



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 10, 2017
Contact: Kent Munro
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Meeting Date: January 24, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2106-2138 Main Street

RECOMMENDATION

- A. THAT the application by Proscenium Architecture and Interiors Inc., on behalf of 2106 Main Nominee Ltd. to rezone 2106-2116 Main Street [*Lots A and B, Block 29, District Lot 200A, Plan 9375; PIDs: 009-712-712 and 004-392-604 respectively*], and on behalf of A.C.L. Air Cair Ltd., to rezone 2136-2138 Main Street [*The North 1/2 and The South 1/2 of Lot 4, Block 29, District Lot 200A, Plan 197; PIDs: 015-512-665 and 015-512-673 respectively*], from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit a floor space ratio of 3.0 and increase the maximum building height from 18.3 m (60 ft.) to 22.5 m (73.75 ft.) to permit a stepped six-storey mixed-use building with 51 residential units and commercial uses at grade, be referred to public hearing together with:
- (i) plans prepared by Proscenium Architecture + Interiors Inc., received April 22, 2016;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the public hearing.

- B. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in

accordance with Schedule B of the Sign By-law [assigning Schedule B (C-3A) generally as set out in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the public hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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.

- D. THAT Recommendations A through C 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;
 - (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.

REPORT SUMMARY

This report evaluates an application to rezone a site located at 2106-2138 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a stepped six-storey mixed-use development with 51 market residential units and ground-floor commercial spaces. The proposed density is 3.0 FSR and the proposed height is 23.85 m (78.25 ft.). At-grade townhouse units and the commercial space contain a partial mezzanine level which helps the building fit into the sloping site.

Staff have assessed the application and conclude that it meets the intent of the Mount Pleasant Community Plan. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

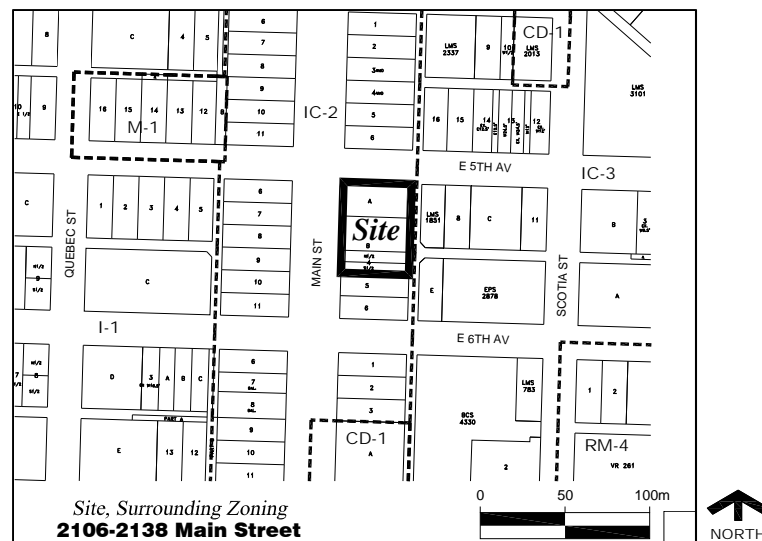
- Mount Pleasant Community Plan (2010) and Implementation Policy (2013)
- Green Buildings Policy for Rezoning (2010, last amended in 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2016)
- Financing Growth Policies (2003).

REPORT

1. Site and Context

The subject site is located at the southeast corner of Main Street and 5th Avenue (see Figure 1), within the Lower Main subarea of the Mount Pleasant Community Plan (Figure 2). The site, comprised of four legal parcels, has 53.5 m (176 ft.) of frontage on Main Street and is currently occupied by older commercial buildings. The surrounding context to the north and south along Main Street includes one- and two-storey commercial and industrial buildings, however, those sites are also expected to redevelop over time in accordance with the Mount Pleasant Community Plan. The subject site as consolidated will leave a 44-foot remainder site between this site and an existing four-storey heritage building to the south at the corner of East 6th Avenue. Across the lane to the east are recently built three- to four-storey residential buildings. This site is well served by frequent transit service with bus routes on Main Street and on Broadway.

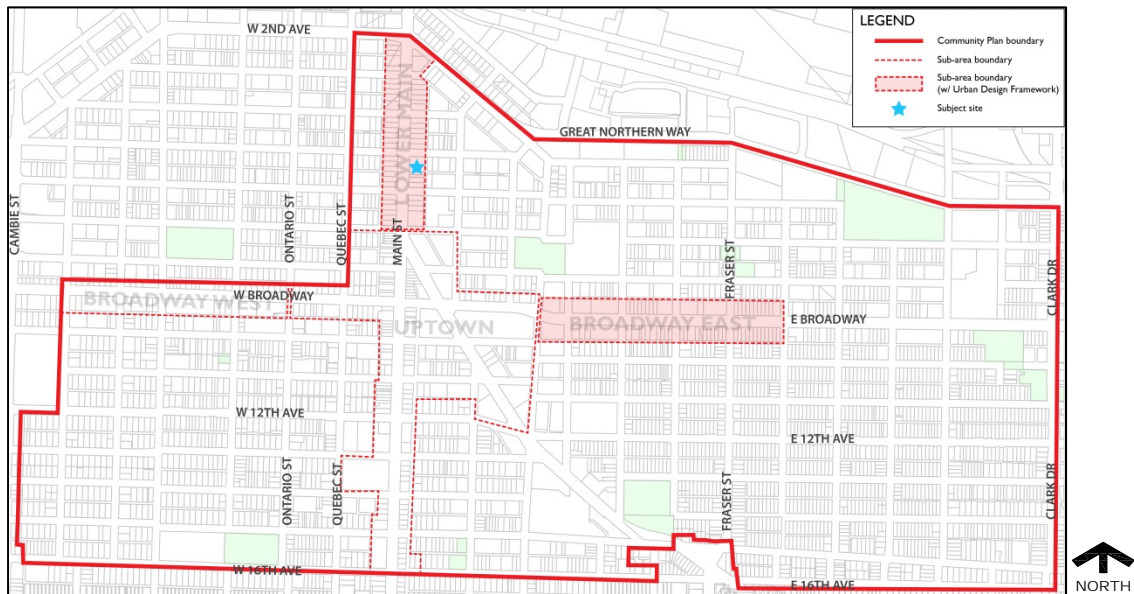
Figure 1: Site and Surrounding Zoning



2. Policy Context

Future land use on the subject site is guided by the Mount Pleasant Community Plan and its accompanying Mount Pleasant Community Plan Implementation Policy (collectively referred to herein as the “Mount Pleasant Community Plan”). The Mount Pleasant Community Plan anticipates development on this site of up to 3.0 FSR with building heights up to approximately 19.8 m (65 ft.). A view cone extends across this site and any built form proposal will need to address that constraint in order to preserve the panorama of the north shore mountains from a viewpoint at East 6th Avenue. The Lower Main area (properties fronting both sides of Main Street) is expected to transition into a pedestrian-oriented, mixed-use corridor that will connect Mount Pleasant with the Southeast False Creek and Downtown areas to the north.

Figure 2: Mount Pleasant Sub-areas



In July 2016, Council adopted the Family Room: Housing Mix Policy for Rezoning Projects, updating family unit requirements for new rezoning applications to provide a minimum 35 per cent of total units as suitable for families, including a minimum of 25 per cent two-bedroom units and a minimum of 10 per cent three-bedroom units. This application was submitted prior to the new family housing requirement policy and is not required to meet the updated standard. The application achieves approximately 61 per cent of two- or three-bedroom units as outlined in the unit mix below.

Strategic Analysis

1. Proposal

This application proposes a stepped six-storey building with a partial mezzanine level at the ground floor (Figure 3). A total of 51 strata-titled dwelling units (20 one-bedrooms units

[39%], 27 two-bedroom units [53%], and 4 three-bedroom units [8%]), including 2 two-storey townhouses at grade facing East 5th Avenue, and commercial units fronting Main Street, all over underground parking accessed from the rear lane, is proposed. A density of 3.0 FSR and a building height of 23.85 m (78.25 ft.) are proposed.

2. Form of Development (refer to drawings in Appendix F)

The proposal is generally consistent with the density, form of development and setback guidelines established in the Mount Pleasant Community Plan. The application proposes a height of 78.25 feet (measured to the top of parapet at the building's highest point). Staff have concluded that, while the stepped massing is generally appropriate for this site, the building's height should be reduced by at least 4.5 feet (to 73.75 feet) in order to better comply with the heights reflected in the policy. A condition of approval is included in Appendix B regarding this height reduction.

Figure 3: Proposed Development (view from Main Street looking southeast)



A significant (13-foot) cross-slope as well as the Main Street view cone (Figure 4) constrain the form of development on the site. Building height along the Main Street frontage is limited to two storeys, and the built form above must be shifted eastward to avoid the view cone. This application sets the upper residential storeys on an angle that follows the edge of the view cone. The built form is stepped down the slope such that the greatest height is located toward the centre of the site. After the recommended height reduction, the building is expected to have a height of 66.89 feet from grade at the north corner, and 63.60 feet at the south end, which is generally consistent with the heights set out in the Mount Pleasant Community Plan.

With commercial/retail floor space along the Main Street frontage, the proposal provides at-grade uses that will help to activate the public realm. Townhouse units and landscaping will animate East 5th Avenue and the lane. Loading and access to parking are located off the lane.

As noted, the upper residential floors are within a building that is placed atop the podium at a skew angle. This arrangement creates opportunities for generous green spaces on the

podium roof. The uppermost storey is substantially set back at the north end of the site, to reduce height and to mitigate view impacts.

Figure 4: Main Street View Cone



Plan showing Main Street view cone highlighted



View from Main and 6th Avenue: Protected view area outlined

The Urban Design Panel reviewed and supported this application on July 13, 2016 (see Appendix D). Staff conclude that the design responds well to the expectations set out in the Mount Pleasant Community Plan and support this application, subject to the conditions outlined in Appendix B.

2. Transportation and Parking

Vehicle and bicycle parking are provided within three levels of underground parking, accessed from the lane. The application proposes a total of 127 parking spaces and 59 bicycle spaces which would be provided in accordance with the Parking By-Law. There are no requirements for public bike share on this site. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

3. Environmental Sustainability

The Green Buildings Policy for Rezoning (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements will be mandatory for all rezoning applications received on or after May 1, 2017. Applications

received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This applicant has opted to satisfy the preceding version of the Green Buildings Policy for Rezoning, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

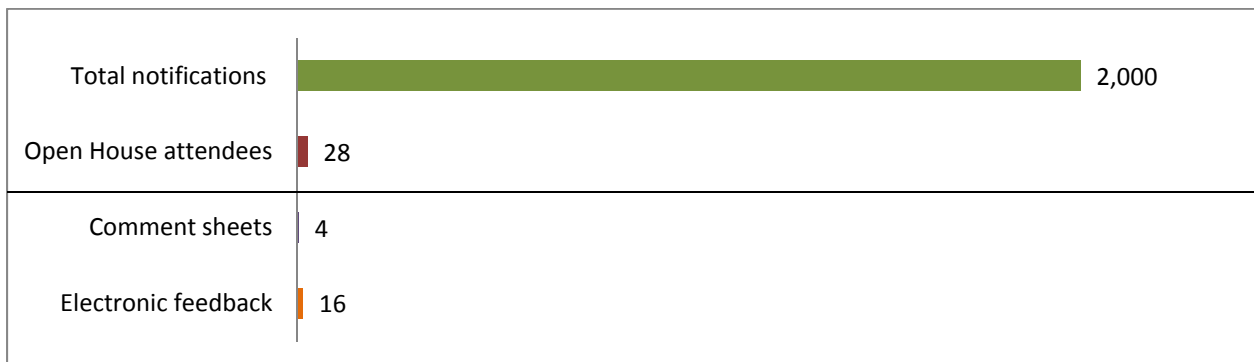
The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33 per cent or 1,110,000 tonnes of CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11 per cent of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy, which identified parts of Mount Pleasant as a priority area for NES development. The Mount Pleasant Community Plan includes direction for all new buildings in the Lower Main subarea to be designed to be connectable and compatible with the Southeast False Creek Neighbourhood Energy Utility (or alternate district energy system as identified by the City). Conditions of rezoning having been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on June 9, 2016. Approximately 2,000 notifications were distributed within the neighbouring area on or about June 10, 2016. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on June 28, 2016. Staff, the applicant team and a total of approximately 28 people attended the open house.

Public Response and Comments – Staff received a total of 20 responses regarding the rezoning application (see Figure 5).

Figure 5: Notification and Public Response



Comments in support cited the location as appropriate for medium-density mixed-use development, and the quality of the architectural design.

Concerns expressed about the proposal included:

- Building height, and impacts on private views, sunlight, and privacy;
- Building massing and character;
- Inadequate response to view cone policies;
- Increased traffic in the laneway.

A detailed summary of public comments on this application is provided in Appendix E.

Response to Public Comments

Design development conditions (Appendix B) are recommended in response to concerns raised through the application review process, including comments from the public and the Urban Design Panel. They include:

- Reduction of the proposed building height;
- Design development to strengthen the architectural expression of the north corner ('prow') of the building;
- Improvement of the interface with the remainder site to the south, to maximize its future development potential; and
- Refinements to the commercial podium, to enhance the public realm.

Staff have concluded that the application appropriately addresses the Mount Pleasant Community Plan policies and that it effectively responds to the view cone. With regard to traffic concerns, the development is meeting the minimum bylaw parking requirements. The site location has high mobility and many local services, which is expected to minimize increases to vehicle trips in the streets and laneway around this site.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate, which, as of September 30, 2016, was \$149.73 per m² (\$13.91 per sq. ft.) for new residential space (other than qualifying for-profit affordable rental housing) or commercial floor space at the time the application was received. With a total floor area of 6,482 m² (69,774 sq. ft.), a DCL of approximately \$970,556 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290 m² (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. The proposed floor area is below this threshold and, therefore, there is no public art requirement.

Public Benefits – Offered by the Applicant

Community Amenity Contribution (CAC) – Within the context of the City's Financing Growth Policy and the Mount Pleasant Community Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits, and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. As part of this application, the applicant has offered a cash CAC of \$2,800,000.

Staff recommend that the cash CAC from this application be allocated to the following identified community needs:

- \$1,400,000 (50%) to childcare and community facilities in and around Mount Pleasant;
- \$1,120,000 (40%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around Mount Pleasant;
- \$280,000 (10%) towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

The allocations recommended by staff are consistent with the Mount Pleasant Public Benefits Strategy. See Appendix H for a summary of the public benefits that would be achieved should this application be approved.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$2.8 million to be allocated as follows:

- \$1.4 million (50%) to childcare and community facilities in and around Mount Pleasant;
- \$1.12 million (40%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around Mount Pleasant;
- \$0.28 million (10%) towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$970,556 million in DCLs.

As noted under the section on Public Benefits, there are no public art contributions associated with this rezoning.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed development is an appropriate urban design response to the site and its context, and that the application is consistent with the Mount Pleasant Community Plan policies and aspirations for this site.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application, including the form of development as shown in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

2106-2138 Main Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or

Photography Studio, Print Shop, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of Use

- 3.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.3 The design and lay-out of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,161 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.00.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- (f) any mezzanine floors located in a Retail Use, provided that:
 - it is located within a demised commercial unit that has a minimum clear ceiling height of 20 ft.; and
 - the mezzanine floor area does not exceed 40% of the floor area of the demised commercial unit located directly below.

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 22.5 m.

Horizontal Angle of Daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- 7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

2106-2138 Main Street
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Proscenium Architecture + Interiors Inc. and stamped "Received Planning and Development Services, April 22, 2016", provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce the overall building height by a minimum 4.5 ft.

Note to Applicant: This may be achieved by removing 2.5 ft. from the commercial and mezzanine levels, and a further 2 ft. from the five residential levels. As a result of this condition, the top of parapet at Level 6 will be reduced to 73.75 ft., from 78.25 ft.

- 2. Design development to improve the interface to potential/future development on the adjacent site to the south, as follows:

- (i) Provide maintenance access to the portion of the roof between the exit stair and the southeast corner unit.

Note to Applicant: This may require that the exit stair be relocated.

- (ii) Mirror the southeast corner unit on Levels 3 and 5, to provide improved private outdoor spaces, and a stronger corner expression.

- 3. Design development to strengthen the geometry of the north corner of the residential building, by mirroring the northeast corner unit on Levels 2 and 4.

Note to Applicant: Consider also mirroring the northwest corner units on Levels 2 and 4, to create a stronger corner expression on both "prows" of the residential building. This revision will also provide more functional unit layouts for the corner units.

4. Design development to improve the interface of commercial/retail Unit #1 with the public realm, as follows:
 - (i) Raise the floor elevation of Unit 1 to 82.15 ft., to better align the entry with City of Vancouver building grades.
 - (ii) Delete sunken area and retaining walls along the west property line, to create an “open” condition between the public sidewalk and the private patio/cafe area.
 - (iii) Consider providing a secondary entry on W 5th Avenue (steps may be required).

5. Design development to improve the architectural expression of the podium, as follows:
 - (i) Provide a more legible, identifiable entry to the residential lobby (north elevation). Consider adding more solid wall, to contrast with the highly glazed commercial/retail units.
 - (ii) Improve the legibility of the townhouses as “residential” units, distinct from the commercial units.
 - (iii) Provide increased privacy for the townhouses. Consider landscape screening and more solid, translucent and/or screened exterior wall surfaces.
 - (iv) Provide greater articulation to large wall surfaces along the lane.

6. Design development to improve the private outdoor spaces, as follows:
 - (i) Increase depth of at-grade patios for the townhouses to a minimum 6 ft.
 - (ii) Increase depth of southwest corner unit to minimum 6 ft. (Levels 4 and 6).

7. Design development of the architectural detailing and materials, as follows:
 - (i) Provide a material key on all Elevation drawings. Specify colours and finishes for all exterior materials .
 - (ii) Confirm soffit and fascia material(s).
 - (iii) Provide information on windows (frame type, colour, trim (if provided)).

- (iv) Provide the following large-scale detail drawings:
 - a. residential entry (including special features such as canopy, lighting, etc.);
 - b. vertical "fins" at podium level;
 - c. typical balcony, illustrating glass/wood railings, soffit and drainage;
 - d. typical canopy/weather protection;
 - e. prefinished metal fin (at parapet);
 - f. PMT screen/enclosure (if provided).

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review.

- 8. Identification on the architectural drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- 9. The proposed unit mix, including 20 one-bedroom units (39%), 27 two-bedroom units (53%), and 4 three-bedroom units (8%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

- 10. Design development to respond to CPTED principles, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape Design

11. Design development of the Public Realm treatment to meet the intent of the Mount Pleasant Public Realm Plan.

Note to Applicant: Further details will be requested at the development permit stage. For treatment along Main Street and East 5th Avenue refer to Pages 75, 65, and 111 respectively. Special consideration should be given to surface treatments, site furniture, landscaping, etc.

12. Design development to improve pedestrian circulation within the plaza at the northwest corner of the site.

Note to Applicant: There should be a seamless transition into Commercial Retail Unit 1 from the Public Realm (see Condition (b)4 (ii)). The tree in the proposed planter near the corner of the site should be planted at grade and not in a raised planter. The slab may need to be angled down to allow for sufficient soil volumes in this location. The proposed planters with edge seating adjacent the building are supported.

13. Design development to improve the relationship between the private outdoor open space of Residential Unit 1 and 2 with the streetscape.

Note to Applicant: To ensure privacy, provide a landscape screen planted at-grade between the municipal sidewalk and the private open space of Residential Unit 1 and 2 (see Condition (b)6).

14. Design development to ensure appropriate location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

15. Provision of a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to Applicant: Strategies include high efficiency (drip) irrigation, the use of drought-tolerant plants and mulching. Proposed plantings should be consistent with the City of Vancouver Water-wise Planting Guidelines. Refer to page 105 of the Mount Pleasant Public Realm Plan for other strategies that may be explored.

16. Provision of a common outdoor area that receives adequate sunlight to be used for Urban Agriculture activity.

Note to Applicant: Raised planters, tool storage, composting, potting bench, harvest table and hose bibs should be incorporated on the plan to enable

residents to practice urban agriculture. The design should reference the Urban Agriculture Guidelines for the Private Realm and should maximize sunlight, integrate into the overall landscape design while providing universal access.

17. Provision of having adequate soil volumes for all proposed planting.

Note to Applicant: Soil volumes for landscape planters should meet or exceed BCLNA/BCSLA Landscape Planting Standards (latest edition) with the goal to provide a minimum 4 ft. depth of growing medium for trees planted in ground, and 3 ft. depth for trees on structure. Where possible, alter (drop) slab to achieve soil depths to accommodate substantial trees and shrubs at the edges of the site, courtyards and common spaces. Trees planted on structures should be consolidated within a continuous trench, where possible, to improve planting condition.

18. Provision of a flexible Child Play Space incorporating forms for children to engage in active and passive social play within a common open space.

Note to Applicant: The use of solid natural elements arranged for children to climb, step-up and socialize around is recommended. Refer to the High-Density Housing for Families with Children Guidelines for further features that are recommended.

19. At the time of Development Permit application:

- (i) Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8" = 1 ft. scale. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List using characters and not graphic symbols. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

- (ii) Provision of large-scale section architectural and landscape drawings at 1/4" = 1'-0" / 1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, lane interface, and courtyard plaza areas.

- (iii) Provision of large-scale architectural and landscape details 1/2" = 1'0" or 1:25 or better to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other landscape features applicable to proposal. Planter section details to confirm depth of proposed planting on structures.

- (iv) Provision of an external lighting plan (public and private property) for Main Street, East 5th Avenue and the adjacent lane, , to ensure that adequate lighting is provided that: meets the intent of the Mount Pleasant Community Plan; increases CPTED performance; minimizes glare for residents and birds.

Sustainability

- 20. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: Provide an updated LEED® checklist and sustainable design strategy at time of Development Permit application outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Engineering

- 21. Clarification is required if any portions of the building are encroaching over the property lines. Pages A205 to A210 indicate small portions of the building beyond gridlines 1 & 9. All building encroachments are to be deleted.
- 22. Provision of additional design elevations at all entries, both sides of the parking ramp at the property line and both sides of all break points on the ramp, clearly indicating that City building grades are met.
- 23. A canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).
- 24. Update the landscape and site plans to reflect the off-site improvements sought by this rezoning application including the following statements to be noted on the landscape plans:
 - (i) All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense.
 - (ii) A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans

receive "For Construction" approval and related permits are issued. Please contact Kevin Cavell at 604.873.7773 for details.

25. Provision of 3 additional commercial parking spaces to meet Parking By-law requirements.

Note to Applicant: The 3 commercial spaces located in front of the knock out panel do not count towards meeting the requirement for the commercial parking.

26. Arrangements to the satisfaction of the General Manager of Engineering Services for the relocation of the utility pole in the rear lane obstructing access into the loading bays (elevation 27.63m on drawing A203). Written confirmation from BC Hydro that the pole can be relocated is required.
27. Confirmation that the Class B bicycle racks located on 5th Avenue when in use will not encroach into the 2' 2" setback area.
28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement.

- (i) Provision of an updated parkade ramp plan.

Note to Applicant: The plan should show the full extent of the main parkade ramp on one drawing with design elevations, slopes and lengths of slopes dimensioned on both sides and along the centre of the ramp at all break points.

- (ii) Chamfer the external loading corridor wall located in the curved section of the main parkade entrance to improve flow into the main parkade.
- (iii) Improve two-way traffic flow in Parking Level 2 and 3 at gridlines E5/F5.

Note to Applicant: Explore shortening the ramp wall at gridline 4 to allow the ramp to flare towards the stairwell wall.

- (iv) Provision of design elevations at both sides of the loading bay, at all entrances, both sides of the drive aisle at all break points and throughout the parking levels.

Note to Applicant: This is to calculate slope and crossfall.

- (v) Hatch all access aisles in the parking levels including the access aisle between the bicycle storage rooms to the 4' bike ramp.

- (vi) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.

Note to Applicant: the columns located between stalls R45 and R50 on P3 parking level should be set back in line with the parking stalls.

- (vii) Provision of additional section drawings that show the minimum vertical clearance for the main ramp, all security gates and all loading bays. Provision of design elevations at these locations is required.

- (viii) Confirm that the elevations provided at the lane at the Class B loading, the load corridor and the CRUs on drawing A203 are consistent with what is shown on section drawing A316.

- (ix) Provision of additional elevations at all entrances off the loading corridor and label the slopes of all ramps in the corridor on drawing A203.

- (x) Provision of an improved Section drawing A316 showing the design elevations for the loading bay.

Note to Applicant: The slope of the loading bay must not exceed 5%.

- (xi) Provision of double loading bay throats for the Class B loading spaces.

- (xii) Provision of an improved loading corridor with stair free loading operation and minimum 4' wide loading corridor access doors from the Class B loading spaces to all CRUs and to the residential lobby.

- (xiii) Provision of an overhead security gate with a minimum 3.8 m vertical clearance for the Class B loading bays and the garbage and recycling.

Note to Applicant: The width of the overhead security gate is to be continuous and accommodate the load throats.

- (xiv) Provide automatic door openers on the doors providing access to the bicycle room(s).

- (xv) Provision of the 3 Commercial Class A bicycle lockers to be co-located.

- (xvi) Confirm provision of an overhead security gate at the main parkade ramp and ensure that the 20' gate width will not be reduced by provision of man doors at the gate.

- 29. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Three Class A bicycle spaces need to be provided for the Commercial uses, and 17 Class A bicycle spaces need to be provided for the Residential uses.

Neighbourhood Energy Utility

30. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
31. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the Neighbourhood Energy Connectivity Standards - Design Guidelines for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

32. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
33. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines.
34. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services."

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the Managing Director of Cultural Services, the General Manager of Community Services (or successor in function), and the Approving Officer, as necessary,

and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots A and B, Plan 9375; and The North and South ½ of Lot 4, Plan 197; all of Block 29, DL 200A into a single parcel.
2. Provision of building setback and a surface statutory right of way for pedestrian purposes to achieve a 4.5 m distance from the back of the City curb to the building face on 5th Avenue. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. The SRW will allow for below grade structure and structure above grade as determined by the General Manager of Engineering Services in consultation with the Director of Planning.
3. Provision of a statutory right of way to allow for use of the space at the corner of East 5th Avenue and Main Street by the public.
4. Release of Easement & Indemnity Agreement 229553M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

5. Provision of a shared use loading agreement between residential and retail uses for one of the required loading bays.
6. Provision of a shared access agreement for vehicular traffic onto adjacent Lot 5, Block 29, DL 200A, Plan 197 (2148 Main Street). Note: Provision of a knockout panel at the appropriate location along the vehicular entry ramp is required.
7. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the Services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Provision of Mount Pleasant public realm treatments adjacent the site.
 - (iii) Provision of standard concrete lane crossing on the south side of 5th Avenue at the lane east of Main Street including reconstruction of the curb returns on both sides of the lane entry to meet current standards.
 - (iv) Provision of street trees adjacent the site where space permits.
 - (v) Provision of count down timers at the intersection of Main Street and East 5th Avenue.
 - (vi) Provision for road reconstruction on East 5th Avenue adjacent to the site to include new sidewalk, boulevard, protected bike lanes and street and pedestrian LED lighting. A lighting study is required to determine the extent of upgrading necessary. The City will provide a geometric for the design and confirm all dimensions.
 - (vii) Provision of new curb ramps at the intersection of Main Street and East 5th Avenue adjacent the site; include reconstruction of the curb return to meet current standards should it be required.
 - (viii) Provision of upgraded street and new pedestrian LED lighting adjacent to the site on Main Street. A lighting study is required to determine the extent of upgrading necessary.
8. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Neighbourhood Energy Utility

9. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:

- (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;

Notes to Applicant:

- a. The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.
 - b. If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.
- (ii) grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant; and

Environmental Contamination

10. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

- (iv) A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.

Community Amenity Contribution (CAC)

- 11. Pay to the City the Community Amenity Contribution of \$2,800,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$2,800,000 is to be allocated as follows:
 - (i) \$1,400,000 towards childcare and community facilities in and around Mount Pleasant;
 - (ii) \$1,120,000 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around Mount Pleasant; and
 - (iii) \$280,000 towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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2106-2138 Main Street
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on July 13, 2016 and supported it.

EVALUATION: SUPPORT (5-1)

Introduction: Joyce Uyesugi, Rezoning Planner, introduced the project as a rezoning application, for a site in Mount Pleasant, in the Lower Main subarea. The site is located on the east side of Main Street between 5th and 6th Avenue and currently holds a mix of one- and two-storey buildings.

The adjacent zoning to the east is IC-3, which allows a maximum of 3.0 FSR and 60 ft. in height. On the rest of the block, at 6th Avenue, is the heritage Ashnola Apartments building. Between this building and the subject site is a one-storey building.

The proposal is to redevelop the site as a six-storey mixed-use building, with a commercial podium and five storeys of residential above. The unit mix would be one, two, and three-bedroom units, with a total of 51 units. The proposed density is 3.0 FSR, and the proposed height is approximately 70 ft. at either end. There are also 2½ levels of underground parking being proposed.

Applicable policies for this site are the Mount Pleasant Community Plan and the Lower Main Urban Design Framework. The Urban Design Framework anticipates mixed-use development of up to six-storeys, and 3.0 FSR for this site. That same policy guidance also applies to the west side of Main Street, between 3rd and 6th Avenue, with slightly higher provisions for height and density on the block between 6th and 7th Avenue.

One of the key principles in the Urban Design Framework is for buildings to respond to Mount Pleasant's Hilltown identity. This means that buildings should work with the natural slope along this section of Main Street to create a hilltown perspective as you move up the slope toward the heart of the community.

The site is located within a view cone, which starts at 6th Avenue. The view is northward toward the mountains, on the east side of Main Street. Of all the sites in Lower Main within the view cone this site is probably the most constrained, and has to limit heights fronting onto Main Street because of it.

Allan Moorey, Development Planner, continued by noting that the site slopes 12 ft. down towards Main Street, with an effective cross fall of 14 ft. The site is 23,000 sq. ft.

An 8 ft. setback with an enhanced sidewalk is proposed for Main Street. In the rear along the lane there is a 10 ft. setback.

There is an overhead transformer which affects the built form and orientation of fenestration and openings. The massing presents an oblique angle affording free air and further

development opportunity. Per the plan the building terraces with the slopes, and echoes the Main Street image.

To the south the building presents at 68 ft. to the parapet, which is slightly more than is recommended in the Urban Design Framework. However, given the significant slope the height is supported by City staff.

There is a horizontal expression with a recessed corner on Main Street to express the commercial space, and two two-storey townhouse units are proposed for the corner. There are also 2 ½ levels of underground parking, with loading and utility in southeast corner.

Planters are proposed along the lane to enhance the pedestrian experience. Above is an expansive roof deck with an amenity room, common-access outdoor space, and patio space which is suitable for restaurant use is separated by a planting buffer.

The double-loaded slab form allows for good solar penetration.

Advice from the Panel on this application is sought on the following:

Could the panel comment on the interface between the proposed south building face and future development to the south?

Applicant's Introductory Comments: The applicant team introduced the project by noting that City staff have asked that the parkade have the ability to expand. The cues for the building massing were taken from the Urban Design Framework and trying to be a good neighbour, in conjunction with the view cone lines. Careful consideration was given to the shadow impacts on the neighbours. As well, to respect the fabric of the heritage building the massing was pulled back to create better daylighting between the buildings.

An opportunity to create a public space for the community was created by eroding the corner. To activate 5th Avenue two townhouses were brought in which open onto the lane. The lane is an important pedestrian route, so careful consideration was given to it. The transformer is part of the neighbourhood character, and so was taken into account with the form. The idea of the massing was to extend the cantilever over the retail podium, and to create an expression using a stepping and undulation pattern.

The idea of the landscape was to break up the massing and repetition of Main Street. Planters which people can sit on are used to animate the Main Street space and make it more friendly and attractive to the public.

Cast concrete is used for the paving at the street, and the applicants hope to be able to use a bold expression. The townhomes are used to create a front door/stoop effect on the quieter side of the street.

At the roof, by having the building on an angle there is space to let the planting grow up and blur the definition between the planters and the amenity.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to reduce ceiling heights to bring the building height down;
- Design development to strengthen the juxtaposition of the geometries;
- Explore using an unexpected top to add to the quirkiness of the building;
- Develop the angles at the north and south end of the bar to more strongly express the geometry;
- Consider moving the bar slightly to the west to be more neighbourly to the east;
- Add more solid wall and bring the geometry down to reinforce the streetscape;
Recognize more flexible programming in the design of the townhouses on the lane to provide better animation;
- Maximize landscape and minimize loading impacts in the lane.

Related Commentary: The panel generally supported the density of the project. However, some panel members thought that the building was a bit too high and that it needs to be scaled down in order to be neighbourly. In addition, the 14 ft. cross-fall could be expressed with a stronger shift in the massing.

While the big moves of the building seem solid, the mass of the superstructure needs refinement. It is fine to hug the view cone, but the form has not gone far enough. There are opportunities to strengthen and celebrate the opposing geometries. There is room for development when exploring how the two geometries work in the upper massing. At the north side the building disintegrates a bit, and there is an opportunity for the top units at the south end to open up into the patio space. This would allow the ceilings to be raised and create a better silhouette. Overall, more work needs to be done with the geometries to make something really wonderful.

There could be a wall to the north which would strengthen the streetwall. There might be a café up top, and a wall would also provide an acoustic buffer to the street.

Design development is needed to minimize the loading impacts and maximize the greenspace along the lane.

The townhouses to the north seem orphaned; the programming for these needs to be rethought and made more flexible. Additionally, the townhouses could do more to respect the really strong live/work character along 5th Avenue.

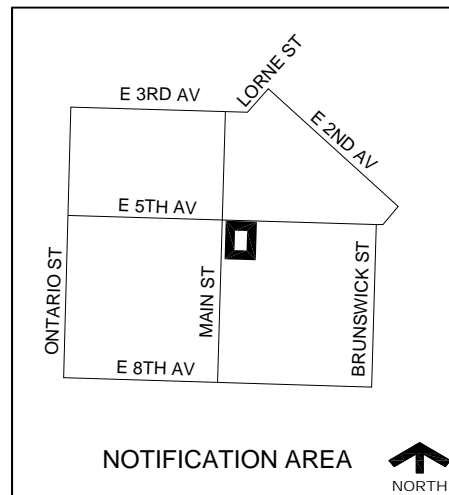
Applicant's Response: The applicant team noted that the comments were all very valid. The massing will be explored more, but it is important to think about how the density will be added back in if the north and south masses are played with.

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2106-2138 Main Street
PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on June 9, 2016. A community open house was held on June 28, 2016. Notification and application information and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps).



June 28, 2016 Community Open House

A community open house was held from 5 to 8 pm on June 28, 2016 at Mount Pleasant Community Centre (1 Kingsway). A total of approximately 2,000 notifications was distributed within the neighbouring area on or about June 10, 2016. Staff, the applicant team, and a total of approximately 28 people attended the Open House.

Public Response

Public responses to this application have been submitted to the City as follows:

- In response to the June 28, 2016 open house, a total of 4 comment sheets was submitted.
- A total of 16 comments was submitted by email about the proposal.

Notification and Public Response

Total notifications	2,000
Open House attendees	28
Comment sheets	4
Electronic feedback	16

Comments about the application are summarized below and ordered by frequency of topic.

Height

Many respondents were concerned that the proposed building height of 78' is over the allowable height limit of 65' as set out in the Lower Main Urban Design Framework of the Mount Pleasant Community Plan.

Privacy

A number of residents living adjacent to the proposed building were concerned about losing their privacy, stating the new development will look directly into their bedrooms, living and dining rooms. Suggestions to mitigate the impact included installing high, translucent or angled windows, setting back the east roof top deck and second floor deck, installing screens and adding plantings on the decks. There was also a suggestion to re-design residential units away from the laneway with balconies facing 5th Avenue and Main Street, instead of currently facing the narrow laneway space.

Massing and Character

Many people expressed the massing of the proposal is out of character with the rest of the neighbourhood. There was concern that the "Hilltown" aspiration in the Plan would be compromised, citing the massing of the development is misaligned compared with the Ashnola heritage building.

Views and View Cone

There were several comments concerning the loss of private views and sunlight. Others were concerned the proposed development "hugs" the view cone, which was not the intent of the urban design framework.

Noise

Residents were concerned about being impacted by noise from demolition and construction. There were also concerns that the placement of balconies and common areas would create too much noise. There was a suggestion to re-design the common area to keep people from congregating next to the adjacent building's windows.

Parking and Traffic

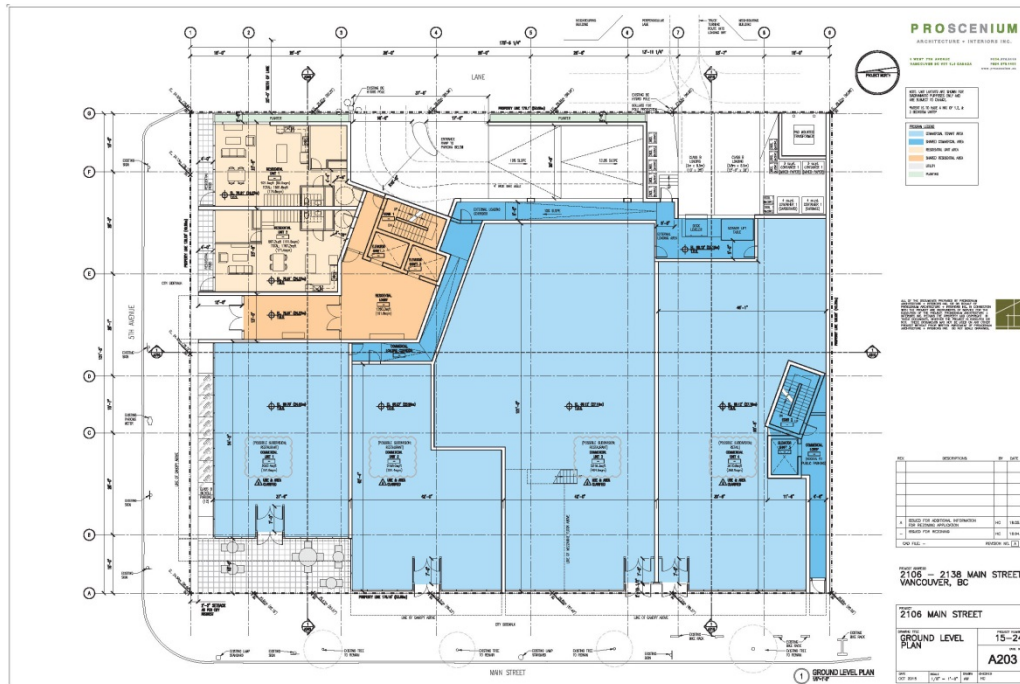
There was mixed feedback on parking, with some noting there is a lack of street parking, and others concerned there is too much parking provided in the development. Concern was also expressed about increased traffic and congestion, especially in the laneway as it is heavily used by cyclists and pedestrians.

Other Comments

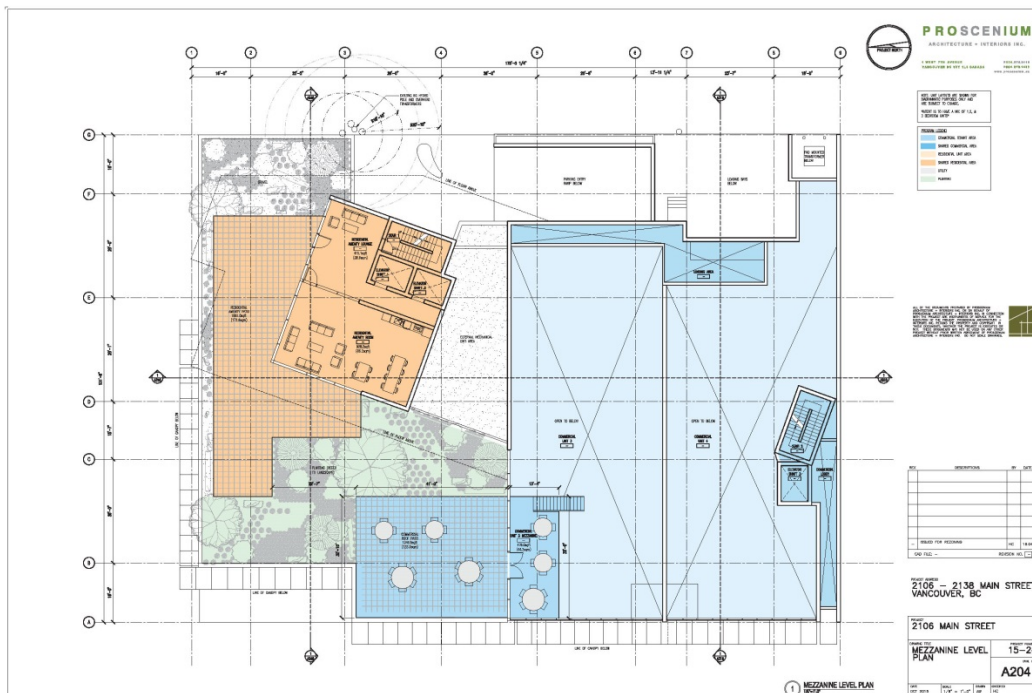
- Provide smaller grain commercial opportunities to preserve the diverse and artistic character of the neighbourhood;
- Development should provide affordable rental, housing, or provide direct community contribution to the neighbourhood;
- Adds much needed housing in central Vancouver.

2106-2138 Main Street FORM OF DEVELOPMENT

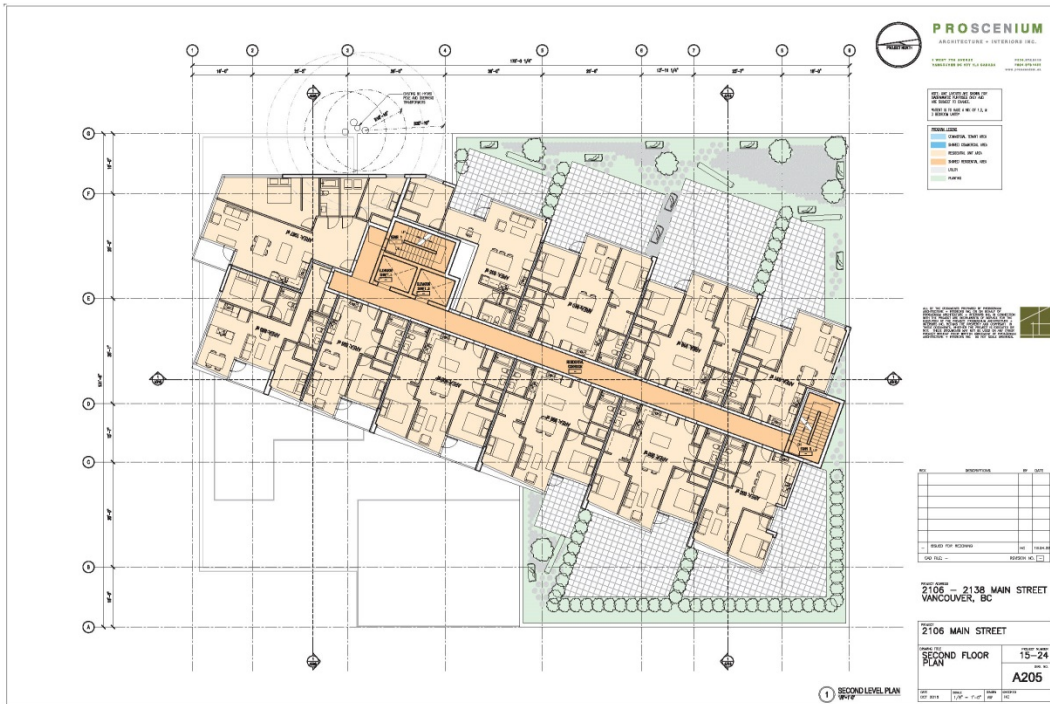
Ground Level Plan



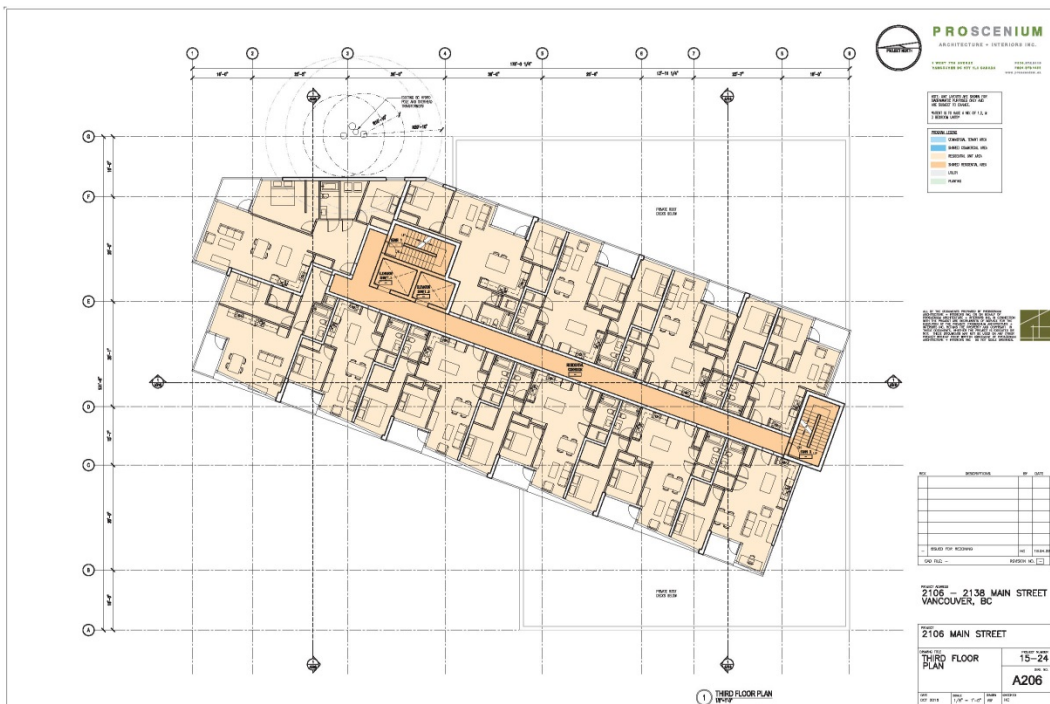
Mezzanine Level Plan



Level 2 Plan



Typical Residential Floor Plan



West Elevation



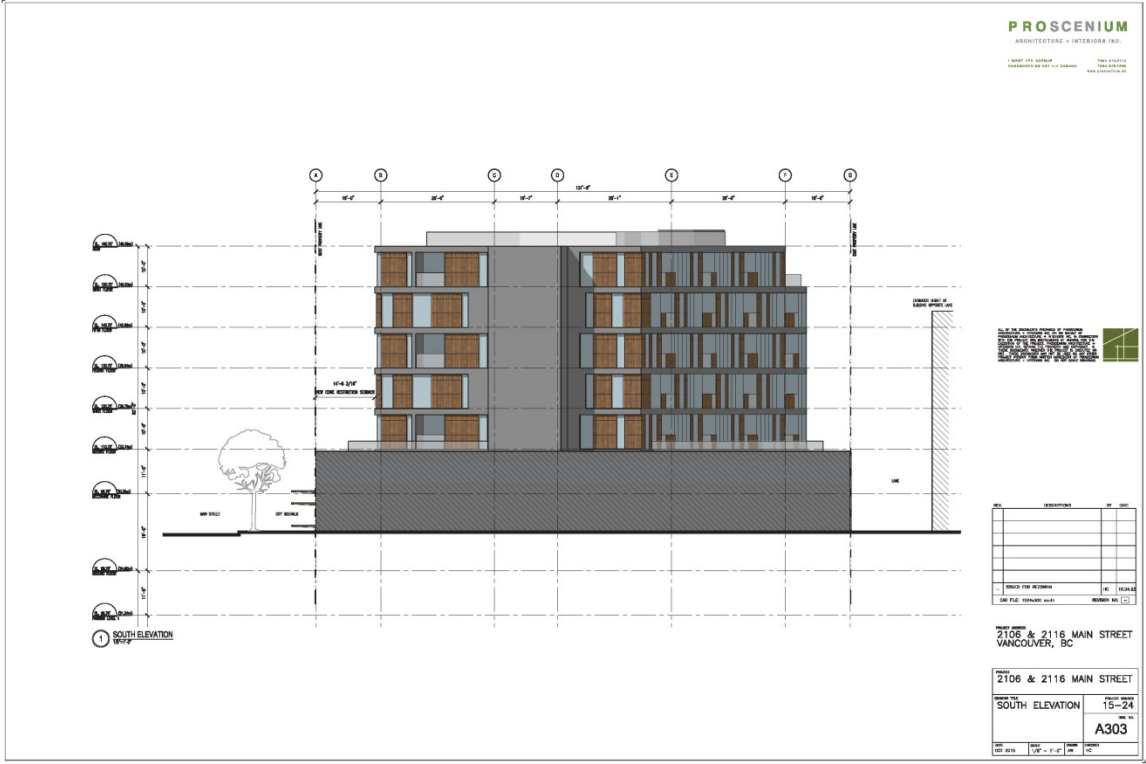
North Elevation



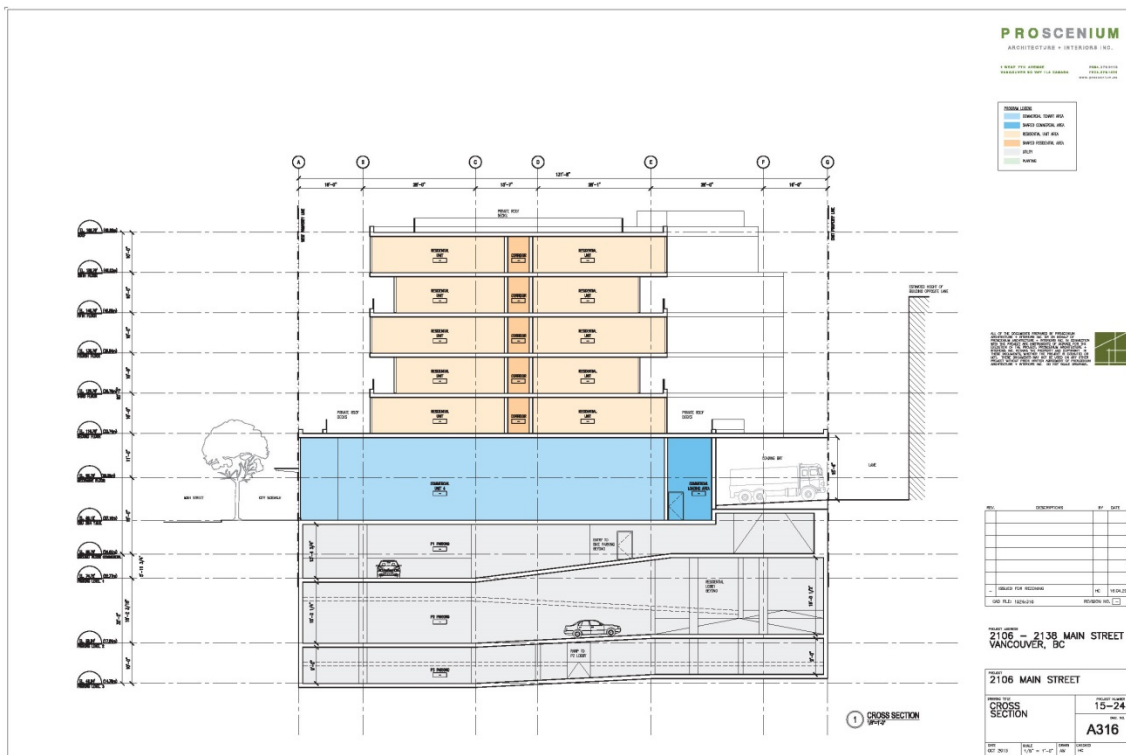
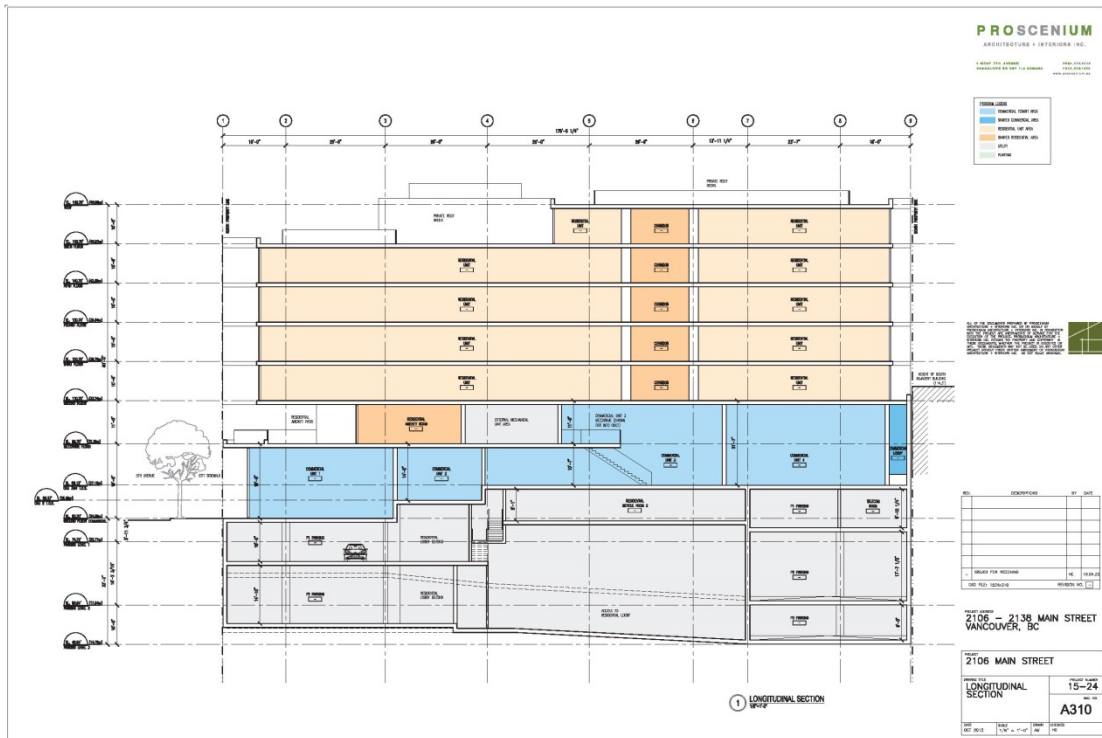
East Elevation



South Elevation



Sections



Shadow Analysis



2106-2138 Main Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A stepped six-storey mixed-use development containing commercial uses on the ground floor and 51 market residential units above.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward childcare, community facilities, affordable housing in and around Mount Pleasant, and the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 2,161 m ² / 23,261 sq. ft.)	3.0	3.0
Floor Area (sq. ft.)	69,774	69,774
Land Use	Industrial	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Industrial \$5.55/sq. ft., City-wide \$13.91/sq. ft.)	387,246	970,556
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		280,000
	Affordable Housing		1,120,000
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		1,400,000
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$387,246	\$3,770,556

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

2106-2138 Main Street
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Parcel Identifier (PID)	Legal Description
2106 Main St	009-712-712	Lot A, Block 29, District Lot 200A, Plan 9375
2116 Main St	004-392-604	Lot B, Block 29, District Lot 200A, Plan 9375
2136 Main St	015-512-665	The North 1/2 of Lot 4, Block 29, District Lot 200A, Plan 197
2138 Main St	015-512-673	The South 1/2 of Lot 4, Block 29, District Lot 200A, Plan 197

Applicant Information

Applicant/Architect	Proscenium Architecture + Interiors Inc.
Developer/Property Owner	Chard Development Ltd. / 2106 Main Nominee Ltd., Inc. and A.C.L. Air Cair Ltd., Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended (if different than proposed)
Site Area	2,161 m ² (23,261 sq. ft.)		
Land Use	Industrial	Commercial/Residential	
Zoning	IC-2	CD-1	
Maximum FSR	3.0	3.0	
Maximum Height	18.3 m (60 ft.)	23.85 m (78.25 ft.)	22.5 m (73.75 ft.)
Floor Area	6,482 m ² (69,774 ft ²)	6,482 m ² (69,774 ft ²)	
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law	

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