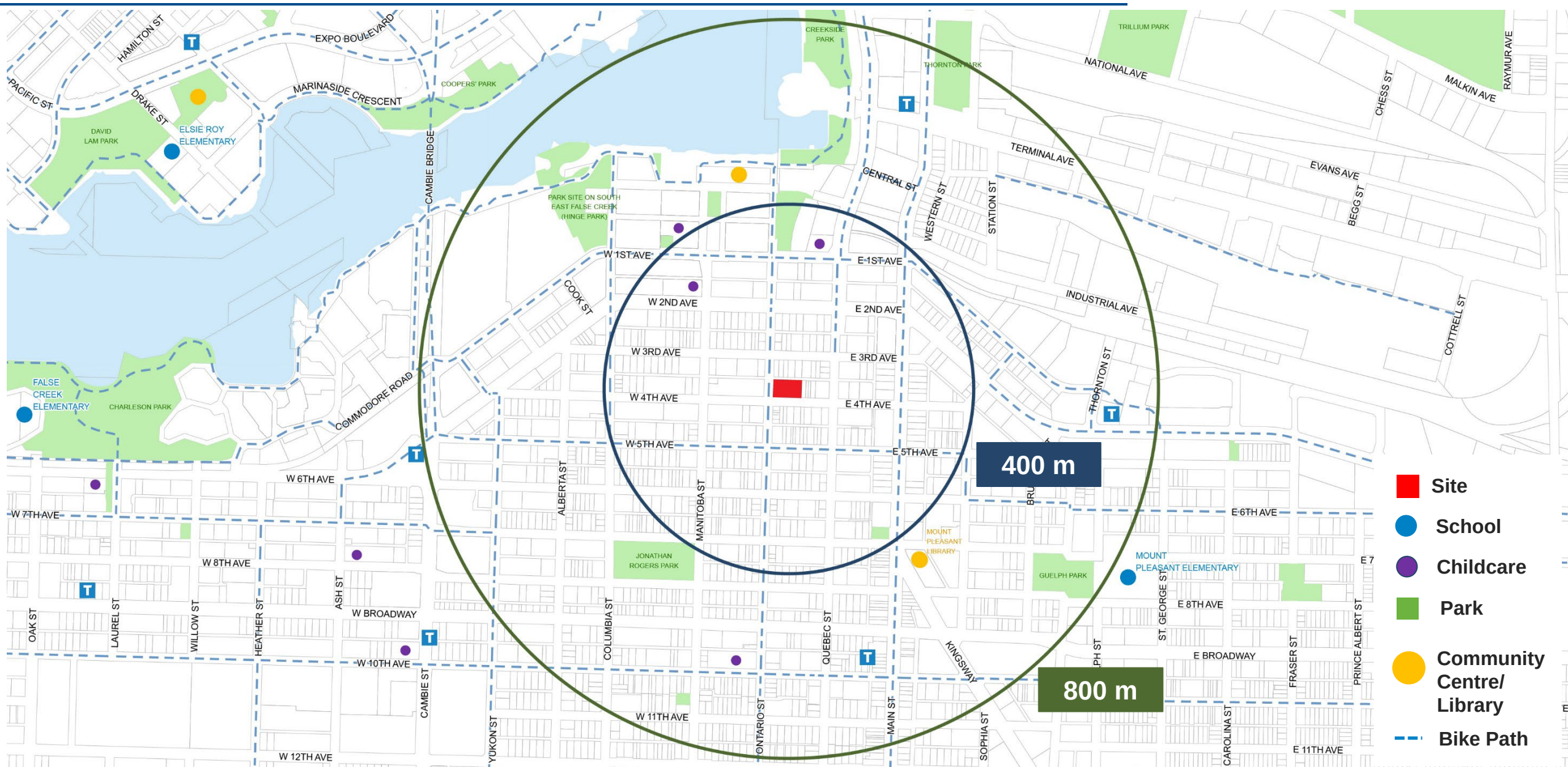




Existing Site and Context

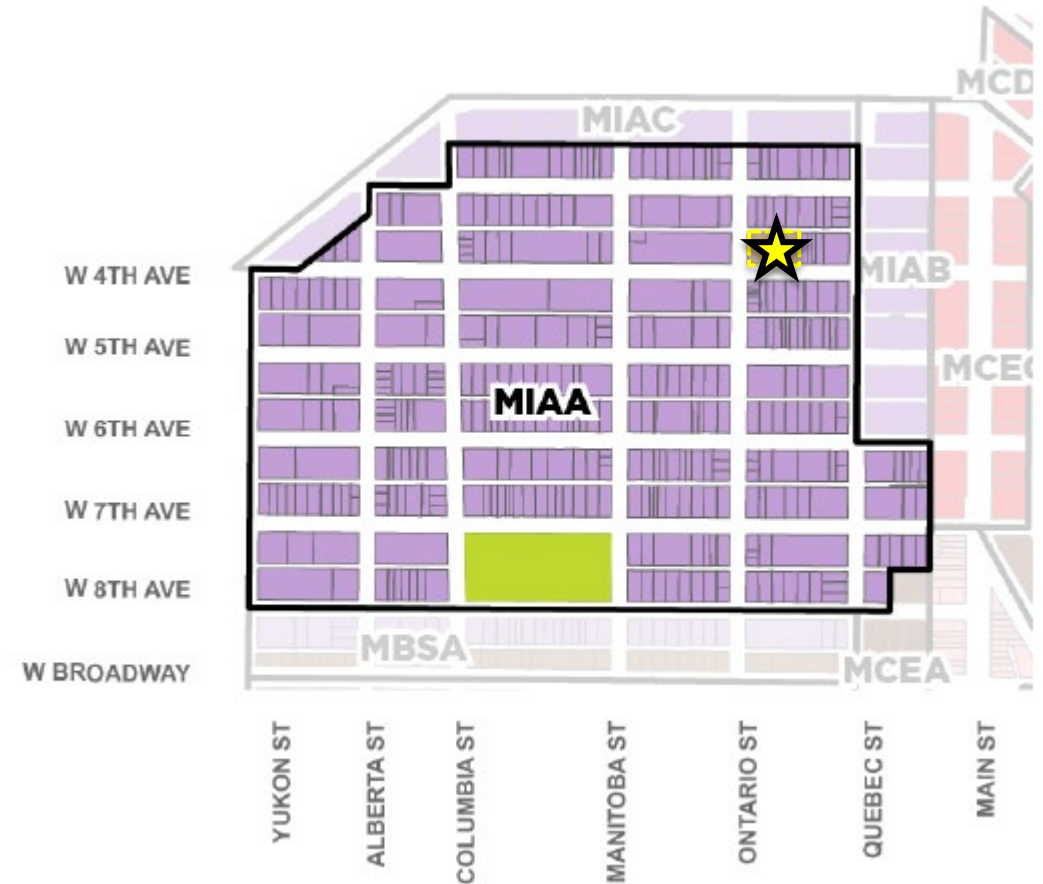


Local Amenities and Services



Policy Context

Mount Pleasant Industrial Area - Area A



- Allows consideration of rezonings for industrial / office buildings up to 6 FSR
- Requires a minimum of 50% of floor space to be industrial
- Industrial uses mirror those in I-1, no residential uses permitted

Proposal



- Application received October 4, 2024 and revised July 14, 2025
- Industrial / office building with retail on ground floor
- Privately-owned Public Space (**POPS**)
- **Density:** 6.3 FSR
 - 50% industrial space
- **Height:** 8 storeys

Public Consultation

Postcards Mailed November 4, 2024

Postcards distributed	4,468
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Questions	3
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Comment forms	14
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Other input	0
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Total	17
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City-hosted Virtual Open House November 6 to 19, 2024



Comments of support

- Development
- Height and uses
- Building design

Comments of concern

- Liveability and Neighborhood Character

Public Benefits

Contribution	Amount
Commercial Linkage Contribution	\$916,836
Development Cost Levies (DCLs)	\$3,542,406
Public Art	\$301,688
Total Value	\$4,760,930

Conclusion

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

