



REZONING APPLICATION

(CHANGE TO I-1C DISTRICT)

This application is for consideration of amendments to the Zoning and Development By-law, specifically to rezone for a district schedule change in certain areas of the Mount Pleasant Industrial Area.

1. PROPOSAL INFORMATION

Project Name (if applicable)	
Property Address(es)	
Legal Description(s) and PID(s)	
Summary of Proposal	

2. APPLICANT INFORMATION

<input type="checkbox"/> This proposal has been shared with staff prior to this application.	
STAFF CONTACT(S)	

	Applicant	Developer (or other)
Name		
Firm/Affiliation		
Address		
Phone		
Email		

Note: Payment notice will be generated based on applicant information unless otherwise specified by applicant.

3. EXISTING SITE AND PROPOSAL STATISTICS

Community Serving Spaces and Facilities	Are there community-serving spaces and facilities currently on the site, or were these uses present on the site at any time during the previous three years? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure			
Density and Uses				
To rezone from I-1 to I-1C to permit a development comprised of:				
Use Category	Uses	Floor area (sq. ft.)		FSR
		Gross area	Net area	
Manufacturing				
Office				
Retail				
Service				
Institutional				
Other				
TOTAL				
Green Buildings Policy for Rezonings	Select Pathway: <input type="checkbox"/> Near zero emissions buildings <input type="checkbox"/> Low emissions green buildings			
Community Amenity Contributions Policy	Select contribution type: <input type="checkbox"/> Target contribution (non-strata) <input type="checkbox"/> Negotiated contribution (strata)			

4. SUBMISSION CHECKLIST

Review the [Zoning District Change Checklist](#) and attach the application materials listed below.

REQUIRED

- Rezoning application form and submission checklist
- Rezoning application fee: \$ _____ based on site area of _____ sq. m
- Charge summary
- Title search
- Site survey
- [Site disclosure statement](#)
- Green Buildings Policy for Rezoning commitment letter
- Development water demands
- Transportation Assessment and Management Study (TAMS)
- [Community-serving Spaces Information Form](#)

IF APPLICABLE

- BC company summary
- Rezoning consent by all owners
- Phase 1 environmental site assessment
- Preliminary rainwater management plan & geotechnical study
- Development statistics & drawings
- Pro forma
- QS elemental cost report
- CAC offer form

CAC OFFER FORM

Community Amenity Contributions (CACs) are voluntary contributions toward public benefits that are provided by rezoning applicants as in-kind or cash contributions when Council grants additional development rights through the enactment of rezonings. All CACs are negotiated between the applicant and the City (on behalf of Council) with Council as the approving authority and secured as conditions of by-law enactment.

CACs apply to rezoning applications unless they are exempt under policy 8.1 or policy 8.2 in the [Community Amenity Contributions Policy for Rezonings](#). The purpose of this form is for applicants to confirm the CAC offer that accompanies their rezoning application. Information on how CACs are calculated can be found in the [CAC Implementation Procedures](#).

This rezoning application includes a CAC offer. CACs will be negotiated based on:

Policy 1.2(a): Target contributions (per Appendix in policy)

Select applicable map and enter all information in the table

- Map A: Southeast False Creek
- Map B: Cambie Corridor
- Map C: Little Mountain Adjacent Area
- Map D: Norquay Village
- Map E: Marpole
- Map F: Grandview-Woodland
- Map G: Downtown and Rest of Metro Core
- Key Map: City-wide Institutional

Existing zone: _____
 Max floor area under zoning: _____
 Proposed floor area: _____
 Net additional floor area: _____
 CAC target rate: _____
 CAC target contribution: _____

\$

Policy 1.2(b): Negotiated contributions

Select **all** that apply and complete all required information

Cash CAC, valued at:
\$

In-kind CAC, valued* at:
\$

Other comments that accompany the CAC offer (see next page)

In-kind CAC

* The value of an in-kind CAC is the total cost to deliver it turnkey to the City including hard costs, soft costs, contingency and finance. The hard costs must be identified in the QS Class C estimate and include fit-out costs. No profit is acknowledged on in-kind CACs.

In-kind CAC, described as:

Total gross buildable area (sq. ft.):

Total FSR:

Other comments that accompany the CAC offer:

CONDITIONS

In-kind CACs:

- In-kind CACs must meet the relevant City specifications and must be to the satisfaction of the relevant City departments.
- All in-kind CACs will be provided turnkey to the City by way of an air space parcel, transferred to City ownership free and clear of any financial charges, liens and other encumbrances.
- The air space parcel will have some shared systems with the rest of the building(s) with the City sharing in the costs related thereto on a basis acceptable to the City (in its discretion).
- All in-kind amenities will be secured by a Letter of Credit deposited with the City prior to enactment of the rezoning by-law.
- The Applicant will not receive final occupancy for any portion of the development until the in-kind amenity has been constructed and transferred to the City, all to the satisfaction of the City.
- All costs associated with pursuing a rezoning will be borne by the Applicant.

Cash CACs

- Cash CAC payments are a condition of enactment. All cash CACs, valued at less than \$20 million, must be paid in full at enactment of the rezoning by-law (due date 1).
- If cash CAC payments are greater than \$20 million, payments in excess of this can be deferred to building permit stage or by 24 months, whichever is earlier (due date 2).
 - Interest on deferred cash must be paid quarterly from the date of rezoning by-law enactment on any outstanding balance until the amount is fully paid.
 - Any deferred cash payment must be secured by a Letter of Credit (or other form of security approved by the City, the “Security”) in the City’s standard form, provided to the City prior to enactment of the rezoning by-law. This Security will be used to pay the City and will be drawn down by the City on the aforementioned due dates.
 - If the development does not proceed to Development Permit stage or any portion thereof does not proceed to obtain building permits, the City will draw down the entire remaining balance of the Security by the date (or next business day) that is 24 months after the date of enactment of the rezoning by-law.
- All costs associated with pursuing a rezoning will be borne by the Applicant.