



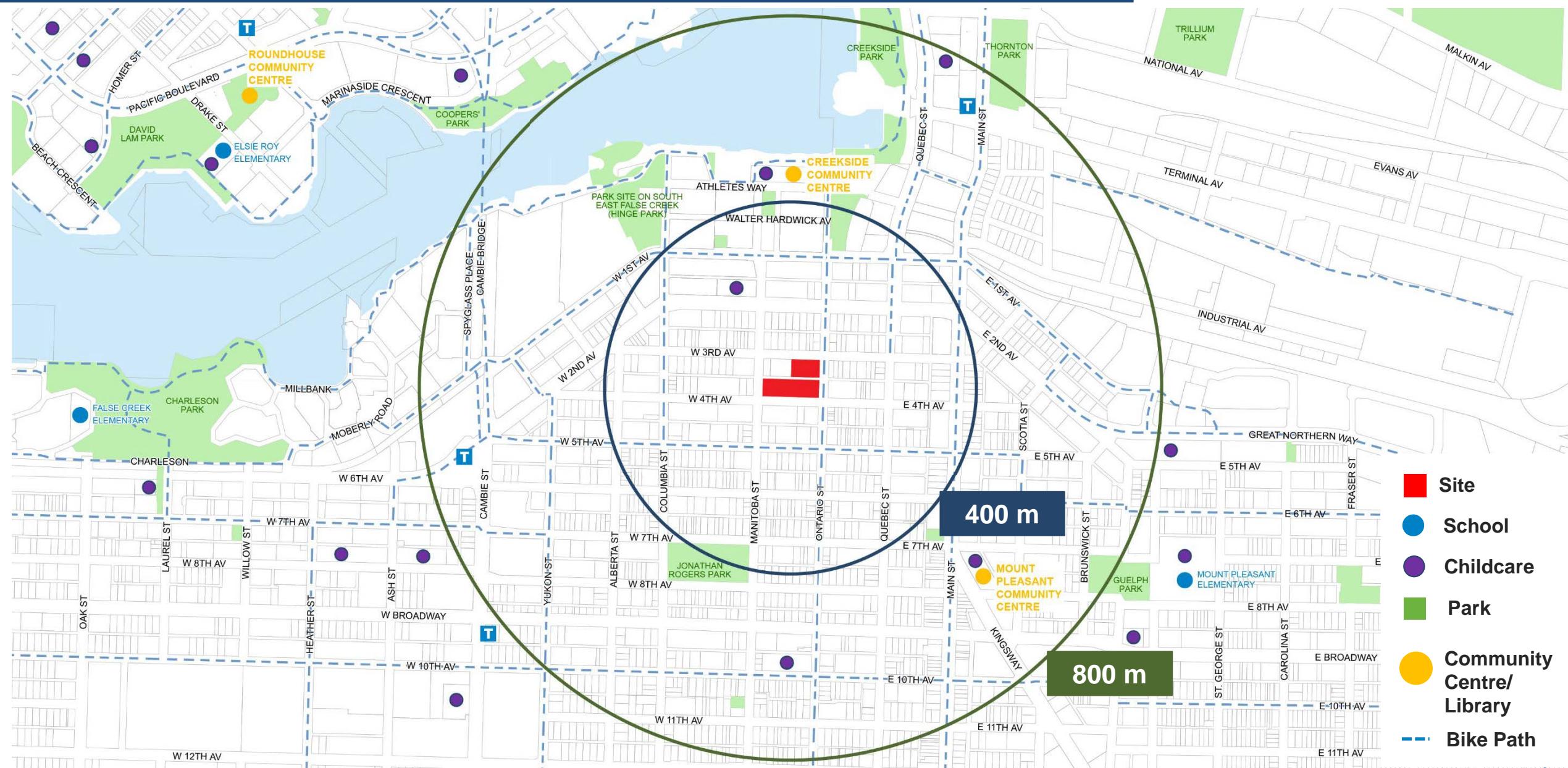
CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue

Public Hearing – May 20, 2025

Existing Site and Context

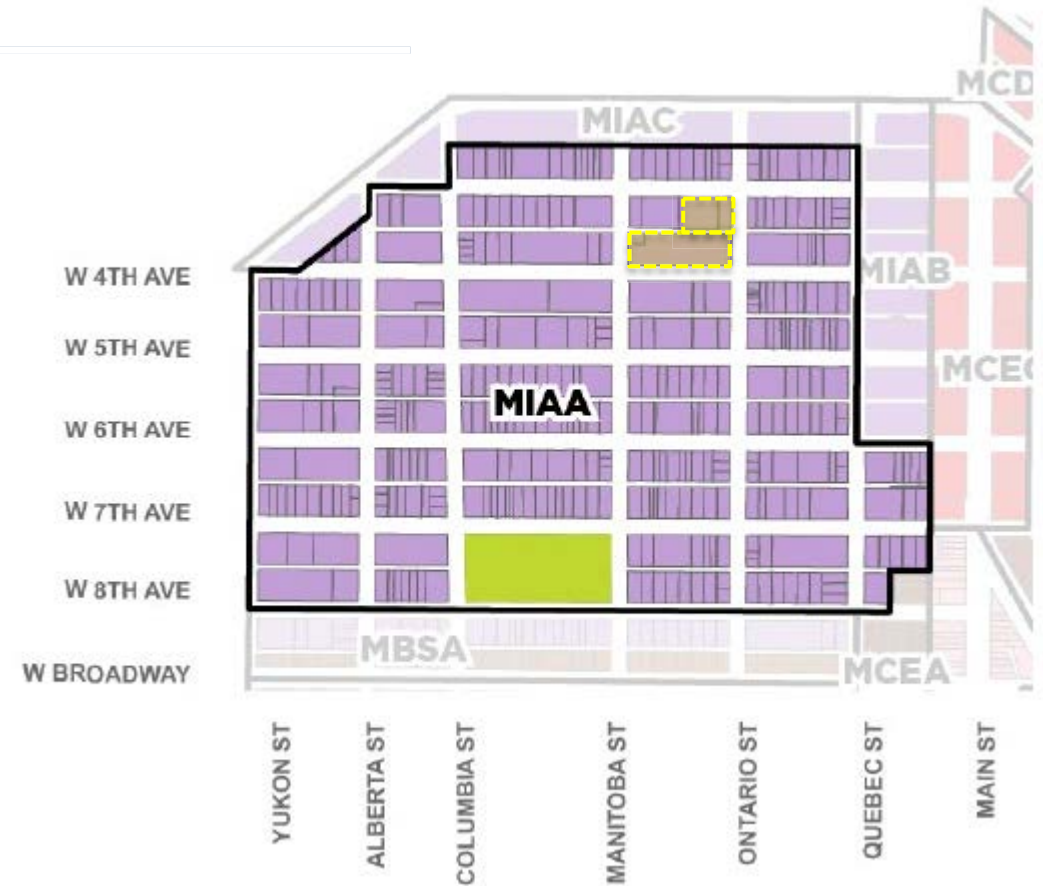


Local Amenities and Services



Policy Context

Mount Pleasant Industrial Area - Area A



- Allows consideration of rezonings for industrial / office buildings up to 6 FSR (with up to 10% added density for heritage retention)
- Requires a minimum of 50% (3 FSR) to be industrial
- Industrial uses mirror those in I-1, no residential uses permitted

Proposal



- Application received December 5, 2023
- Two industrial / office buildings with retail on ground floor
- Privately-owned Public Space (**POPS**)
- 37-space private **childcare** facility
- **Heritage** retention of Nelson's Laundry
- **Density:** 6.62 FSR
 - 50% industrial space
- **Height:** 10 and 11 storeys

Public Consultation

**Postcards Mailed
March 25, 2024**

Postcards distributed 4,448

Questions 0

Comment forms 43

Other input 2

Total 45

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



Comments of support

- Heritage Retention
- Childcare
- Building design
- Industrial Space
- Location

Comments of concern

- Massing and height
- No residential use
- Office Space

Public Benefits

Contribution	Amount
Commercial Linkage Contribution	\$2,511,737
Development Cost Levies (DCLs)	\$11,151,140
Public Art	\$949,687
Total Value	\$14,612,564

Conclusion

- Meets intent and built form guidelines of *Broadway Plan*
- Delivery of employment space, privately-owned public space, private childcare and heritage retention
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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