



CD-1 Rezoning: 150 West 4th Avenue
Public Hearing – November 16, 2021

Site and Surrounding Zoning



Mount Pleasant Industrial Area (MPIA)



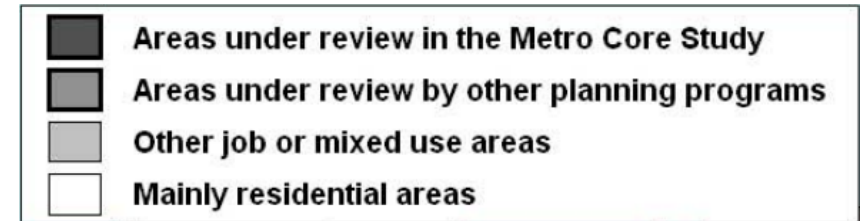
- Industrial designation (i.e., production, distribution, and repair)
- Employment-generating
- Diverse economic base

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 19, 2021

- 7-storey industrial / office building
- FSR of 4.0
- Total floor area of 15,672 sq. m (168,690 sq. ft.)
- Building height of 28.9 m (95 ft.)
- 226 underground parking spaces and 94 bicycle spaces
- Restart Smart Vancouver jobs: 600 jobs



Public Consultation

**Postcards Mailed
June 4, 2021**

Postcards distributed	640
Questions	17
Comment forms	46
Other input	0
Total	63

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





Public Consultation

Support

- Appropriate height, massing, density and location
- Proposed industrial use and tenant (AbCellera)
- Important employment generation and skilled jobs

Concern

- Inappropriate building height and density
- Inappropriate location for proposal (affecting existing business and neighbourhood access)
- Impact on Jonathan Rogers Park



Public Benefits

	Amount
Community Amenity Contribution (CACs) (Commercial Linkage Contribution)	\$443,995
Development Cost Levies (DCLs)	\$2,622,396
Public Art	\$334,010
Total Value	\$3,400,401



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

*slides after this are for internal use only,
please do not post slides beyond this point*