

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 2/15/2016 9:25:14 AM

Subject: Memo - Molson Brewery Site - 1550 Burrard Street

Attachments: [Memo to MC - Molson Brewery Site - 1550 Burrard St - 05-02-2016.pdf](#)

Dear Mayor and Council,

Please see attached Memo from Jane Pickering, Acting General Manager, Planning & Development Services on the Molson Brewery Site.

A short summary of the memo is as follows:

- This memo provides clarification on the zoning/land use policy surrounding the Molson Brewery site.
- The site is designated 'Industrial' under the Metro Vancouver's *Regional Growth Strategy* (RGS) in recognition of its M-2 heavy industrial zoning and the City's policies to protect the supply of industrial lands and maintain job space.
- Under Vancouver's Metro Core study it was envisioned the site would continue to provide for industrial employment; any change of use to the Molson site, other than industrial, will require an RGS amendment and a city-initiated planning process.

Should you have any questions, please contact Jane Pickering @ jane.pickering@vancouver.ca or 604.873.7456

Best,
Sadhu Johnston
Acting City Manager

Sadhu A. Johnston, LEED AP
Acting City Manager
City of Vancouver

sadhu.johnston@vancouver.ca

o. 604.873.7627

twitter: sadhuajohnston

www.vancouver.ca



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MEMORANDUM

February 5, 2016

TO: Mayor and Council

CC: Sadhu Johnston, Acting City Manager
 Paul Mochrie, Acting Deputy City Manager
 Janice MacKenzie, City Clerk
 Lynda Graves, Manager, Administration Services, City Manager's Office
 Rena Kendall-Craden, Director, Communications
 Mike Magee, Chief of Staff, Mayor's Office
 Kevin Quinlan, Deputy Chief of Staff, Mayor's Office
 Braeden Caley, Director, Policy and Communications, Mayor's Office
 Francie Connell, Director of Legal Services
 Kent Munro, Assistant Director, Vancouver - Midtown
 Randy Pecarski, Acting Assistant Director, City-wide and Regional Planning

FROM: Jane Pickering, Acting General Manager, Planning and Development Services

SUBJECT: Molson Brewery Site - 1550 Burrard Street

Dear Mayor and Council,

The purpose of this memo is to provide Council with clarification regarding the zoning and land use policy context for the Molson Brewery site.

Site Information and Zoning

The Molson Brewery site, located at the southeast end of Burrard Bridge, is comprised of two legal parcels: the larger parcel containing the brewery plant (1550 Burrard Street) is approximately 26,180 m² in area, while the adjacent parking lot serving the brewery (1655 West 1st Avenue) is approximately 4,932 m² in area. Collectively, the whole site is just over three hectares (7.4 acres).

Both parcels are zoned M-2. The intent of the M2-District Schedule is to permit heavier industrial uses which are generally incompatible with residential districts but provide beneficial employment opportunities or a necessary function in the city.



Regional Growth Strategy and Regional Context Statement Designation

The Molson site is designated as an ‘Industrial’ node under the Regional Growth Strategy (RGS): *Metro Vancouver 2040 Shaping our Future*. Through the Regional Context Statement (RCS) Official Development Plan (adopted in 2013), the City designated the site as ‘Industrial’ in recognition of its M-2 industrial zoning, the need to protect the supply of industrial land, and the goal to preserve and maintain jobs within Vancouver’s Metro Core.

Metro Core Directions

Under the City’s *Metro Core Jobs and Economy Land Use Plan: Issues and Directions* report (adopted in 2007), the Molson site was also included in the Burrard Slopes Production, Distribution and Repair (PDR) area. The objective of the Metro Core Jobs and Economy Land Use Plan was to ensure that adequate development and transportation capacity was reserved to accommodate future job growth and economic activity in Vancouver’s Metro Core to 2030.

To protect and preserve jobs, the Metro Core study identified the need to enhance and strengthen the Burrard Slopes area by providing opportunities to increase service and office uses in the area. It was envisioned that the Molson site might be rezoned from M-2 to another industrial use at the end of the brewery’s life, but that any new industrial zone might include additional compatible service and office uses.

Amending the Regional Growth Strategy

Any change of land use to the Molson site other than industrial will necessitate an application to the Metro Vancouver Board for a Type 3 RGS amendment. A Type 3 amendment process is required to convert any area over three hectares in size from ‘Industrial’ to a ‘Mixed Employment’ or ‘General Urban’ designation.

To succeed, the amending regional by-law must receive an affirmative 50%+1 weighted vote by the Metro Board at each reading, including adoption. The process also involves a 30 day notice period, wherein the Board notifies all affected local governments of the proposed amendment, as well as the public, by posting and distributing notice on the website and through other communication channels.

Vancouver’s RCS also states that “all areas that are designated in the RCS as Industrial are covered by the Industrial Lands Policies” and that “the rezoning of industrial land will be considered only if it is based on a city-initiated planning process”.¹

Please do not hesitate to contact me should you have any questions.



Jane Pickering, MCIP, RPP
Acting General Manager, Planning and Development Services

(T) 604.873.7456
(E) jane.pickering@vancouver.ca

¹ *Regional Context Statement*, p. 17

