

March 10, 2021



Broadway Plan + ELER Issues Report:

Consideration of Rezoning Proposals at 110 and 150 West 4th Avenue



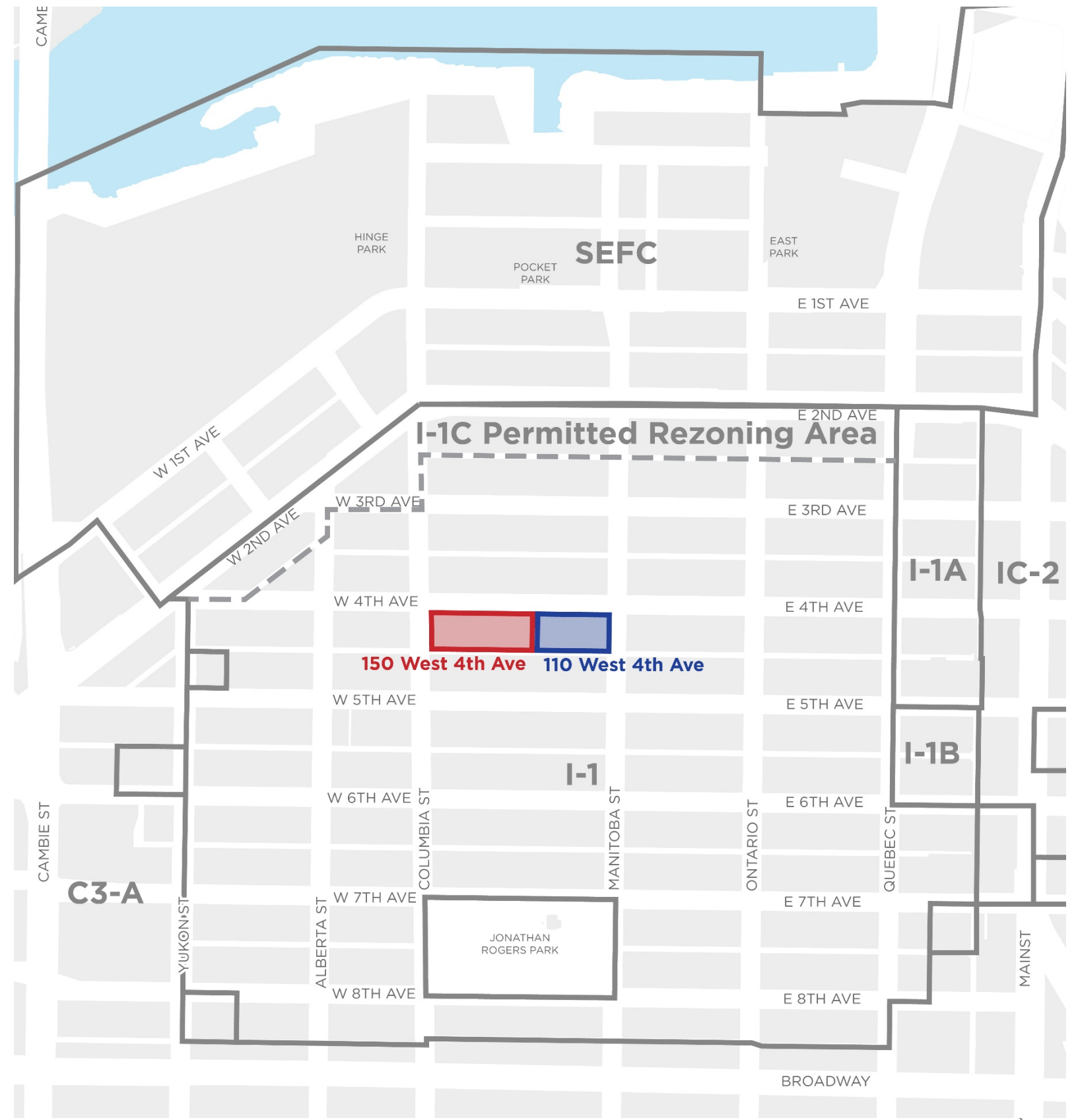
- Recommendation and Summary
- Background on AbCellera
- Policy Context
- Exceptional Circumstances
- Next steps and Rezoning Process

Recommendation (simplified)

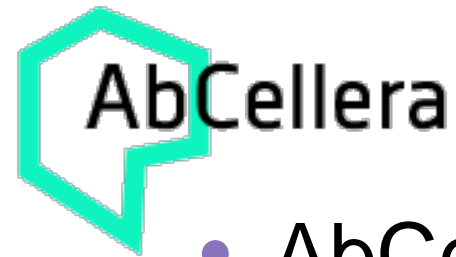
THAT Council instructs the General Manager of PDS to consider separate rezoning applications for two sites within Mount Pleasant which propose mixed industrial and office buildings at heights and densities above what is permitted in the I-1 District Schedule, as an exception to the *Broadway Plan Interim Rezoning Policy*:

A. 110 West 4th Avenue

B. 150 West 4th Avenue



- Advise Council that two rezoning enquiries have been received on adjacent sites at 110 West 4th Avenue and 150 West 4th Avenue within the Broadway Plan study area
- Provide background information on the enquirer (AbCellera) and the proposed development of a biotechnology campus in Mount Pleasant
- Present rationale for why this is an exceptional circumstance that should be considered outside of the Broadway Plan process.
- Recommend that staff work with the applicants to prepare rezoning applications that address City objectives



- AbCellera is a locally-founded and headquartered biotechnology company focused on antibody drug discovery and development.
- They have developed a COVID-19 antibody therapy in partnership with U.S.-based Eli Lilly, for emergency use for high-risk patients with mild to moderate COVID-19 symptoms
- Current clinical trial at Surrey Memorial Hospital

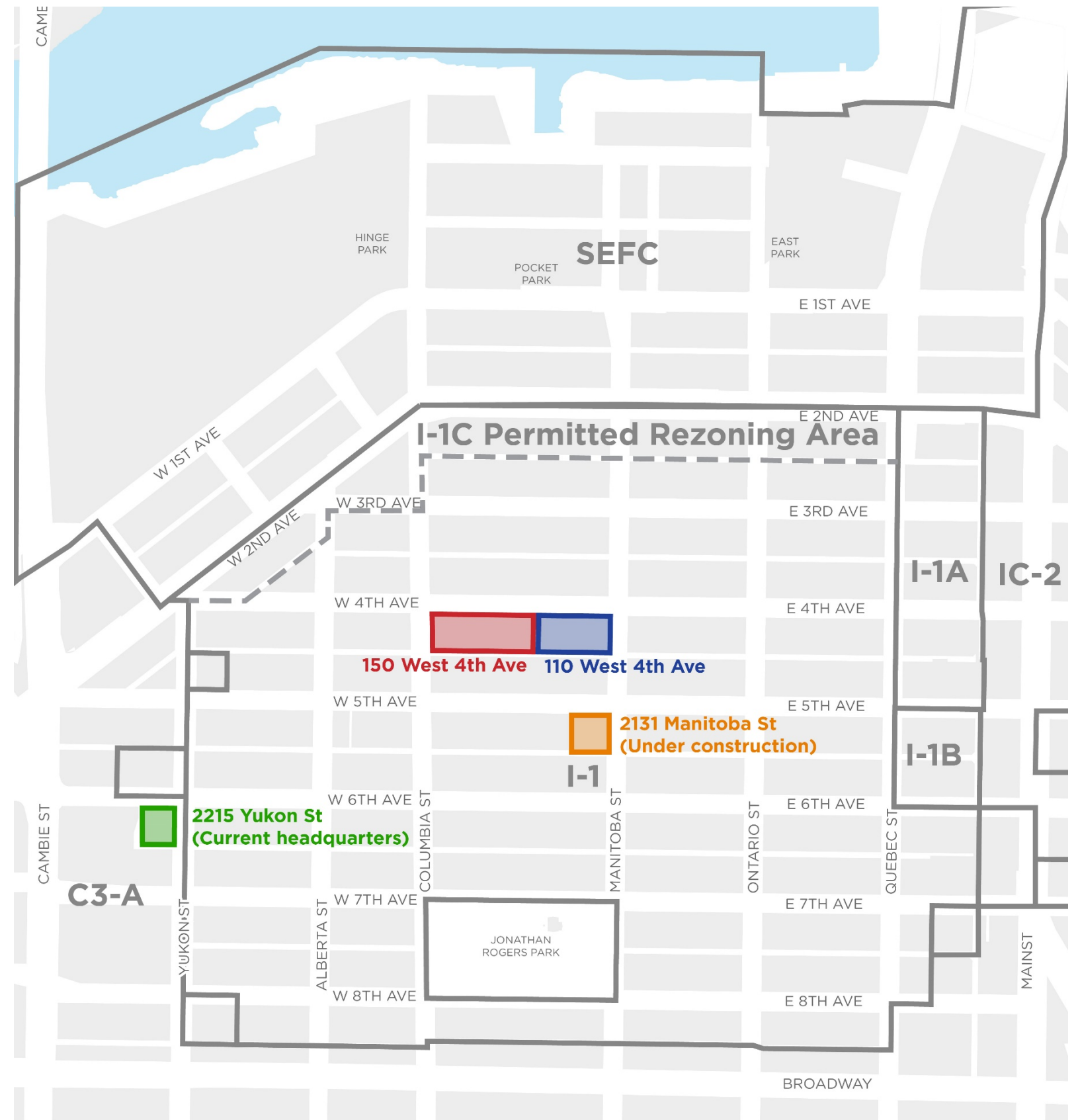


AbCellera background



AbCellera

- AbCellera plans to develop a state-of-the-art biotech campus in the MPIA, including:
 - Two adjacent sites at **110 West 4th Ave** and **150 West 4th Ave** (subjects of this report)
 - **2215 Yukon Street** (existing headquarters)
 - **2131 Manitoba Street** (under construction)



Mount Pleasant Industrial Area - Policy Context

2007: Metro Core Jobs and
Economy Land Use Plan

2019: Broadway Plan Phase 1 -
Guiding Principles

2013: Regional Context
Statement Official
Development Plan

2020: Employment Lands and
Economy Review (ELER)

2013: I-1 Zoning District
Schedule amendments

2020: ELER Quick Start Actions:
Mount Pleasant I-1 Amendment
and New I-1C District Schedule

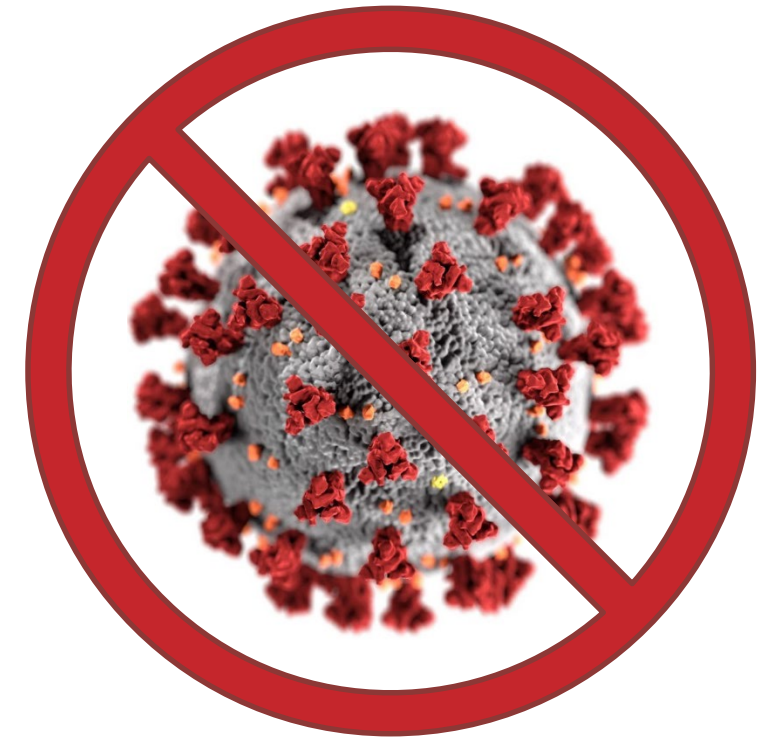
2016: I-1A and I-1B Zoning
District Schedules Enacted

2021: I-1C Zoning
District Schedule Enacted

2018: Broadway Planning Interim
Rezoning Policy

2021: Broadway Plan Phase 2 -
Emerging Directions

- AbCellera is seeking additional industrial laboratory space to develop new therapeutic antibody drug candidates to help fight the spread and mutation of the COVID-19 virus and other diseases.
- The Broadway Plan, ELER and MVRILS indicate the need to deliver additional industrial and office employment space, modernize the City's Industrial land use definitions and explore increased flexibility in the permitted uses in the MPIA.
- The development of a biotechnology campus in Mount Pleasant has significant benefits with respect to economic recovery from COVID-19, in addition to public health objectives.



Next steps and Rezoning Process

- If Council approves the recommendations of this report, staff will work with the applicants through the rezoning application processes to refine the form of development (height and density) to ensure compatibility and fit with the Mount Pleasant area.
- Each site would have separate public engagement processes, including:
 - Mailed notifications
 - Meeting with local stakeholder groups *
 - At least one staff-led open house *
 - Public feedback forms *
 - Dedicated webpage on the City website
 - Other meetings, as deemed necessary by City staff *
 - A formal public hearing as required for all rezoning applications. *



* May be held virtually (depending on COVID-19 restrictions)



Thank you

Available for questions:

Kevin McNaney
Chris Robertson
Matt Bourke
Hale Jones-Cox

Director, Special Projects (City of Vancouver)
Assistant Director, Citywide and Regional Planning (City of Vancouver)
Senior Planner, ELER Team (City of Vancouver)
Planner, Broadway Team (City of Vancouver)

Murray McCutcheon Vice President, Corporate Development (AbCellera)