands & Economy Review



In addition, Council amended the motion to include a fifth Quick Start Action:

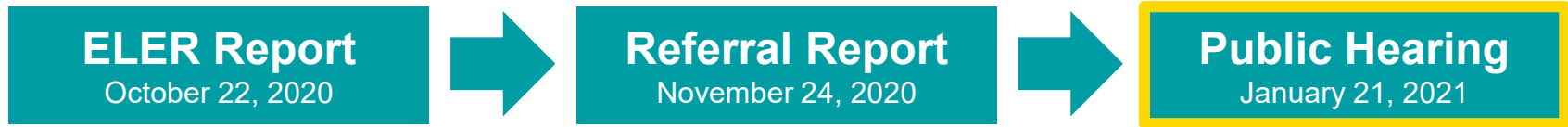
- v. add Health Care Office as an approved use in the Mount Pleasant I-1 Zone as soon as possible and no later than January 2021.**

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- a) Zoning and Development By-law Amendments to Remove Barriers to New Work-only Artist Studios in Industrial Areas (RTS 14083)
- b) Mount Pleasant I-1 Amendment and New I-1C District Schedule (RTS 14082)**
- c) Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses (RTS 14081)
- d) Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores (RTS 14080)

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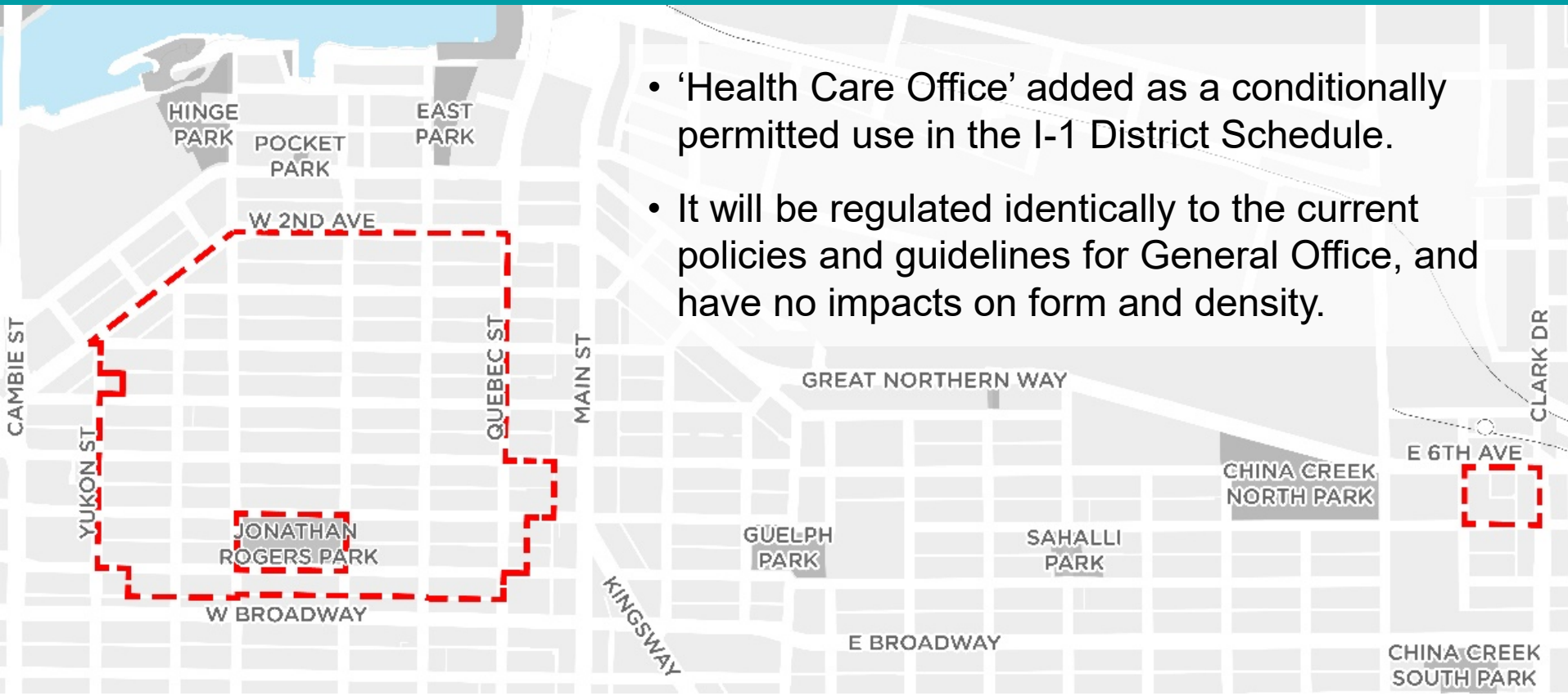


- 1. ELER Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule**
2. ELER Quick Start Actions: Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses
3. ELER Quick Start Actions: Zoning and Development By-law Amendments to Remove Barriers to New Work-Only Artist Studios in Industrial Areas
4. ELER Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores

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; and
 - ii. to create the new I-1C District Schedule, generally in accordance with Appendix B;

i. Health Care Office in the I-1



ii. New I-1C District Schedule



Goal:

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

ii. New I-1C District Schedule:

Location and rationale



- **Balance streetscape** along 2nd Avenue
- Provide a **better transition** between industrial, commercial and residential areas
- Make 2nd Avenue **a great street**
- **Increase industrial land use capacity** and introduce a new form of modernized stacked light industrial
- **Significant new office space** in an area well-served by public transit;
- Deliver needed **infrastructure upgrades**

ii. New I-1C District Schedule:

Location and rationale

Max Density
under existing
I-1 Zoning:



Max Density
under proposed
I-1C Zoning:

6.0 FSR



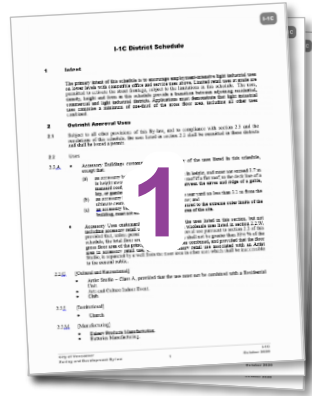
Significant new job space:

- Introduce a new form of stacked industrial spaces with intensified office space above
- Both ELER and Broadway Plan engagement highlighted this area for potential change
- Support up to 3500+ new jobs

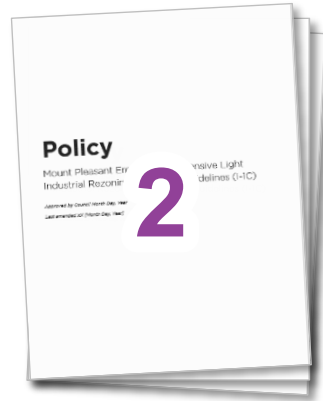
Note: Graphic illustrates permitted floor space ratio (FSR), not the permitted number of storeys

ii. New I-1C District Schedule: **Policy Approach**

Simplified rezoning process to a new “off the shelf” I-1C district:



Create a new
I-1C District Schedule



Create a new
I-1C Rezoning Policy and Guidelines



Amend the
Broadway Plan Interim Rezoning Policy.

ii. New I-1C District Schedule:

Simplified Rezoning Benefits



The form of development will be regulated by the District Schedule.

Detailed building design will be evaluated at the Development Permit stage allowing the rezoning process to be streamlined.



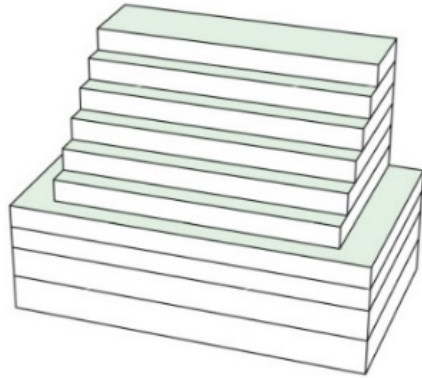
The simplified rezoning approach minimizes potential impacts on local businesses and reduces the costs and risks to the City.



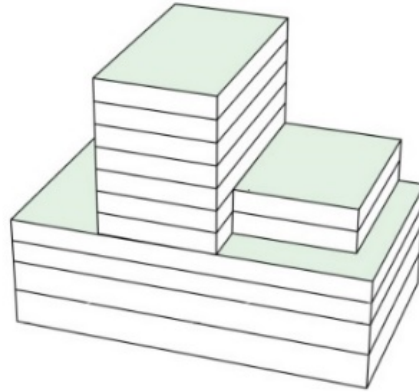
Maintains the opportunity to secure infrastructure upgrades through rezoning conditions and enhance public realm along 2nd Ave.

ii. New I-1C District Schedule:

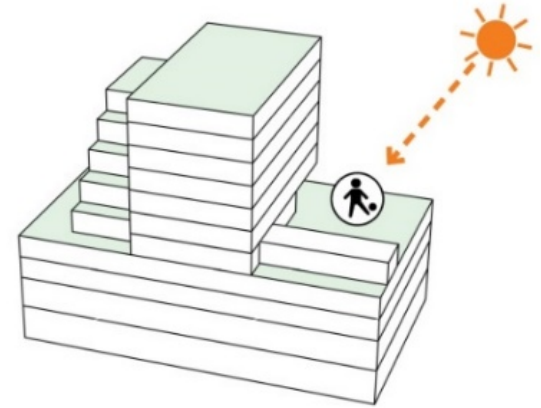
Form of Development



TERRACED FORM



TOWER FORM



CHILDCARE FORM

Density: up to 6 FSR

Podium: 4 storeys, up to 21m (69 ft)

Overall Height: Up to 46.5m (152.5 ft)

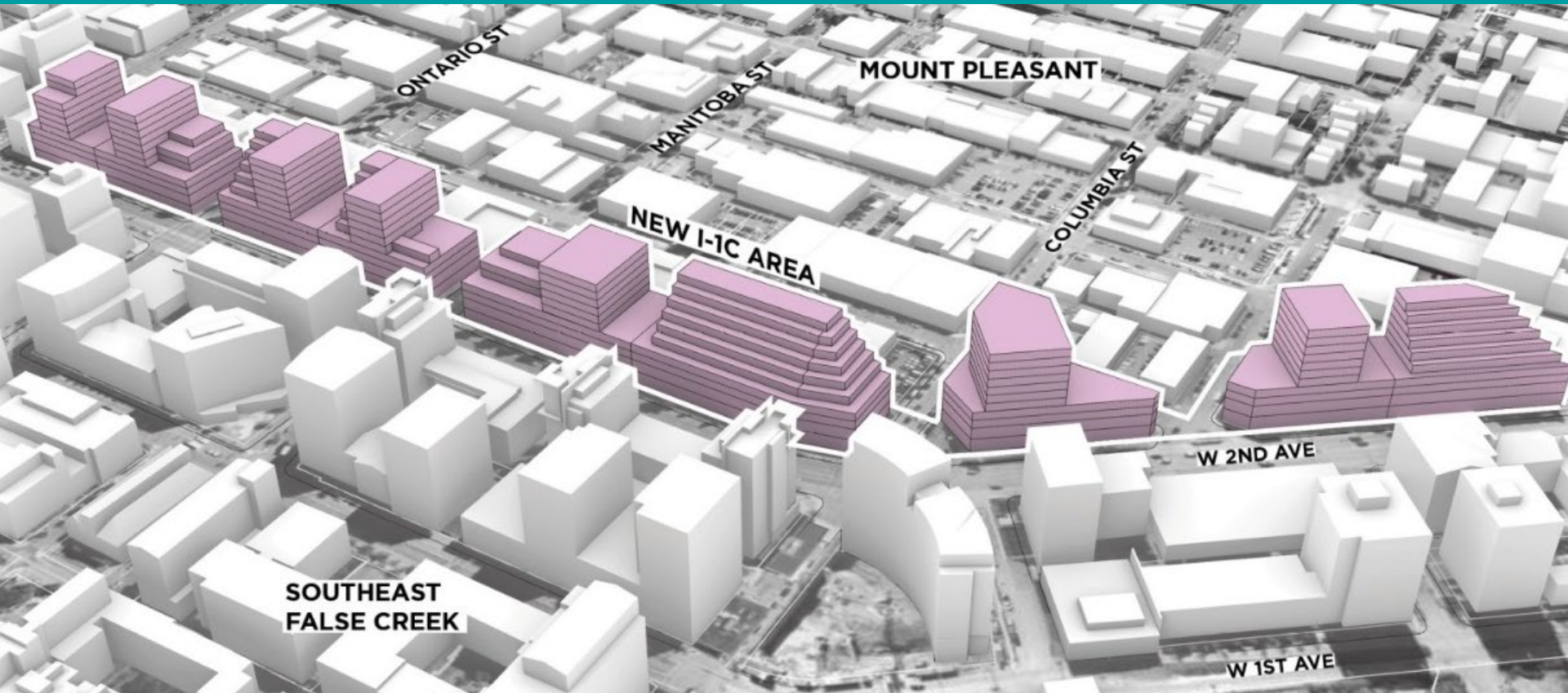
Floor to floor heights:

Industrial: 20+ ft (1st floor) plus
17.5+ ft for stacked industrial floors

Office: 7-9 floors at 12.5 ft

ii. New I-1C District Schedule:

Form of Development



ii. New I-1C District Schedule:

Public Benefits

CACs for Leasehold projects:

- Commercial linkage target will apply (\$10.43 / sqft)
- Requires a Section 219 – Non-Stratification Covenant
- CACs will be allocated towards affordable housing and childcare
- Faster processing possible through an simplified rezoning process.

CACs for Stratified projects:

- A negotiated approach will be required based on detailed project pro formas.
- Processing will follow the standard rezoning process and timelines.

ii. New I-1C District Schedule:

Public Benefits

DCLs

The City-wide DCL and City-wide Utilities DCL will be charged at the Mixed Employment (Light Industrial) rate category for all new development.

Public Art Contribution

Required for all rezonings over 100,000 sq.ft. in floor area.

Childcare

Delivery of childcare spaces 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.

ii. New I-1C District Schedule:

Public Consultation (completed)



This Quick Start Action builds upon previous consultation:

Broadway Phase 1:

10,000 engagement contacts through 40 events, workshops, meetings and surveys (Pre-COVID)

ELER Phases 1 and 2:

7,400 engagement contacts through 4 workshops, 3 surveys, 20 tours and over 150 meetings, calls, interviews and presentations

ii. New I-1C District Schedule:

Public Consultation (future)



Potential future view along 2nd Avenue
(looking east from Columbia Street)

I-1C projects:

- Each Rezoning Application must be considered by Council at a Public Hearing where the public can provide feedback and address Council.
- There will also be opportunities to provide feedback on the design through the Development Permit process.
- An Open House is recommended for each project at the DP stage.

ii. New I-1C District Schedule:

Public Consultation (future)

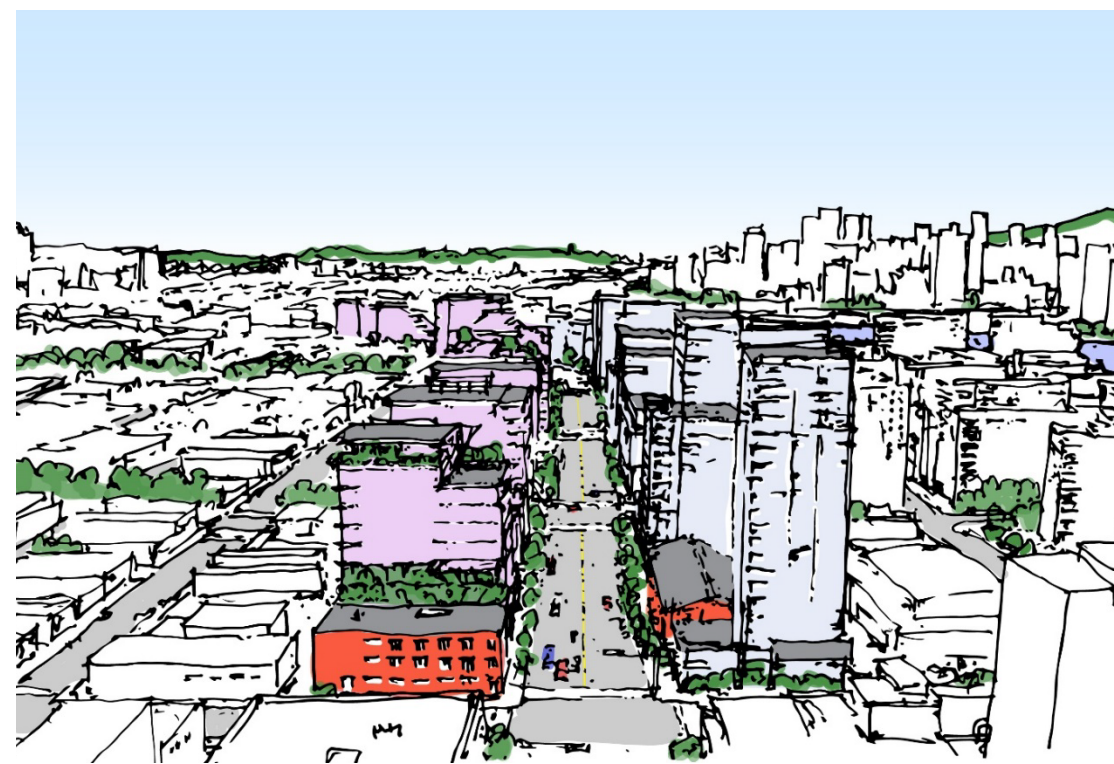


Broadway Plan:

- The Broadway planning process will continue to review the larger I-1 area
- This on-going process is targeted to be completed in 2021
- Our first virtual engagement process for Phase 2: Emerging Directions is currently scheduled for February 16 - March 31, 2021.

ii. New I-1C District Schedule:

I-1C Anticipated Outcomes & Metrics



Potential future view along 2nd Avenue (looking west from above Main St)

9-10 rezoning projects in the area could deliver up to:

- 1.07 million sqft of new job space over the existing condition
- 685 thousand sqft of job space above current zoned capacity
- 3,500+ new jobs
- \$7.2 million in public benefits (or more if developments are stratified)



Cambie Bridge

Yukon St

West 2nd Ave

False Creek

Southeast
False Creek

Mount
Pleasant

Quebec St

Main St

East 2nd Ave

Thank you.