



REZONING APPLICATION

(CHANGE TO I-1C DISTRICT)

This application is for consideration of amendments to the Zoning and Development By-law, specifically to rezone to I-1C district in an eligible area as per Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy.

- Incomplete submissions will be returned to the applicant for completion and resubmission prior to commencement of formal review. Contact your Rezoning Planner for further clarification or questions.
- Send your application package through a digital download link to rezoningapplications@vancouver.ca.

1. PROPOSAL INFORMATION

Project Name (if applicable)	
Property Address(es)	
Legal Description(s) and PID(s)	
Existing Zone	
Summary of Proposal (include height, FSR, use(s), etc.)	

Existing Site
Briefly describe the existing site. For example, number and type of existing buildings, year(s) constructed, heritage status , any plans to relocate or retain existing commercial tenants (See the Commercial Tenant Assistant Program).

2. APPLICANT INFORMATION

This proposal has previously been shared with staff prior to submitting this application.

Staff Contact(s)

	Applicant (primary contact)	Developer (or owner)	Payment Contact
Name(s)			
Company			
Address			
Phone			
Email			

Payment Information

A payment notice will only be issued after the Rezoning Planner has deemed the application complete. Do not drop off or mail cheques prior to receiving the payment notice.

Preferred payment method

Site area (sq. m)

Notes for payment
(if applicable)

4. NOTICE OF ADDITIONAL ITEMS

Sign By-law Amendment (If applicable)

- The proposal will require an amendment to the Sign By-law, with an additional fee payable. Review the *CD-1 Rezoning Applications Guide* to determine applicability.

Public Art Requirement (If applicable)

- The proposal meets the minimum floor area requirement for a contribution under the Public Art Policy for Rezoned Developments. Review the *CD-1 Rezoning Applications Guide* to determine applicability.

4. CHECKLIST

Review the [Zoning District Change Checklist](#) and attach the application materials listed below. Use the dropdowns under the Applicant column to verify inclusion of the item. Please name all document files using the following format, starting with the full address:

Address - Rezoning Application - **Item Name**

Item Name	Submission	
	Applicant	Staff Review
Required		
Rezoning Application Form (this document)		
Rezoning Application Fee		
Title search		
Charge Summary		
Community-serving Spaces Form		
Site disclosure statement		
Development water demands		
Green Buildings Policy for Rezoning commitment letter		
Survey Plan		
Property view cone assessment		
If applicable		
Sign By-law Amendment Application Fee		
BC Company Summary		
Rezoning consent by all owners		
Phase 1 environmental site assessment		
Community Amenity Contribution (CAC) Offer Form		
Real Estate Pro Forma Analysis		
Quantity Survey (QS) Elemental Cost Report		
Transportation Assessment and Management Study (TAMS)		
Public Art Requirement		
Project Statistics/Data and Drawings		
Additional Notes (e.g. missing materials, clarification, or outstanding questions)		

5. 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](#). Complete applicable section of the CAC Offer form (Policy 1.2(a) OR Policy 1.2(b)), depending on whether target contributions or negotiated contributions apply.

Policy 1.2(a): Target contribution (Non-strata proposed)			
CAC target rate (from appendix table)	\$	/ m ²	\$ / ft ²
CAC target contribution	\$		
Max floor area under existing zoning	ft ²		
Proposed floor area	ft ²		
Net additional floor area	ft ²		

OR

Policy 1.2(b): Negotiated contributions (Strata proposed)					
Cash CAC, valued at: \$					
	FSR	FSR Area (sq. ft.)	Gross Buildable Area (sq. ft.)	Net Leasable / Saleable Area* (sq. ft.)	Gross to Net Efficiency** (%)
Retail/Service Uses					
Office Uses					
Institutional Uses					
Industrial Uses					
Other Uses					
Total					
Other comments that accompany the CAC offer:					

* Net leasable Area (NLA): defined as the leasable area for residential suites. Measured to the internal face of the suite demising wall with no deductions for columns or internal non-demising walls.

Net Saleable Area (NSA): defined as the saleable area for strata condominium units. Measured to the center-line of the demising wall with no deductions for columns or internal non-demising walls.

Residential areas: NSA and NLA, in-suite storage should be included. Balconies and patios are not included, unless enclosed.

Commercial areas: all commercial units should be measured in compliance with BOMA standards of measurement.

** If below 83% please provide explanation in comments