

I-1C Rezoning: 328-360 West 2nd Avenue

Public Hearing

October 14, 2021

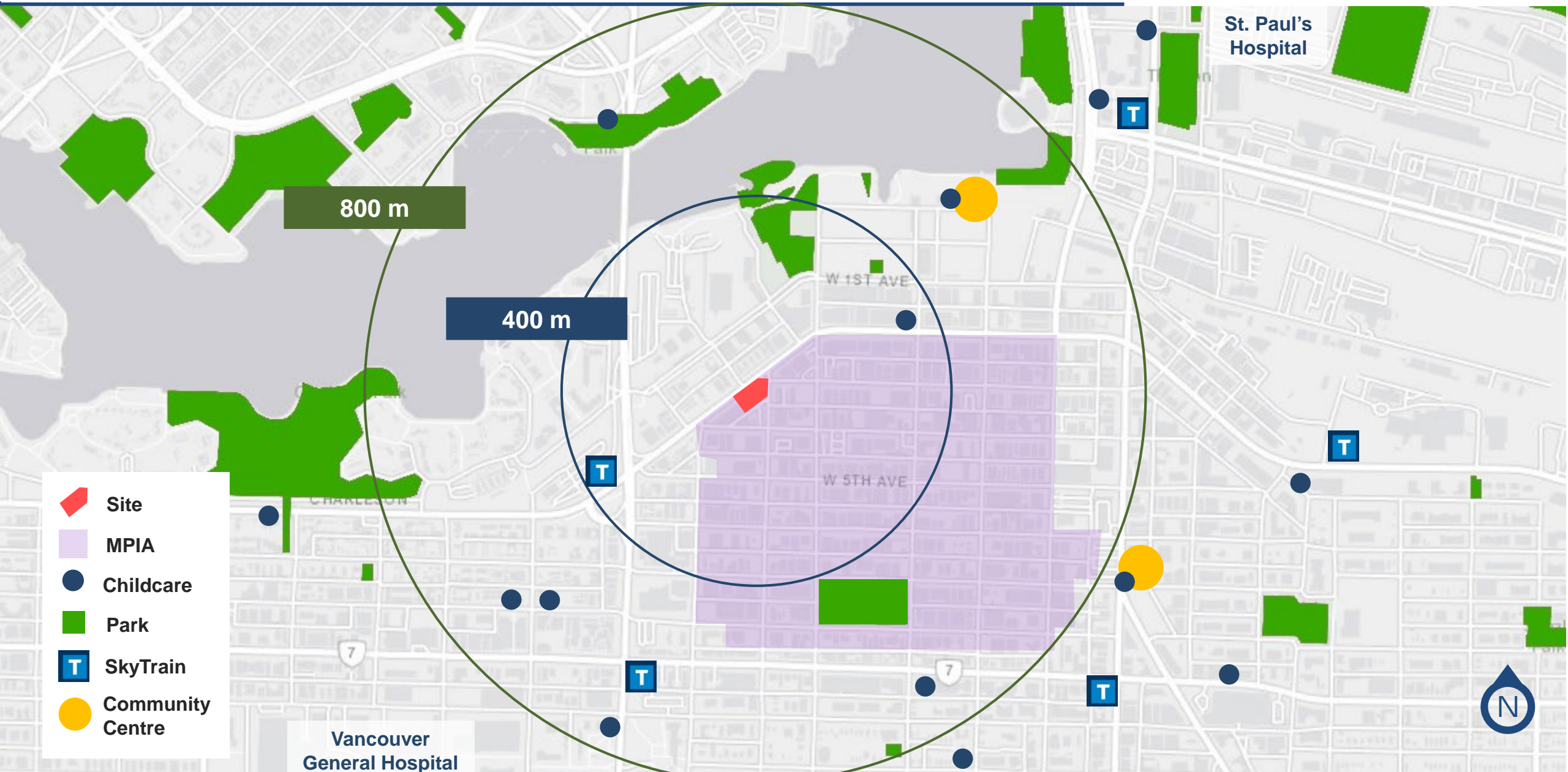
Conceptual build out of 2nd Avenue



Existing Site and Context



Local Amenities and Services



Mount Pleasant Industrial Area (MPIA)



- **Industrial** designation
- Employment-generating
- Diverse economic base
- Production, distribution, and repair activities:
 - Brewing or distilling, clothing manufacturing, furniture fixtures, etc.

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

Policy

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

Approved by Council January 21, 2021

- Intensify industrial land and employment near transit
- Increase height, density, and use
- Capacity for 3,500 new jobs



I-1C Rezoning Policy

- 6.0 FSR
 - 2.0 FSR of light industrial (minimum required)
 - Remaining FSR for office, service, and select retail use
- Height of 46.4 m (152.5 ft.)

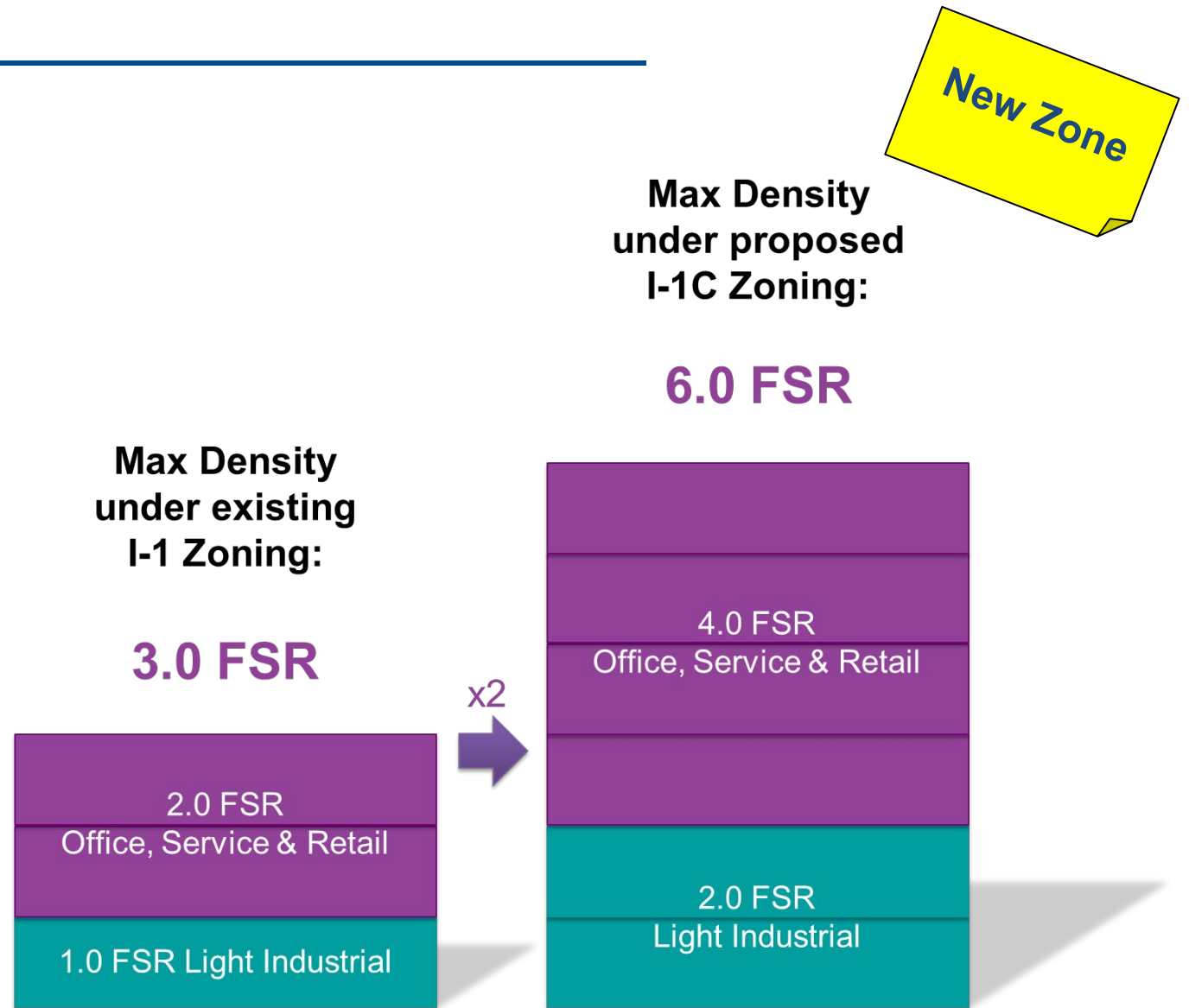
**Max Density
under existing
I-1 Zoning:**

3.0 FSR



I-1C Rezoning Policy

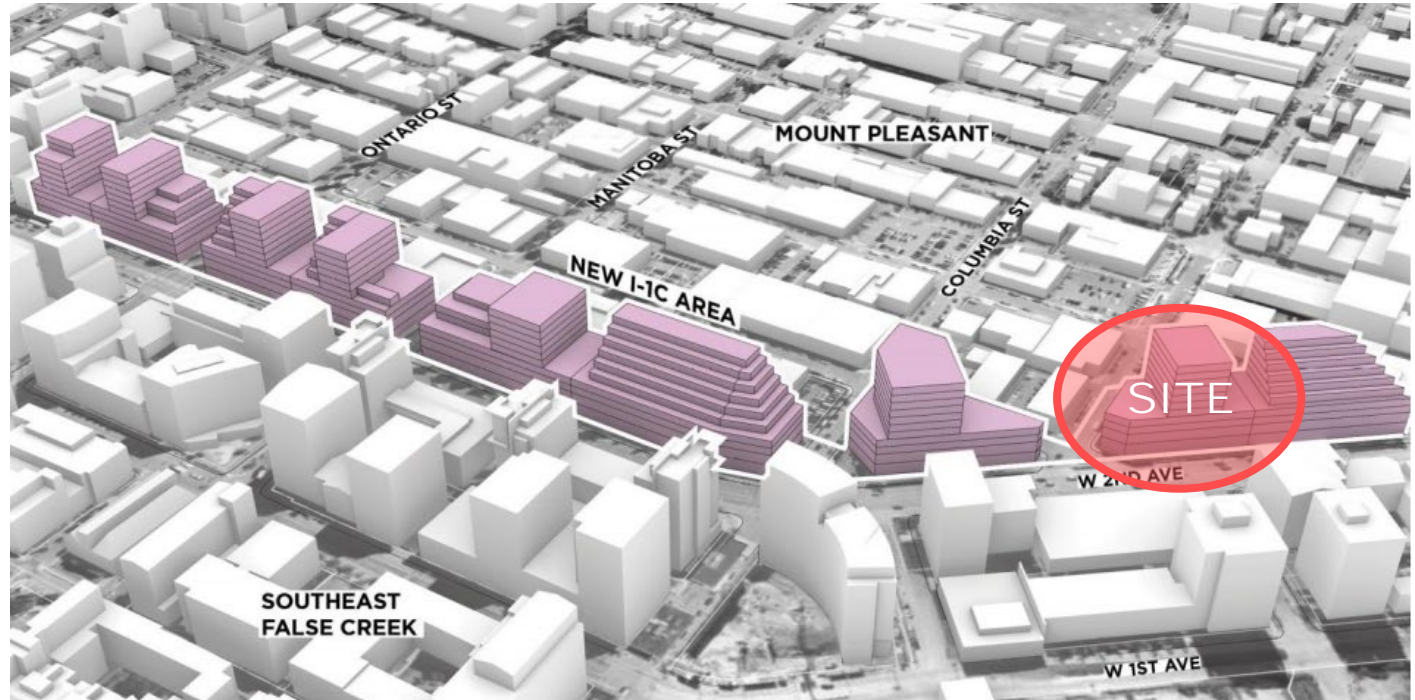
- 6.0 FSR
 - 2.0 FSR of light industrial (minimum required)
 - Remaining FSR for office, service, and select retail use
- Height of 46.4 m (152.5 ft.)



Proposal: 328-360 West 2nd Avenue

Received March 10, 2021:

- Industrial and commercial building
- 6.0 FSR
 - 2.0 light industrial
 - 4.0 commercial
- Height 46.5 m. (152.5 ft.)
- 70 construction jobs
- 7 months to public hearing

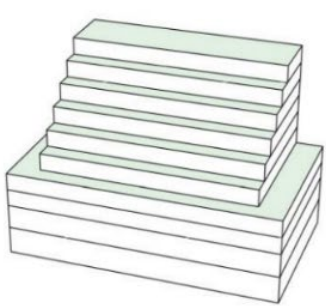


Conceptual build out as per the *I-1C Rezoning Policy* (form of development to be explored through the development permit).

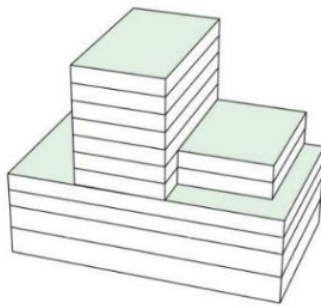
I-1C Design Guidelines and Form of Development



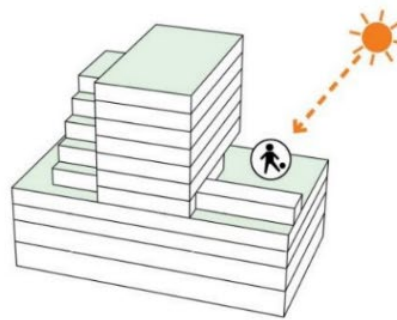
- Predictable height, density, uses
- Stacked industrial development
- Floors above the 4th storey to be stepped back from West 2nd Avenue
- Detailed design at the development permit stage to consider:
 - Sunlight access
 - Public realm
 - Tower separation
 - Building articulation
 - Nearby views



TERRACED FORM



TOWER FORM



CHILDCARE FORM

Public Consultation

**Site Sign Installed
April 19, 2021**

**Shape Your City page and
online comment form**

Comments in support

3

Comments of concern

2

Other

1

Total

6

- Retail and commercial opportunities

- Property values and traffic impacts

Public Benefits

Public Benefit	Amount
Commercial Linkage Contribution	\$592,444
Development Cost Levies (DCLs)	\$1,730,027
Public Art	\$212,988
Total Value	\$2,535,459

Conclusion

- Consistent with the *Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)*
- Delivers employment-generating space
- Staff support application subject to *Conditions of Approval* in Appendix B

Conceptual build out of 2nd Avenue

