



CD-1 Rezoning: 110 West 4th Avenue
Public Hearing – November 16, 2021

Site and Surrounding Zoning



Mount Pleasant Industrial Area (MPIA)



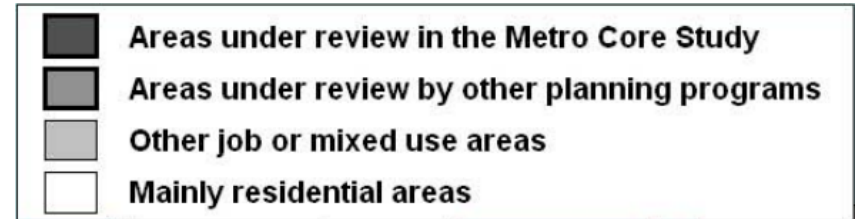
- Industrial designation (i.e., production, distribution, and repair)
- Employment-generating
- Diverse economic base

Local Amenities and Services



Policy Context

- *Issues Report: Consideration of Rezoning Proposals at 110 and 150 W 4th Avenue*
- *Metro Core Jobs & Economy Land Use Plan (2007)*
- *Broadway Interim Rezoning Policy (2018)*



Proposal

Application Date: April 12, 2021

- 9-storey office and laboratory building
- FSR of 7.0
- Total floor area of 19,672 sq. m (211,742 sq. ft.)
- Building height of 41 m (135 ft.)
- 268 underground parking spaces and 100 bicycle spaces
- Restart Smart Vancouver jobs: approx. 800





Public Consultation

**Postcards Mailed
June 4, 2021**

Postcards distributed	640
Questions	17
Comment forms	50
Other input	0
Total	67

**City-hosted
Virtual Open House
June 7 to June 27, 2021**





Public Consultation

Support

- Appropriate location for proposal in central MPIA
- Proposed industrial use and tenant (AbCellera)
- Important employment generation and skilled jobs

Concern

- Inappropriate building height and density
- Negative impact on nearby park
- Inappropriate location for proposal (affecting existing business and neighbourhood access)



Public Benefits

	Amount
Community Amenity Contribution (CACs) (Commercial Linkage Contribution)	\$1,260,343
Development Cost Levies (DCLs)	\$3,291,716
Public Art	\$419,260
Total Value	\$4,971,319

Conclusion

- Meets the intent of the *Metro Core Jobs & Economy Land Use Plan*
- Delivery of new employment-generating space
- Staff recommend approval, subject to Appendix B





END OF PRESENTATION

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