

4. CD-1 REZONING: 320-360 West 2nd Avenue

Summary: To rezone 320-360 West 2nd Avenue from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses. A floor space ratio (FSR) of 11.8 and a height of 92.0 m (301.8 ft.) are proposed.

Applicant: Strand Development

Referral: This relates to the report entitled “CD-1 Rezoning: 320-360 West 2nd Avenue”, dated November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 2025.

Recommended – Refer back to Staff: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (302 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, generally as presented in the Report, be referred back to staff to undertake planning work for the Mount Pleasant Industrial Area as an “exceptional site”, as per the Council Motion on July 23, 2025.

ALTERNATIVELY

Should Council consider it appropriate to refuse the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration:

THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, generally as presented in the Report, be refused.

ALTERNATIVELY

Should Council consider it appropriate to approve the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff or to refuse the application following the Public Hearing, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration:

- A. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received August 30, 2024 with amendments September 17, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to the approval of the CD-1 By-law in principle, Council authorize staff to submit a Regional Context Statement Official Development Plan (“ODP”) amendment generally in accordance with Appendix C of the Report and a Type 3 amendment to the Metro 2050 Regional Growth Strategy to change the regional land use designation from Industrial to General Urban to the Metro Vancouver Regional District Board for approval;
- C. THAT subject to the approval by the Metro Vancouver Regional District Board of the Regional Context Statement ODP amendment and the Type 3 amendment to the Metro 2050 Regional Growth Strategy, as described in C above, to bring forward the Regional Context Statement ODP amendment for Council’s consideration and enactment;
- D. THAT, enactment of the CD-1 By-law shall be subject to approval from the Metro Vancouver Regional District Board of the change to the regional land use designation and the Regional Context Statement ODP, as described in B above, and the enactment of the amendment to Regional Context Statement ODP by Council, as described in D above, following a Public Hearing;
- E. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability;

- F. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved;
- G. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- H. THAT Recommendations B to H be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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