



# CD-1 Rezoning

320-360 West 2nd Avenue

**PUBLIC HEARING** January 22, 2026

Recommend **Refer Back to Staff**



## Recommendation A: Refer back for policy work to determine location for housing with industrial (Q1 2027)

- July 2025 “Exceptional Sites” **Motion**
- **Success** of Mount Pleasant Industrial Area policies
- Site-by-site zoning changes before planning work may increase **land speculation**
- Planning work improves **rationale with Metro Van. Board**

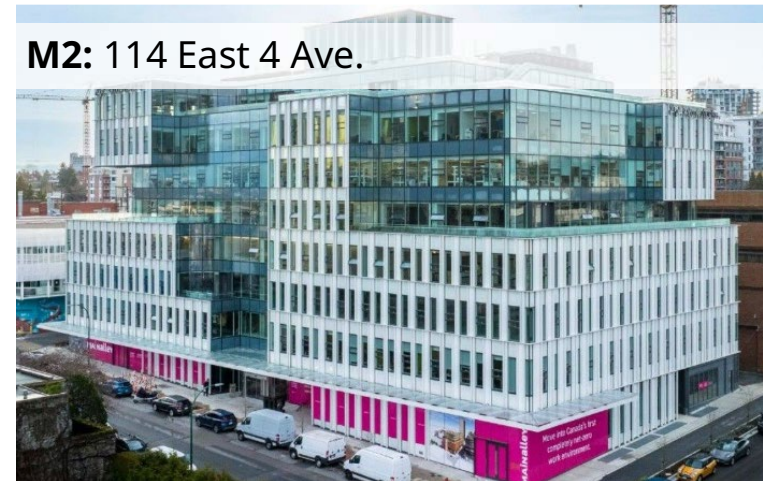
## Alternative A: Refuse

**Alternative B: Approve**, future Metro Board decision and future public hearing for Official Development Plan amendment

**M4:** 110 East 5 Ave.



**M2:** 114 East 4 Ave.





1. **Recommendation:**  
Refer Back to Staff
2. **Site, Context, Proposal**
3. **Rationale for Recommendation**
4. **Form of Development**
5. **Conclusion**

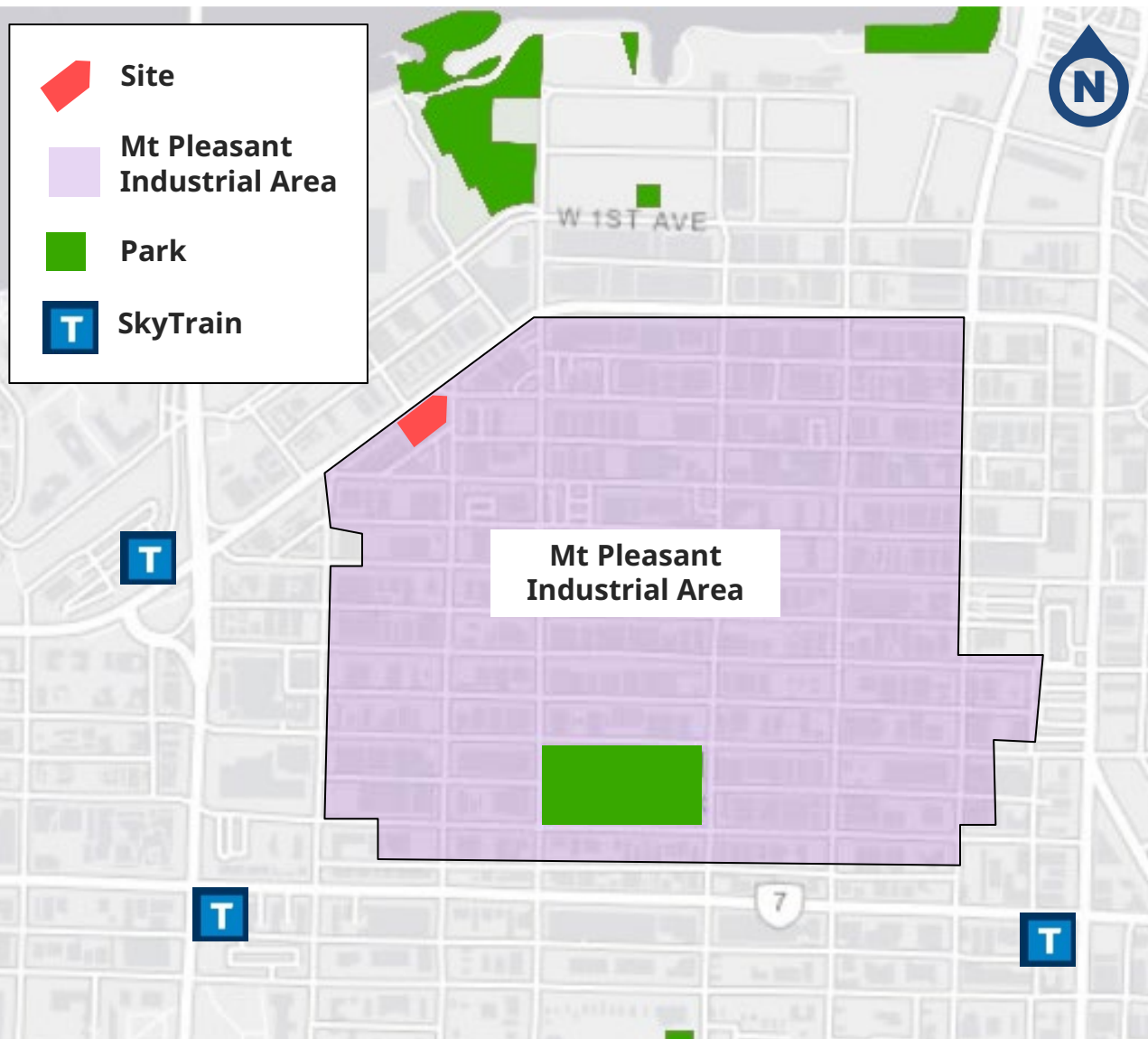


# Site, Context, Proposal





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**Houss:** 67 West 6 Ave.



**AbCellera:** 150 West 4 Ave.



4 West 3 Ave.

- City's most successful industrial area (13,000 jobs)
- Unique for high tech and creative industry
- Regional hub for bio-medical, media production, and creative design



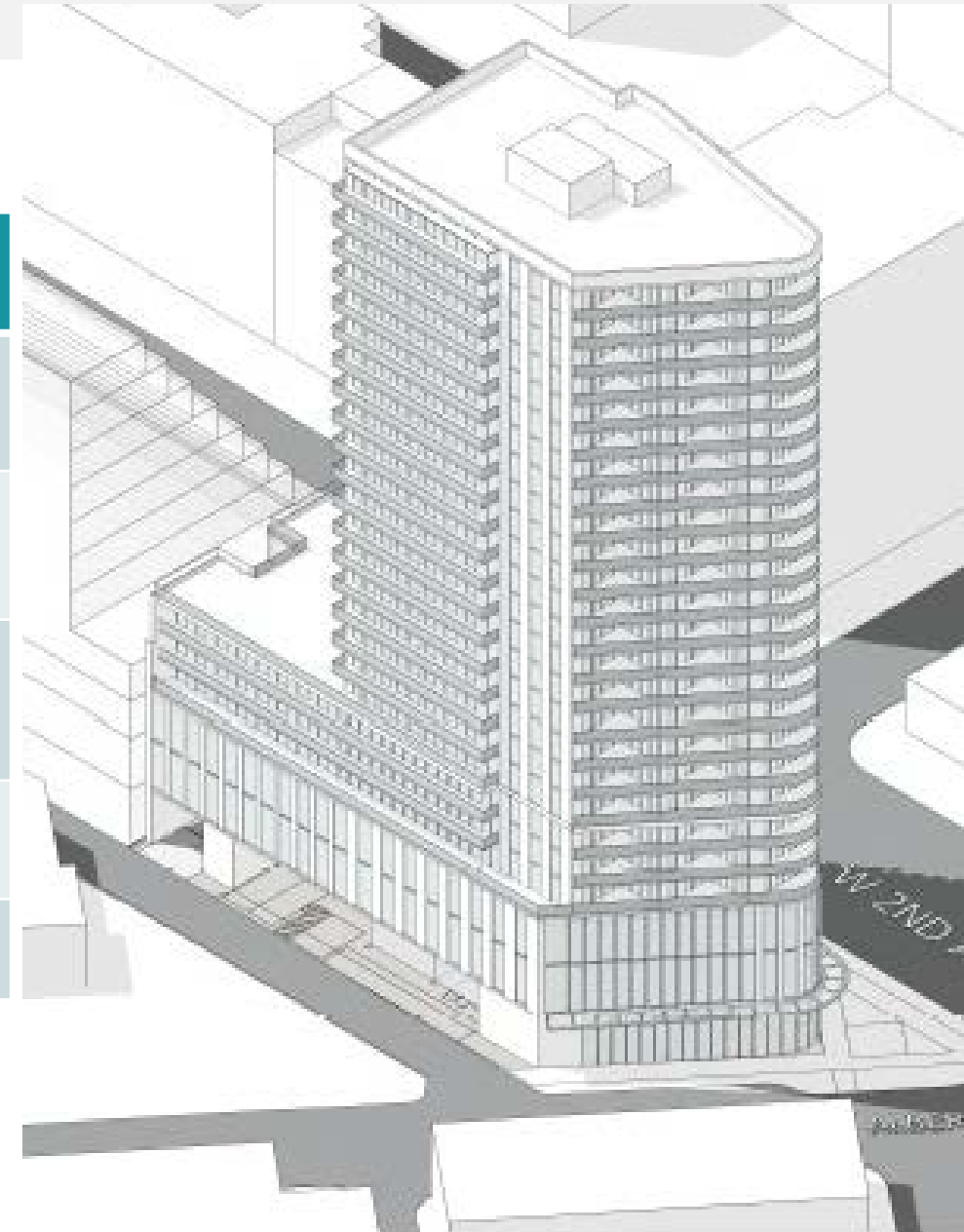
## Predominantly residential with 3 levels of industrial (17% or 2 FSR)

<b>Height</b>	25 storeys at 302 ft.
<b>Density</b>	11.81 FSR
<b>Land uses</b>	<ul style="list-style-type: none"><li>• 83% residential (9.8 FSR)</li><li>• 17% industrial (2.0 FSR)</li><li>• 0% office (0 FSR)</li></ul>
<b>Rental Units</b>	200 market rental and 0 below-market rental
<b>Form</b>	Point tower with podium; industrial on lower floors and residential above
<b>Community Amenity Contribution</b>	\$5.5 million





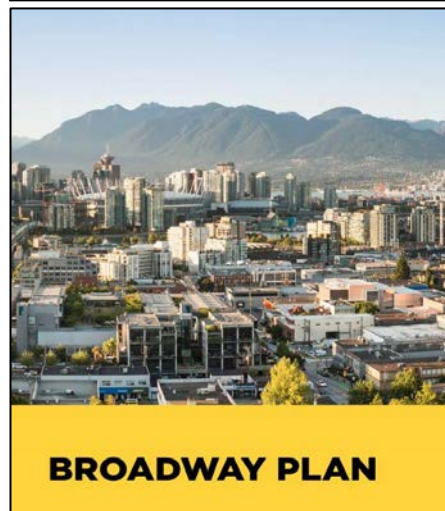
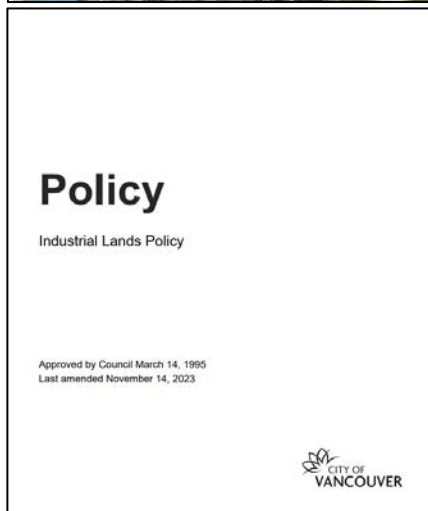
Policy Requirements	Regulation/Policy	Proposal
Industrial	33% of floor area (2.0 FSR)	17% of floor area (2.0 FSR)
Commercial/Office	67% of floor area	0% of floor area
Residential	0% of floor area	83% of floor area
Maximum total FSR	6.0 FSR	11.8 FSR
Maximum building height	152.5 ft.	302 ft.



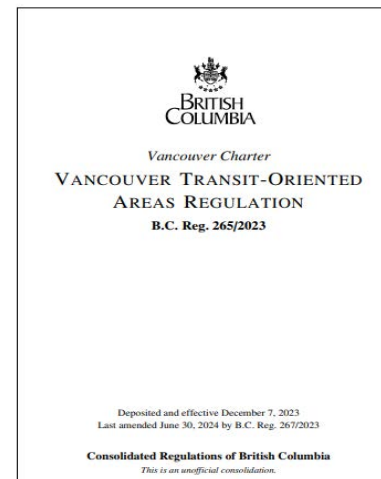


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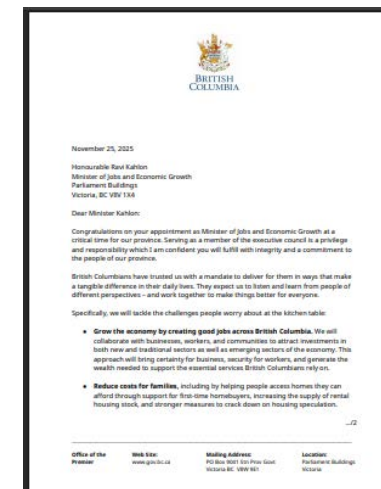
## City and Regional Policy Encourage Protection and Intensification of Job Space



## B.C. Policy Exempts Industrial from TOA Minimum Housing Densities to Ensure Economic Growth



### Provincial TOA Legislation



### Minister of Jobs & Economic Growth Mandate Letter



## Record rental approvals in 2024 and 2025

### Progress towards 10-Year Housing Vancouver Targets for Purpose-Built Rental (2024 - Q3 2025)

Purpose-Built Rental	10-Year Target	Units Approved	Progress to Target
Market Rental	30,000	12,299	41%
Developer-Owned Below Market Rental	5,500	2,046	37%
<b>Total</b>	<b>35,500</b>	<b>14,345</b>	<b>40%</b>

- Fast progress to 10-year rental approval targets with record approvals in 2024/25
- New purpose-built rental completions increasing recently, contributing to target
- Results suggest land use and rental policies are working

# Rationale for Staff Recommendation





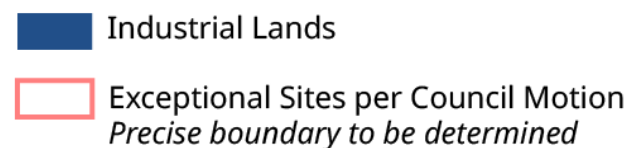
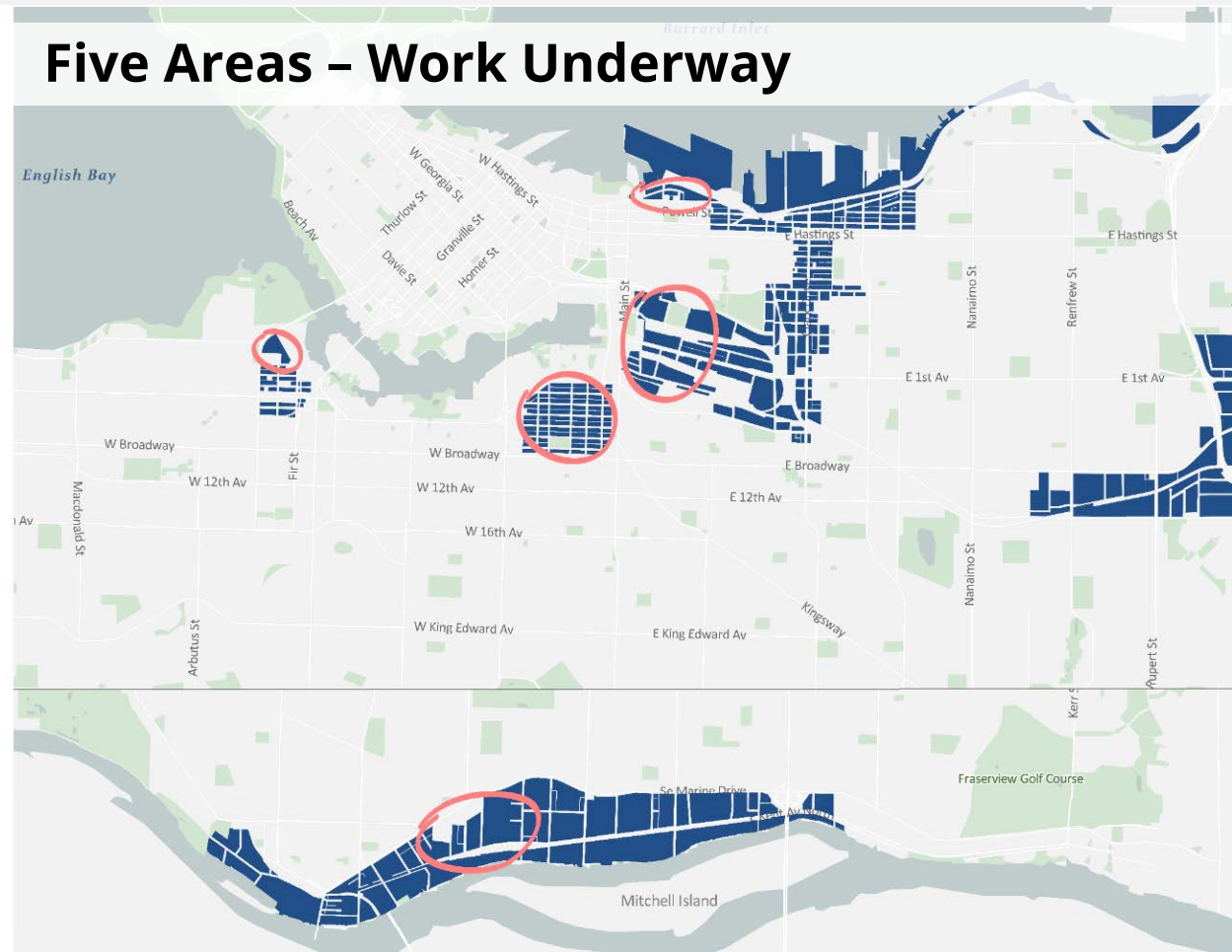
## Planning Work Underway

**July 2025 motion:** Explore five exceptional areas to determine future role and land uses, including housing, for:

- 1. Mount Pleasant Industrial Area (Q1 2027)**
2. Former Molson site
3. Industrial sites near Main and Terminal
4. Railtown industrial district
5. Marine Gateway area

Zoning changes prior to planning work:  
**speculation and reduce job space opportunities**

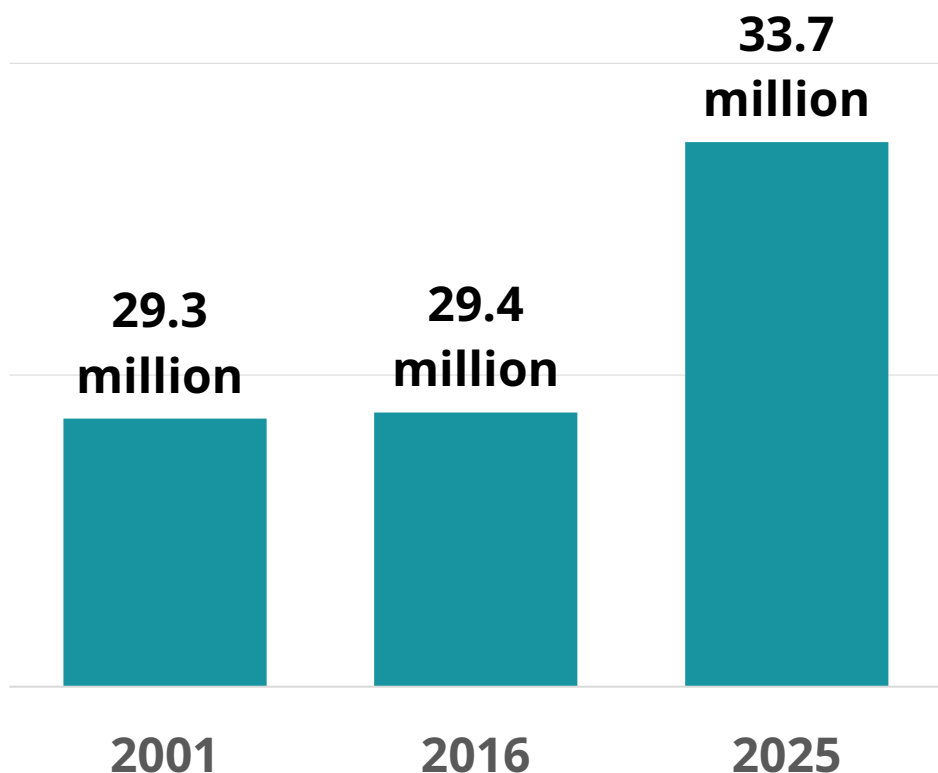
## Five Areas – Work Underway



**5 areas ~14% of industrial lands**



## Growth in Job Space in MPIA



### New policies saw 4.3 M sq. ft. of job space since 2016:

- I-1A/B/C districts (2016 and 2020)
- Broadway Plan rezoning policies (2022)
- Flexibility for new uses (2024)

### Attracts major employers

- Netflix, Wildbrain Studios, AbCellera

### 69% of investment pipeline seeking industrial space

- Agritech & Foodtech, Life Sciences, Industrial and Logistics, Digital Media, Entertainment, Cleantech

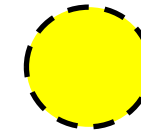
### Projects in development

- Additional 14 projects or 1.8 M sq. ft. of new job space

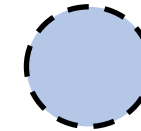
Approval of 320 West 2nd in advance of planning may reduce job space



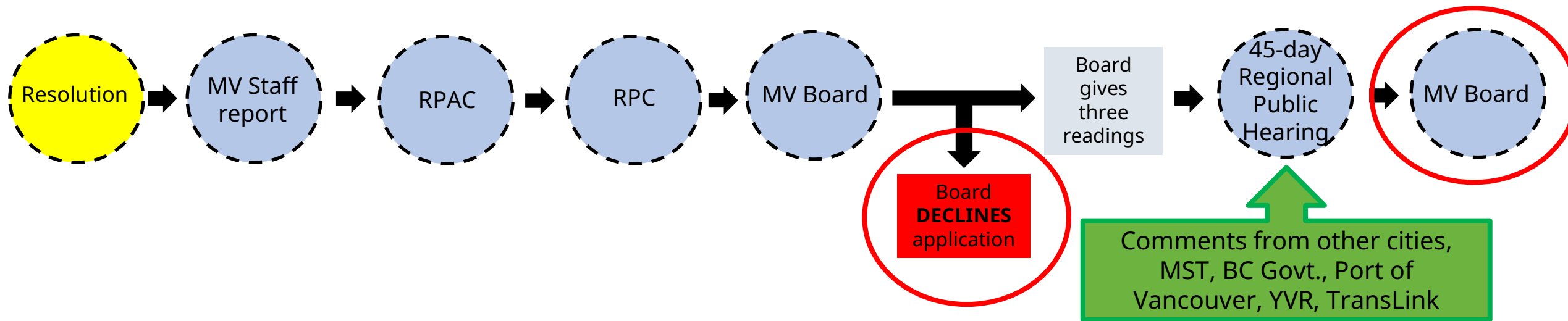
## Re-designation is Type 3 amendment to Regional Growth Strategy



City process



Metro Vancouver process



Planning work in advance of a redesignation application will reduce risk of non-support from Metro Board



**RGS allows municipalities to re-designate small amounts of industrial without Metro approval to meet regional and local objectives.**

**Given priority for job space on industrial lands, this clause has traditionally been used to address unique and emergent situations or projects with strong public interest:**

- Temporary Modular Housing
- Support for new St. Paul’s Hospital



Temporary Modular Housing: 2131 Franklin St.

**Need updated and clearly defined criteria for when/how to apply the Flex Clause to privately initiated proposals**

# Form of Development



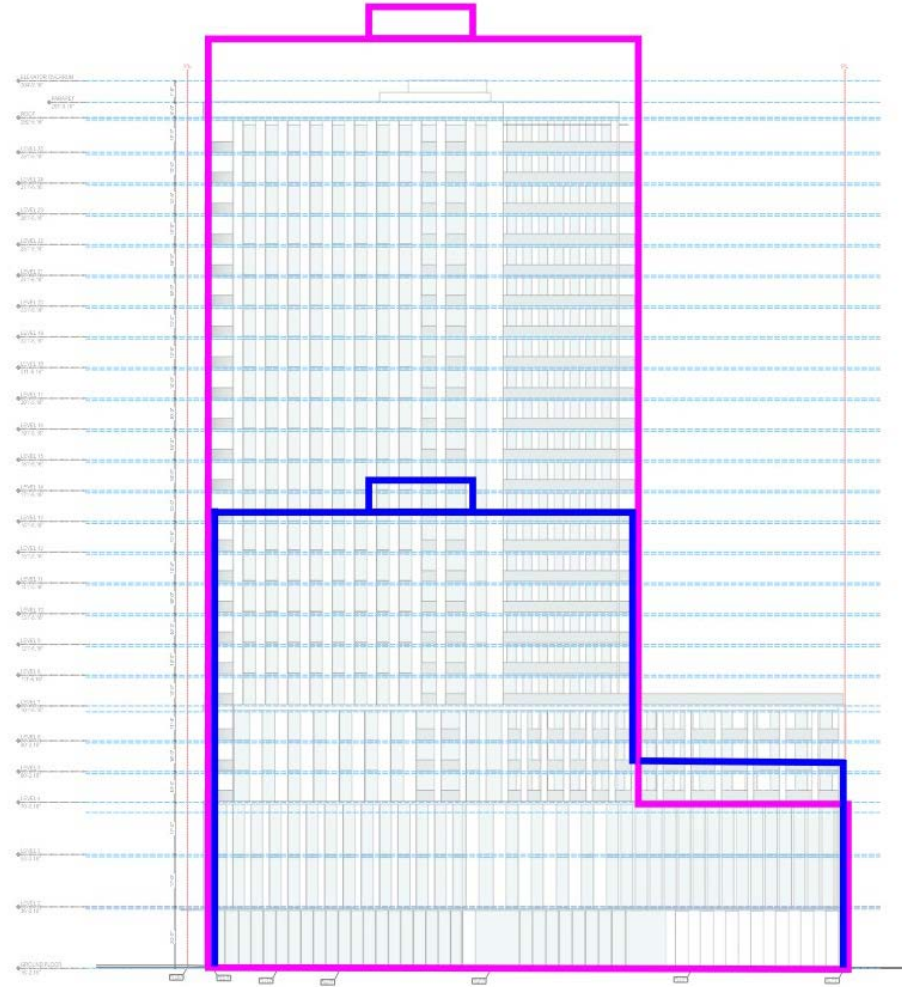
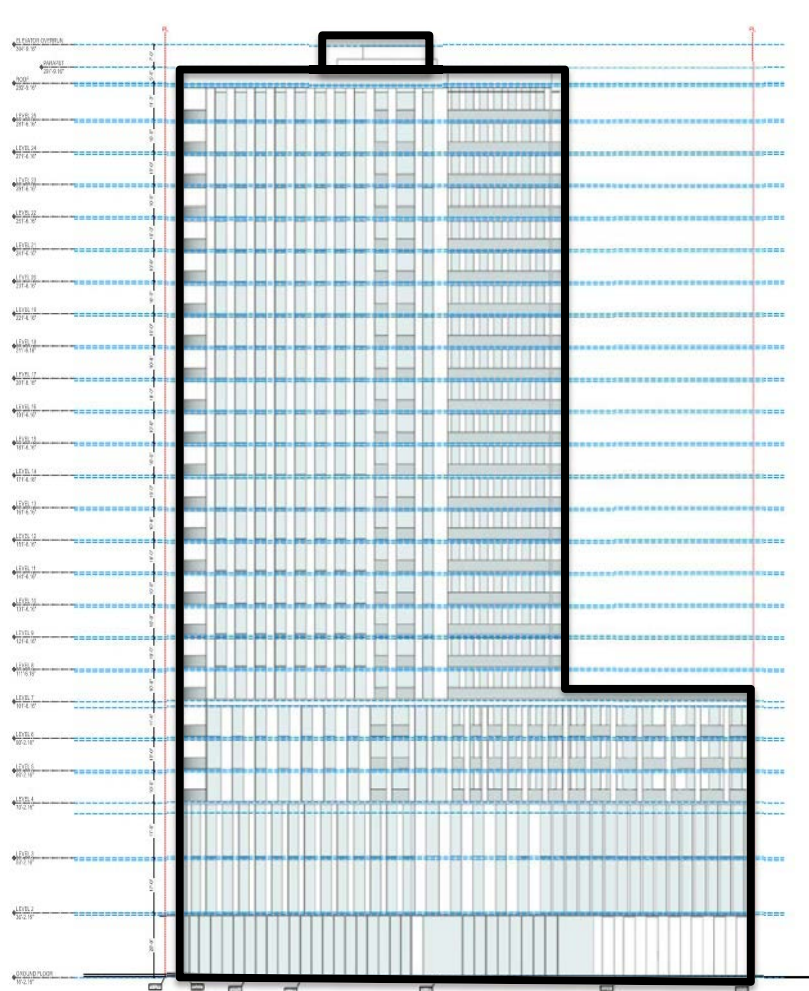
INDUSTRIAL/  
EMPLOYMENT





# Form: Tower and Podium Height

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- Original application (Black)
- Permitted under Policy (Blue)
- Proposal, with conditions (Pink)



Policy Requirements	Regulation/Policy	Proposal/By-Law
Tower Height	152 ft.	302 ft.
Podium	4 storeys	6 storeys to 3 storeys
Density	6.0 FSR	11.8 FSR
Massing and Bulk	Terrace/tower and podium	Tall tower
Shadow Impacts	Limit shadows on north sidewalk from 10 am to 2 pm to 1/3 of site frontage	Exceeds allowable shadow impacts on north sidewalk

# Conclusion





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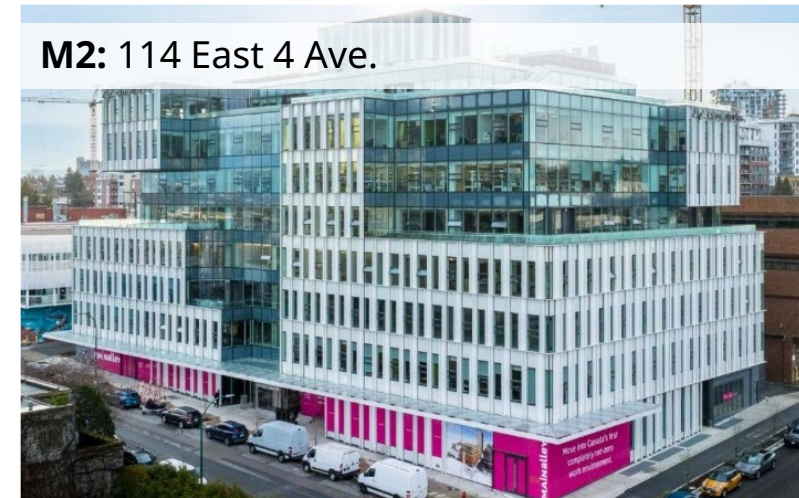
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4 West 3 Ave.



M2: 114 East 4 Ave.





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*Refer back to staff to allow  
planning work to conclude*

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