



CD-1 Rezoning: 210-220 West 6th Avenue & 2224 Alberta Street
Public Hearing – February 27, 2025

Existing Site and Context



W 6TH AVE

W 7TH AVE

Jonathan
Rogers
Park

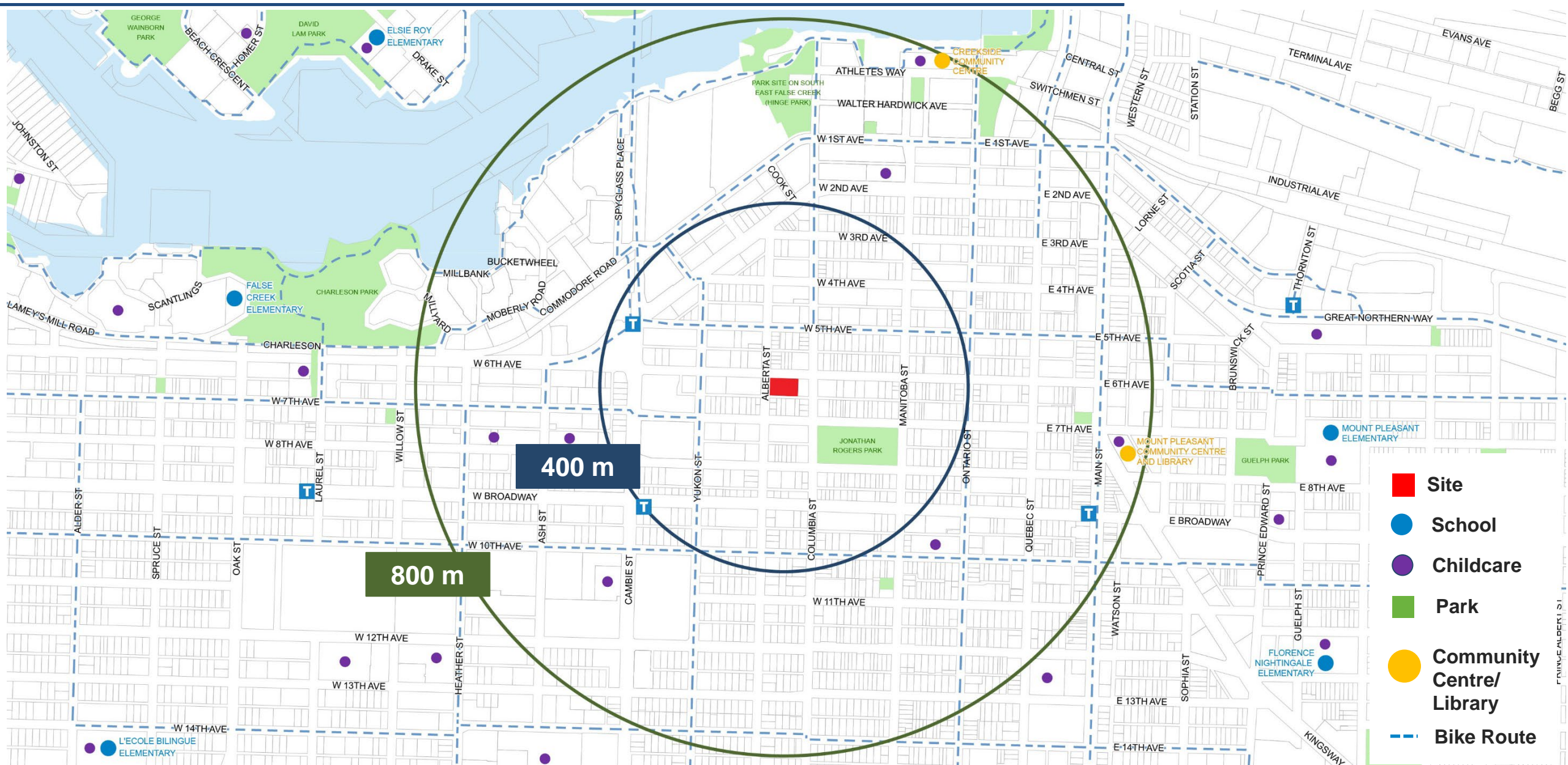
YUKON ST

ALBERTA ST

COLUMBIA ST

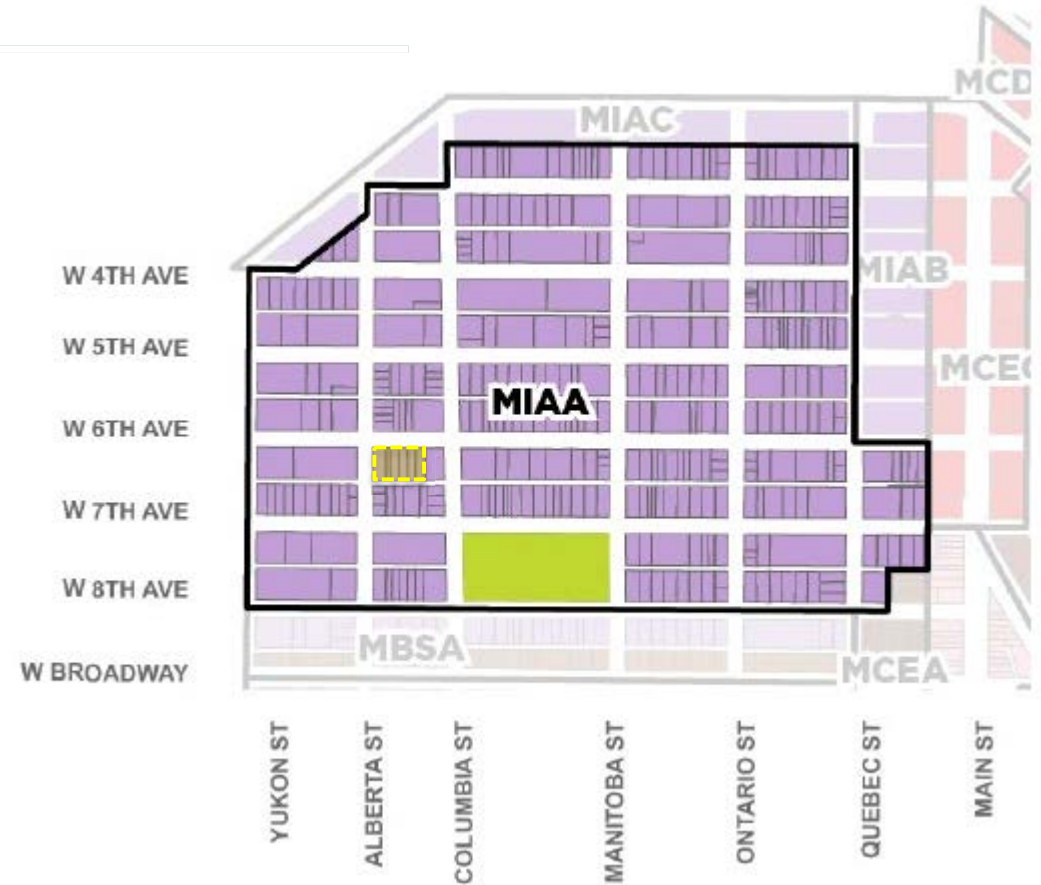
MANITOBA ST

Local Amenities and Services



Policy Context

Mount Pleasant Industrial Area - Area A



- Allows consideration of rezonings for industrial / office buildings up to 6.0 FSR (with up to 10% added density for heritage retention)
- Requires a minimum of 50% (3.0 FSR) to be industrial
- No residential uses permitted.

Proposal



- Application received January 9, 2024
- Industrial, office and retail building
- Heritage retention of Alma Court
- Privately Owned Public Space
- Height: 10 storeys (46.1 m / 151 ft.)
- Density: 6.60 FSR, including 3.00 FSR of industrial space

Public Consultation

**Postcards Mailed
March 25, 2024**

**City-hosted
Q&A Period
March 27 to April 9, 2024**

Comments of support

- Density
- Neighbourhood fit
- Location
- Heritage

Postcards distributed

1,150

Questions

6

Comment forms

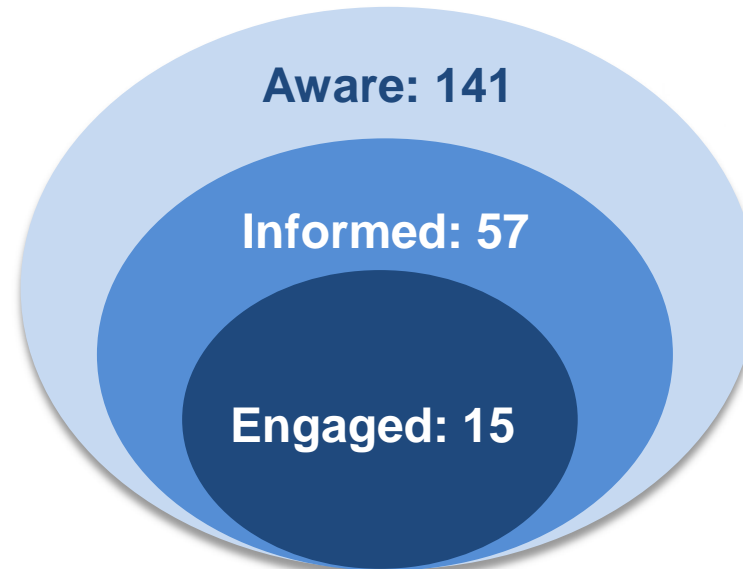
25

Other input

1

Total

32



Comments of concern

- Removal of rental housing
- Office not needed

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) (Commercial Linkage Contribution)	\$835,899
Development Cost Levies (DCLs)	\$3,671,068
Public Art	\$312,649
Total Value	\$4,819,616

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of employment space and heritage retention
- Staff support application subject to conditions in Appendix B

