



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 10, 2013
Contact: Kent Munro
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RTS No.: 10248
VanRIMS No.: 08-2000-20
Meeting Date: September 24, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 2290 Main Street

RECOMMENDATION

- A. THAT the application, by Arno Matis Architecture on behalf of Main Street Commercial Holdings Inc., to rezone 2290 Main Street [*Lots 4, 5 and 6, Block 38, District Lot 200A, Plan 197*; PIDs: 005-626-153, 005-626-277 and 005-626-285 respectively] from IC-2 (Light Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 4.92 and the building height from 18.3 m (60 feet) to 30.0 m (98.5 feet) in order to permit the development of a nine-storey mixed-use building containing commercial spaces and market residential units, be referred to a Public Hearing together with:

- (i) plans received December 24, 2012;
- (ii) draft CD-1 By-law provisions, generally as set out in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, 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 to the Sign By-law [assigned 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 A, 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; 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 bylaw 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.

REPORT SUMMARY

This report assesses an application to rezone the site at 2290 Main Street from IC-2 (Light Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development comprised of 85 market residential units and ground-floor commercial spaces. The proposed density is 4.92 FSR. The proposed height is 30.0 m (98.5 feet), including nine storeys plus a partial mezzanine level that is contained in the ground floor.

Staff have assessed the application and support the uses and form of development proposed, subject to the design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services 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)
- Green Buildings Policy for Rezoning (2010)
- Financing Growth Policy (Community Amenity Contributions) (2004)

- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture Guidelines for the Private Realm (2009)
- Neighbourhood Energy Strategy and Energy Centre Guidelines (2012).

REPORT

Background/Context

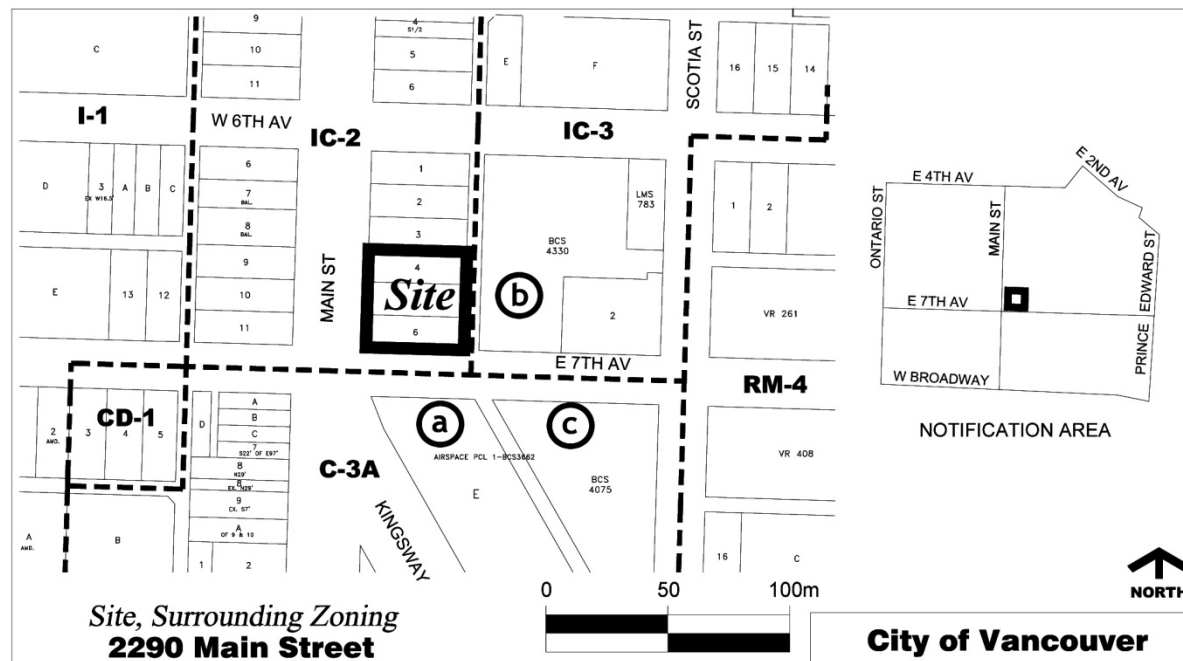
1. Site and Context

This 1,621 m² (17,448 sq. ft.) site is situated at the northeast corner of Main Street and East 7th Avenue (see Figure 1). The site is comprised of three legal parcels and has 40.23 m (132 feet) frontage along Main Street and 40.23 m (132 feet) frontage along 7th Avenue. This square-shaped site slopes down by about 2.3 m (7.6 feet) toward the northeast corner. The site is currently used as a car lot.

The site sits at the junction where the diagonal alignment of Kingsway and the orthogonal grid of the city meet. It is located on the hill that has given Mount Pleasant its distinctive “hill town” identity. The surrounding area consists of a mix of residential, commercial and light industrial uses, with a few recent residential developments, including the following:

- a) To the south, at 1 Kingsway, is a 10-storey civic development containing the Mount Pleasant Community Centre on the ground floor and 98 market rental units on upper floors. Its height is 32.4 m (106.3 feet).
- b) To the east is a nine-storey development with 73 market condo units and 178 artist studios. Known as the District, this building is 25.7 m (84.3 ft.) in height.
- c) To the southeast is a nine-storey development with 119 market condo units. Known as the Social, the building is 30.2 m (96.8 ft.) in height.

Figure 1: Site and surrounding zoning (including notification area)



2. Policy Context

Mount Pleasant Community Plan (2010) — Key directions of the Mount Pleasant Community Plan include: provision of additional housing opportunities including affordable housing; retention and enhancement of area character and heritage; provision and expansion of parks and green spaces and activation of laneways. For Main Street between 2nd and 7th Avenues, referred to as “Lower Main” in the implementation phase, the plan encourages mixed-use redevelopment that includes commercial, office and residential.

The Mount Pleasant Community Plan calls for innovative housing forms and the applicant responds to this policy objective by providing four units on the lane which could be townhouses, artist studios or live/work.

Mount Pleasant Community Plan Implementation Strategies — Staff have been working with the Mount Pleasant community on implementing the directions established in the community plan. There are four areas of focus in the strategies: *Broadway East Revitalization*, the *Lower Main Urban Design Framework*, the *Mount Pleasant Public Realm Plan* and the *Mount Pleasant Public Benefit Strategy*. Community consultation on the proposed strategies has been largely completed and staff are finalizing policies and actions based on the feedback received. It is anticipated staff will present the implementation strategies for Council consideration in October 2013.

Strategic Analysis

1. Proposal

The application proposes a nine-storey development including a partial mezzanine level that is contained within the ground-floor volume. The total floor area would be 7,970 m² (85,789 sq. ft.), comprised of 701 m² (7,548 sq. ft.) of commercial use and 7,268 m² (78,234 sq. ft.) of residential. The floor space ratio would be 4.92. Proposed are market condo units including three two-level townhouses at grade along 7th Avenue and 78 units on levels 2 to 9. Also included, facing the lane, are eight units at grade and at the mezzanine level that could be artist studios, with or without residential. Three underground levels accommodate 105 vehicle parking spaces, residential and commercial loading, and bicycle storage.

2. Land Use

The proposed commercial and residential uses are consistent with the policy directions established in the Mount Pleasant Community Plan. In the Lower Main area along Main Street between 2nd and 7th Avenues, the plan calls for an “urban community” with a mix of residential, retail and office uses, and with an enhanced public realm. The plan encourages the retail character to be one of local-serving shops and services with small and varied frontages. The proposal includes commercial frontage along Main Street and 7th Avenue that can be divided into smaller units to suit potential retailers. The two-level townhouses along 7th Avenue also activate the pedestrian realm on this side street, while providing transition to the residential areas to the east. The plan further encourages activation of laneways with uses such as commercial, arts and cultural, and residential. The proposal includes four residential units along the lane and it is possible to use these units as artist studios.

3. Height, Density and Form of Development

The *Mount Pleasant Community Plan* outlines the key built-form and character principles that are relevant to this site. These include:

- maintain a distinctive “hill town” identity (Section 3.3);
- emphasize public realm and pedestrian amenities (Section 3.3);
- activate the laneways, especially with commercial, arts and cultural uses and activities (Section 3.6);
- link the historical and industrial aesthetics in new development and support architectural innovation that creates new architectural legacies (Section 5.2); and
- allow up to six-storey mixed-use development and investigate permitting additional height during the plan implementation phase (Section 5.2).

Further, in Section 6.1 the plan sets out that, in investigating any additional height above six storeys at 2nd and 7th Avenues, the following shall be demonstrated: improve the site development and street character, and provide public benefits, without compromising the “hill town” urban design concept, important public views and sun access to the street.

Staff see the role of the rezoning site as a transition from the higher building massing along Kingsway, as exemplified by the 10-storey One Kingsway building across from the site, to the generally six-storey massing along Main Street in the Lower Main area. In evaluating the urban

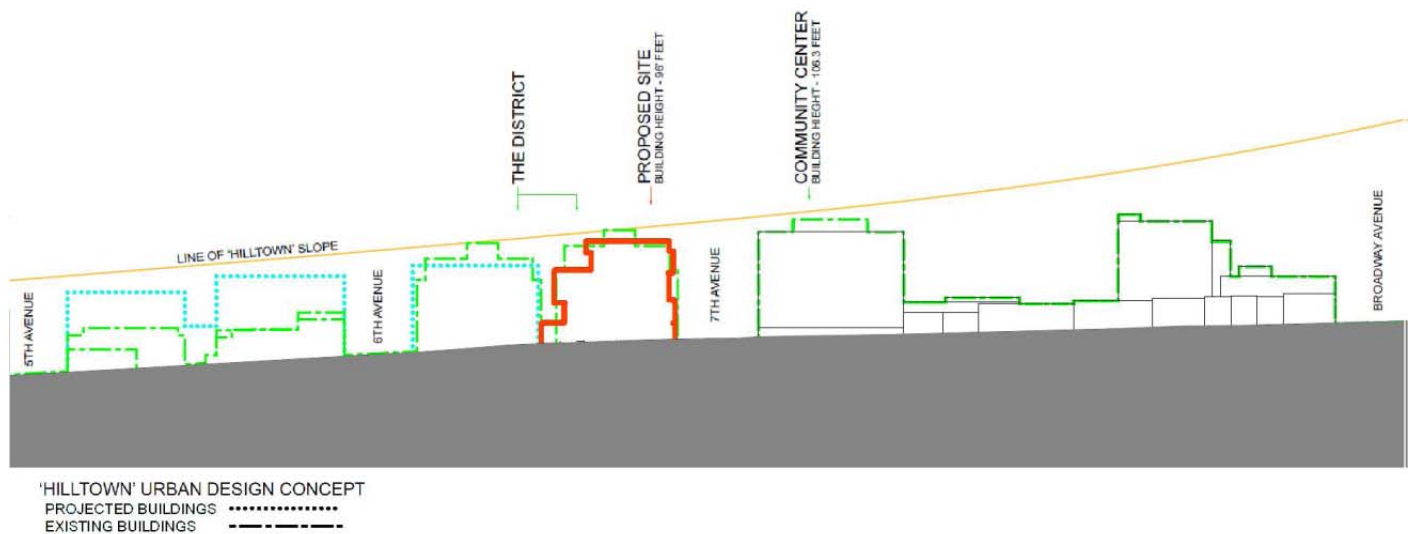
design performance of the application, the base scenario used in the comparative analysis is a six-storey building with no or minimal setback (zero lot line).

Figure 2: Perspective rendering of proposed building viewed from opposite corner



- a) **Height and Built Form** — The nine-storey building is expressed in the form of a six-storey streetwall with the remaining upper three levels having larger setbacks. There are significant setbacks proposed on the north, east and west elevations at the upper three levels. The floor area of level 9, for example, is less than half of that of the ground floor. At the lower levels, setbacks are also proposed along Main Street and the lane. This sculpted approach to the massing, especially at upper levels, reduces the overall impact of the proposed development and results in better livability for adjacent developments by enhancing shadow performance and improving privacy concerns through greater building separation. Staff conclude the proposed nine-storey massing meets the intent of the “hill town” concept and can be accommodated on the site. (See discussion below on shadowing and views.)

Figure 3: Proposal and the “hilltown” urban design concept



While the proposal appears as a nine-storey building along Main Street as well as along the commercial frontage of 7th Avenue, a 10-storey portion along 7th Avenue is proposed where the two-level townhouses are located. This results from the need to provide higher ceiling for the commercial spaces, combined with the fact there is a 1.5 m (five-foot) grade drop towards the east along 7th Avenue. Townhouses activate the street and enhance the variety of units types available through this application, both are important policy objectives under the Mount Pleasant Community Plan.

The application, as received, proposes two levels of work-only artist studios along the lane, which would give the building the appearance of a 10-storey massing from the lane, even though the building would be significantly set back from the lane edge from level 2 and up. Nonetheless, there would be privacy impacts on units in the neighbouring development across the lane – the District building.

While staff find the proposed height and the general form of development acceptable, to further reduce the impact of the development staff recommend the following design changes:

- Reduce the overall height of the building by 0.6 m (2.0 feet). This requirement would result in a reduction of the commercial ceiling height but, because of the sloping condition of the site, most of the commercial spaces would still have functional ceiling height.
- Eliminate four one-level units at the mezzanine level that face the lane and turn the ground-floor units below them into two-level residential units, with their mezzanine levels set back significantly from the edge of the building. These two-level units could function as residential-only or as artist studios combined with a live space. This amendment would result in a form that is closer to a nine-storey building and would reduce privacy impacts for neighbours across the lane.

The above changes to the building design are addressed in the conditions contained in Appendix B. Overall height would reduce from 30.6 m (100.5 feet) to 30.0 m (98.5 feet) and the number of dwelling units from 89 to 85.

- b) **Density** — Recent developments in the surrounding area have generally achieved a density of 3.00 FSR, which is the maximum permitted in C-3A and IC-3 districts. A notable exception to this is the Rize development proposed at northwest corner of Kingsway and Broadway, with a density of 5.55 FSR. There is no policy direction in the Mount Pleasant Community Plan as to density achievable in a rezoning process. The proposed floor space ratio of 4.92 is a result of the proposed height and building form, including the various setbacks. It is comparable to a density achievable under the base case scenario (i.e. a six-storey building with no or minimal setback). Staff support the proposed density.
- c) **Shadowing** — An examination of shadowing impact of the application and the base scenario reveals that:
- there is no appreciable difference on the shadowing impact on the surrounding public streets or other public areas; and
 - the proposed nine-storey massing will cast additional shadow on future development to the north of the site, as well as on the north wing of the District building in the afternoons at the equinox (March 21 and September 21).

Staff deem that the proposed building's shadow impact is sufficiently mitigated given that a certain amount of shadowing is expected commensurate with increased building height.

- d) **Views** — Preserving important public views is an objective of the Mount Pleasant Community Plan. In the Lower Main area, the policy is to retain the Main Street view cone and to restrict development of higher buildings along the east side of Main Street. The subject site is located outside the Main Street view cone which starts at 6th Avenue looking north. Therefore, the proposed height will not have any impact on the view cone. Further, the building is set back 2.4 m (7.77 feet) from Main Street at lower levels. This setback increases to approximately 6.7 m (22 feet) from level 7 and up. These setbacks help to open up the street view to the mountains to the north and to reveal One Kingsway as viewed from the north.

With regard to private views, the proposal has some incremental impacts on existing views from some units in the upper levels of adjacent buildings as follows:

- Westerly views from west-facing, upper-level units in the south wing of the District building would be impacted. However with the proposal having an average of 12.4 m (40.6 feet) setback from the north property line, views from these units to the northwest, toward the downtown skyline and the North Shore mountains, are mostly unaffected.
- Northerly views from north-end, upper-level units in One Kingsway building would be affected. All affected units have two exterior walls, so some downtown and North Shore mountain views would be maintained.
- Northwesterly views from upper-level units located at the northwest corner of the Social building would be impacted.

The application was reviewed and supported by the Urban Design Panel on April 10, 2013 (see minutes in Appendix D).

In conclusion, staff find the proposed height, density and form of development supportable subject to the design changes recommended. On balance, the level of impact associated with a building that reaches nine storeys instead of six, such as shadowing and view blockage, has been mitigated through reduced massing and large setbacks, and, in the context of Mount Pleasant, is considered within acceptable limits. Staff support the proposed form of development, subject to the recommended design development conditions contained in Appendix B.

4. Parking and Transportation

The application proposes three underground levels with vehicle access from the rear lane, providing 105 vehicle parking spaces which exceeds the minimum requirement of the Parking By-law by 13 spaces. There are 157 bicycle storage spaces provided, exceeding the minimum requirement of the Parking By-law by 43 spaces. There is a known demand in this area of Mount Pleasant for more on-street vehicle parking, as well as for visitor vehicle parking contained within residential developments. The additional parking in this development, beyond the minimum required by the Parking By-law, would help to address this area demand and it would afford flexibility in accommodating the needs of the end users of the building, should the land uses change. Staff have no objection to the provision of additional parking spaces.

Two Class B loading spaces are also provided underground in level P1, along with garbage and recycling facilities. Locating these functions in the underground serves well the policy objective to have an active lane frontage.

A transportation study was submitted with the application which analyzed the impact of the proposed development on traffic in the vicinity. It concluded that there would be minimal impact on traffic operations in the area.

5. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain a minimum of 63 LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The subject site is within the District Energy Priority Zone of the Council-approved Neighbourhood Energy Strategy, and within close proximity to the South East False Creek Neighbourhood Energy Utility's expansion area, making it an important candidate for future neighbourhood energy connectivity. There is potential for the subject site to provide interim heat to nearby new developments, until such time that connection to a low carbon neighbourhood energy system is viable. Conditions regarding potential connection to district energy are provided in Appendix B.

PUBLIC INPUT

The application followed the due process in public consultation – a rezoning information sign was installed on site, a notice of rezoning application was sent out and an open house was held in March 2013. Additionally, the proposal was presented to the Mount Pleasant Implementation Committee (MPIC) on two occasions, first at the initial enquiry stage and then to report back at the application stage on design changes made. The applicant's response to the feedbacks received from MPIC is included in the application submission.

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

- In response to the March 2013 open house, a total of 71 comment sheets were submitted from individuals (approximately 61% in favour/31% opposed/8% unsure or unspecified).
- A petition received by email on March 19, 2013, signed by a total of 27 individuals opposed to the proposed rezoning for 2290 Main St.
- A total of 34 letters, e-mails, and online comment forms were submitted from individuals (approximately 26% in favour/71% opposed/3% unsure or unspecified).

Appendix E is a detailed summary of public comments received, along with staff response. The discussion and comments from MPIC are included in Appendix D.

The following is a brief summary of public input.

Those in support of the application commented that the proposed height, building form and architectural design fit with the neighborhood character and were very supportable. They also commented that proposed residential units offered a range of housing options, and that adding more residential units on a site in close proximity to transit made sense.

The key concerns raised have been:

- proposed height of development – many expressed that a six-storey development was more preferable;
- fit with Mount Pleasant Community Plan – many claimed that the plan restricted height to a maximum of six storeys;
- fit with neighbourhood character – the building's modern architecture expression is seen as inappropriate for the area;
- impact on views, shadowing and property values; and
- traffic impact.

More specifically, many residents of the neighboring District building expressed concerns above the negative impact on their views and property values as a result of the proposed building.

As discussed earlier in the report, staff's review of the application has concluded that the proposed development meets the intent of the Mount Pleasant Community Plan; its urban design performance in terms of neighborly fit, shadowing and view impact is considered acceptable given the neighbourhood context. Staff also support the conclusion of the traffic study that the proposed development can be accommodated on site without undue traffic and parking impact on the area. Lastly, as discussed in the report, design development conditions

to reduce the building height by two feet and to reduce the number of units facing the lane should also mitigate concerns over height and privacy.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, the application offers the following public benefits.

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$136.38 per m² (\$12.67 per sq. ft.). Based on the proposed floor area of 7,970 m² (85,789 sq. ft.), a DCL payment of approximately \$1,086,947 would be anticipated. DCLs are payable at building permit issuance. The rate of \$136.38 per m² (\$12.67 per sq. ft.) reflects the annual inflationary adjustment which takes place on September 30, 2013.

Public Art Program – The Public Art Program requires all newly rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The application is below that floor area threshold, therefore, there is no public art requirement.

Offered Public Benefits

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy, the City anticipates receiving voluntary community amenity contributions from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. The applicant has offered a cash CAC of \$3,044,000. Real Estate Services staff reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

Staff further recommend that this cash CAC remain unallocated until Council has the opportunity to consider the Mount Pleasant Public Benefits Strategy in October 2013.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$3,044,000 to be allocated once Council considers the Mount Pleasant Public Benefits Strategy, anticipated to be presented to Council in October 2013.

The site is subject to City-wide DCLs. It is anticipated that the applicant will pay approximately \$1,086,947 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that if approved, this development will help achieve the vision for the Lower Main sub-area outlined in the Mount Pleasant Community Plan.

The General Manager of Planning and Development Services 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. Further, it is recommended that, subject to the Public Hearing, the application, including the form of development as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**DRAFT CD-1 BY-LAW PROVISIONS
2290 Main Street**

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 the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally number Z-____() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Schedule A is a map that amends Schedule D of the Zoning and Development By-law. It will be prepared for the draft by-law that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (_____).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted 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 - Class A;
 - b) Dwelling uses, including Residential Unit associated with and forming an integral part of an Artist Studio;
 - c) Institutional Uses, limited to Child Day Care Facility;
 - d) Office Uses, limited to Financial Institution;
 - e) Retail Uses, limited to Grocery or Drug Store and Retail Store;
 - f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade;
 - g) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 All uses except dwelling units must have direct access to grade.

- 3.2 Where an Artist Studio is combined with a Residential Unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.

Density

- 4.1 For the purposes of computing floor space ratio, the site is deemed to be 1,621 m² [17,448 sq. ft.], being the site size at the time of application for rezoning, prior to any dedication.
- 4.2 The floor space ratio for all uses must not exceed 4.92.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, 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 the total area of all such exclusions must not exceed 8% of the residential floor area;
 - (b) patios and roof gardens only 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - i) the total area of all open and enclosed balcony or sun deck exclusions must not exceed eight percent of the residential floor area being provided; and
 - ii) no more than 50 percent of the excluded balcony floor area may be enclosed;

(b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²; and

(c) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and those portions of stairways and elevator enclosures, which are at the roof level providing access to the garden areas, except that the total area excluded must not exceed 43.5 m².

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

Building Height

5. The building height, measured above base surface to the top of roof parapet, must not exceed 30.0 m [*98.5 feet*].

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 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 the unobstructed view is not less than 3.7m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

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) ten percent or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

Acoustics

- 7.1 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

* * * * *

**DRAFT CONDITIONS OF APPROVAL
2290 Main Street**

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 the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Arno Matis Architecture, and stamped "Received City Planning Department, December 24, 2012", provided that the General Manager of Planning and Development Services 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 and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce the building height by two feet.
- 2. Design development to delete live-work units at the mezzanine level facing the lane and to convert the ground floor live-work units facing the lane into two-level units with the second floors set back a minimum 10 feet from the face of the building.

Note to Applicant: these units shall be served by a primary entrance connected to the residential lobby.

- 3. Design development of the townhouse entries to provide a minimum setback of 8' from the property line and to raise the floor elevation a minimum of 2.5' above the nearest building grade elevation at the sidewalk.
- 4. Design development of the level 2 amenity room to provide a related outdoor terrace space.

Note to Applicant: Provide and clarify that the outdoor amenity space provides adequate screening and separation to maintain the privacy of the adjacent residential unit. Landscape strategies should provide some screening for privacy and overlook concerns towards adjacent neighbouring sites.

5. Design development to provide common support space in support of the proposed roof top garden plots

Note to Applicant: The support space within this condition cannot be located on the roof due to height reasons. A location may be located elsewhere in the proposal with convenient proximity to the elevator service.

6. Design development to delete benches shown on West elevation along Main Street.

Note to Applicant: this will enhance flexibility of opportunities for the design of public realm space.

7. Provision of high quality and durable exterior finishes.

Note to Applicant: As this project continues through the development application process, the overall proposed quality of materials, articulation, and expression will be maintained.

8. Design development to create open spaces suitable for children's play with adjacent common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information

9. Design development to meet the *Mount Pleasant Draft Public Realm Plan* including lane, side yard and front yard treatments.

Note to Applicant: The applicant is encouraged to convene with Planning, Landscape and Engineering staff prior to the preparation of a Development Permit submission to ensure technical compliance with the anticipated design intent, including CPTED performance, and with a design focus on hardscape, softscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

Sustainability

10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold, including a minimum of 63 points in the LEED® rating system, and, specifically, a minimum of 6 points under Optimize Energy Performance.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and certification of the project is also required under the policy.

11. The building heating and domestic hot water system shall be designed to be easily connectable and compatible with a future Neighbourhood Energy System 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 *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

12. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas fired make-up air heaters.
13. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.
14. A suitable space of not less than 50 m² (538 sq. ft.) shall be provided within the parkade level P1 and designated for energy system operations equipment as deemed necessary by the General Manager of Engineering.

Crime Prevention Through Environmental Design (CPTED)

15. Design development to respond to CPTED principles, having particular regards for:
 - a. theft in the underground parking;
 - b. residential break and enter;
 - c. mail theft; and
 - d. mischief in alcove and vandalism, such as graffiti.

Landscape

16. Design development to activate the lane edge by creating a pedestrian walkway on private property setback adjacent to the lane.

Note to Applicant: This can be achieved by deleting the private patios and by paving the setback area. The entire area of the setback should be raised six inches, with a curb edge at the property line. Fastigate trees should be provided in concrete tree surrounds along with small areas of shrub planting adjacent to the entry doors.

17. Provision of a greener edge between the 2nd floor deck facing the lane and the condominiums to the east. The lane edge deck planters should consist of low shrubs, small trees and plants capable of draping over the edge of the planter.

Note to Applicant: The 2nd floor amenity deck area should be separated from the private deck to the south by a privacy screen or by planting.

18. Provision a more detailed Landscape Plan for the roof deck, including some areas (planters or plots) suitable for urban agriculture activity. The necessary supporting infrastructure, such as tool storage, hose bibs and a potting bench should be provided. The design should reference the Urban Agriculture Guidelines for the Private Realm and should maximize sunlight, integrate into the overall design and provide universal access.
19. Provision of a public realm treatment in accordance with the Draft Public Realm Plan for Mount Pleasant. The details of the public realm should be taken from the "Main Street - 2nd to 8th Avenue" design.

Note to applicant: A note should be added to the Landscape Plan as follows: " All public realm design to the approval of the General Manager of Engineering and in accordance with the Mount Pleasant Public Realm Plan" .

20. Provision of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, retaining walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
21. Provision of large scale sections (1/4"=1' or 1:50) illustrating the town house to public realm interface of the townhouses facing East 7th Avenue as well as those townhouses facing the lane.

Note to Applicant: The sections should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

22. Provision of a separate Lighting Plan. The Lighting Plan should include details of lane edge lighting as well as the pedestrian level lighting along Main Street.
23. Provision of a high efficiency irrigation system for all planters, including the roof deck and all private decks with planters. Notations to that effect should be added to the drawings.

Note to Applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

Engineering

24. Design development related to public realm and landscape:

- 7th Av. treatments are to include a minimum 1.8 metre wide smooth broom finished concrete sidewalks with saw cut joints, public seating (benches) and Mount Pleasant style pedestrian lighting. Note; There is an opportunity to widen the sidewalk to 2.1m to accommodate the proposed commercial uses for the section between Main St and the residential building entry.
- The following note is to be placed on the landscape plan; "This plan is Not For Construction of any public property facilities. A minimum of 8 weeks prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services for review. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."
- Patio tables shown on public property should be identified as reference only and as not being approved by this application. A separate application to the General Manager of Engineering Services is required.
- Delete what appears to be a small planter encroachment adjacent the patio table on drawing L1.
- Delete or reorient bike racks shown in the notches along Main St. as when in use they will not obstruct the pedestrian SRW.
- Delete specialty paving on public property along the 7th av. frontage. (Wellness walkway standards are to apply).
- Delete reference to special lane treatments. A separate application to the General Manager of Engineering Services is required.

25. 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:

- Provision of the required Class B bicycle spaces to be located on private property at street level.

Note to Applicant: where bicycle racks are desired on public property a separate application to the General Manager of Engineering Services is required. Bicycle parking shown on public property cannot be counted toward the class B bicycle parking requirements.

- Provision of a direct fully accessible connection between the Class A bicycle spaces and the lane without stairs.
 - Provision of an improved plan showing the design elevations on both sides of the parking ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. The improved plan should also show maneuvering for the largest trucks accessing the two Class B loading spaces on P1 and to and from the lane.
 - Provision of a section drawing of the ramp and P1 showing 3.8m (12.5') of vertical clearance for the area required by trucks for maneuvering and show design elevations throughout the loading/manoeuvring area to clearly indicate vertical clearance is available.
 - Provision of double throat widths for the loading bays.
26. Provision of a statutory right of way along a portion of the lane frontage adjacent the live-work units to allow for placement of traffic regulatory signs to ensure parking does not take place in front of the townhome exit doors.
27. Clarify garbage pick-up operations. Confirmation from a waste hauler that they can access and pick up from the location shown on P1 is required.
28. 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 0.56mm in thickness. (VBBL section 1A.9.8)."
29. Clarification is required if a built-in bench is proposed to encroach over the south property line, as indicated on page A.204; or if this is actually meant to be a narrow grass strip, as indicated on page L1.00. Delete any portions of bench encroaching onto City property."

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 and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management 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 4, 5 and 6, Block 38, DL 200A, Plan 197 to create a single parcel.
2. Provision of a building setback along the Main St. frontage to achieve a 5.5 meter width from the curb to the building face. A surface statutory right of way for public pedestrian use of the setback area is required.

Note: The applicants' Land Surveyor is to provide confirmation of the existing back of curb to property line distance so that the width of the setback and SRW can be established.

3. Release of Easement & Indemnity Agreement 323962M (commercial crossing) and Easement & Indemnity Agreement BL71473, Statutory Right of Way BL71474, and Equitable Charge BL71475 (all pertaining to a private communications conduit across E. 7th Avenue and into the lane) prior to occupancy. A letter of undertaking is required prior to zoning enactment with full discharge prior to occupancy.

Note: Written confirmation that the communication conduit has been decommissioned will be required prior to building occupancy.

4. 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.
5. Provision of a Services Agreement to detail the on- 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.
 - (a) 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 as determined by the applicants' mechanical consultant to determine if water system 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.

- (b) Provision of curb realignment on the north side of 7th Av. from Main St to the lane east of Main St. to align and normalize the width of the street with the portion to the east of the lane. Work to include all curb, gutter, pavement, landscaping and related utility work necessary to accommodate the realignment.
- (c) Provision of new sidewalks and boulevards along the 7th Av. frontage of the site to be consistent with the wellness walkway treatment pattern and to include benches and pedestrian scaled lighting.
- (d) Provision of new concrete sidewalks along the Main St. frontage consistent with commercial sidewalk standards.
- (e) Provision of street trees adjacent the site where space permits.
- (f) Provision of a standard concrete lane crossing at the lane entry east of Main St. on the north side of 7th Av. The entry is to include the upgrading of the curb returns and curb ramps on both sides of the lane to current standards.

Note to Applicant: All public realm improvements are to be subject to the Mount Pleasant Public Realm Plan currently being finalized and may involve the delivery of other public realm treatments and features than those listed in this report.

Sustainability

- 6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a Neighbourhood Energy System, if and when the opportunity is available and in accordance with the Council approved Neighbourhood Energy Strategy and Energy Centre Guidelines, and corresponding District Energy Connectivity Standards, which may include but are not limited to agreements which:
 - (a) require buildings on site to connect to a Neighbourhood Energy System, once available;
 - (b) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and

- (c) grant access to and use of suitable space required for the purposes of neighbourhood energy system operation equipment, to the satisfaction of the General Manager of Engineering Services.

Soils Agreement

7. If applicable:

- (a) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team).
- (b) As required by the Manager of Environmental Planning 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.
- (c) If required by the Manager of Environmental Planning 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 Planning, the General Manager of Engineering Services and the 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 a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Community Amenity Contribution (CAC)

8. Pay to the City the Community Amenity Contribution of \$3,044,000 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.

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 Covenants pursuant to Section 219 of 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.

* * * * *

**DRAFT CONSEQUENTIAL AMENDMENTS
2290 Main Street**

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"2290 Main Street [CD-1 #] [By-law #] B (C3-A)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW No.6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 2290 Main Street"

* * * * *

ADDITIONAL INFORMATION/COMMENTARY OF REVIEW BODIES
2290 Main Street

URBAN DESIGN PANEL (UDP)

The Urban Design Panel reviewed the application on April 10, 2013 and supported the proposal (support: 5-0).

UDP Minutes from April 10, 2013

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a rezoning application coming in under the Mount Pleasant Community Plan. The site is in the lower Main Street subarea of Mount Pleasant, the section of Main Street that is between East 2nd and East 7th Avenues. Ms. Zeng noted that the plan calls for an urban community with a mix of residential, commercial and office uses. Currently the site is zoned IC-2 and the proposal is to rezone to CD-1. Ms. Zeng described the key principles that are outlined in the Mount Pleasant Community Plan that are relevant to the site. These principles include a Distinctive “hilltown” identity; emphasis on arts and culture spaces; emphasis on public realm and pedestrian amenities; link the historical and industrial aesthetics in new development and support architectural innovation that creates new architectural legacies and have up to 6-storey mixed-use development and investigation of permitting additional height during the plan implementation phase. Ms. Zeng added that the Plan implementation phase is currently ongoing.

Tim Potter, Development Planner, further described the proposal and noted the context for the area mentioning the multi-residential development across the lane. As well he stated that the maximum density under the zoning is 3.0 FSR while the proposal is for 4.92 FSR. The maximum height under the zoning is 60 feet and the proposal is asking for 98.97 feet.

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

Comments are sought on the proposed form of development for this rezoning application in general, and in particular:

1. Does the proposed height and massing sought in this application demonstrate a sensitive response with respect to neighbouring sites and context?
2. Given the potential for zero lot line development in the future of the site to the north please comment on the massing and fenestration of the north elevation.
3. Given the proximity of residential units across the lane, please comment on the success of the landscape amenity and open areas having regard to neighbourliness, impacts and solar orientation.
4. Does the panel support the proposed urban design in terms of siting, massing, density, and height?
5. Does the Panel have any preliminary advice on the overall design with regard to:
 - a. Neighbourliness including shadow and view impacts
 - b. Open space and landscape treatments
 - c. LEED™ Gold strategies and Rezoning Policy for Greener Buildings
 - d. Indicative materials and composition

Ms. Zeng and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Arno Matis, Architect, further described the proposal and noted although it is a small project but is diverse with a retail frontage along Main Street wrapping around to East 7th Avenue and mid-block is the residential entry. There are three 2-storey townhouse units which are family oriented. On the lane there are four units for art

oriented spaces. There is an indoor amenity space on the second floor and the roof deck is a shared space for the residents. He described the architecture noting the massing and the setbacks that are required on the Main Street and East 7th Avenue frontages. Mr. Matis indicated that the stepping of the building is in response to the “hilltop” town massing and respects the heights in the area. He said they attempted to make a contemporary building with some historical references with the use of materials and colours.

Chris Phillips, Landscape Architect, described the landscaping plans and explained that the streetscape and lane is important. Along Main Street there is a wide setback which allowed them to have seating at the edge of the building. There are small garden terraces at the residential frontages and on the lane there will be special paving up to the art oriented spaces. One idea from a public art point of view is to include large panels that might be programmed with the neighbourhood. The common space for the residents on the roof will have incredible views and there will be three zones: children’s play, urban agriculture and a communal table.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - Consider improving the landscape plans on the lane;
 - Consider making the townhouses on the lane 2-storey;
 - Design development to improve the sustainability strategy.
- **Related Commentary:** The Panel supported the proposal and thought the applicant had done a good job with the neighbourhood planning committee.

The Panel thought it was a thorough and extensive presentation for a rezoning and commended the applicant for the information. They supported the height, density and massing. The Panel thought the manner in which the massing had been articulated and modulated in response of various conditions was supportable. They also thought the shadow and view impacts had been well managed. The Panel agreed that the detailing of the building would be critical to its success.

The Panel liked the residential units on the lane with one Panel member suggesting the production spaces could be two storeys as this would help with daylighting.

The Panel supported the landscape plans and thought the roofscape would be exciting however they thought more could be done on the lane. They added that they wanted to see more space to have an adequate buffer for the lane elevations.

There were a few areas that the Panel wanted to see further development in including the performance of the building for solar energy. Although they said they appreciated the gradation in the solid to glazing they weren’t convinced that it was enough on the south façade. One Panel member mentioned that the building wasn’t reading as a LEED™ Gold building.

- **Applicant’s Response:** Mr. Matis thanked the Panel for their comments and said he looked forward to further design development.

MOUNT PLEASANT IMPLEMENTATION COMMITTEE (MPIC)

A preliminary proposal was presented to MPIC on July 25, 2012. After the application was made, the proposal was presented to MPIC on March 14, 2013. The following are minutes from the two meetings.

July 25, 2012

Attendees: Stuart Alcock, Stephen Bohus, Bill Briscall, David Duprey, Grace Mackenzie, Alyssa Myshok, Michelle Sturino, Lewis Villegas, Kay MacIntosh, Danielle Peacocke, Leona Rothney, Chris Vollan, Lynn Warwick, Harv Weidner (COV), Jennifer White (COV)

Regrets: Jocelyne Hamel, Sandeep Johal, Michael Wiebe

Guests: Land Owners and Development Team

Introductions- Introduction to development team:

Land Owner - 0919675 BC LTD.

- Amir Virani
- Anisha Virani

Architect/Developer - IConstrux Architecture

- Arno Matis - Architect - Principal
- Nick Waissbluth - Architect

Landscape Architect - Phillips Farevaag Smallerberg

- Marta Farevaag - Partner

1. Introduction to Main and 7th Avenue Proposal

Further discussion on the agenda in particular regarding information on the back of agenda which highlights key Mount Pleasant Community Plan (MCPC) Policy and Planning Principles specific to Main St. 2nd to 7th, "Hilltown" and the site:

What the Plan says:

5.2 Future Role/Uses:

- *Create an urban community along Main Street (2nd to 7th) with a mix of residential, office and retail uses.*
- **Built Form and Character**
 - Conceive of Mount Pleasant as a distinctive 'hill town' area
 - Predominantly low to mid-rise massing
 - Wrap landscaping and small commercial activities around corners - outdoor seating,
 - Varied and visually engaging store frontages

3.6 Laneways

- Activate/animate lanes to make them places to walk, live, and work e.g. public art, dual entrances, housing, studios, landscaping etc.

3.7 Transportation

- Priority for walking, cycling and transit; mitigate traffic/parking impacts

4.1 Housing

- Provide more housing and more affordable housing to low - middle income households
- Allow increased housing density in Mount Pleasant near transit hubs, commercial centres, along arterial streets

5.2 Main 2nd to 7th (further detail)

- Allow up to 6 storeys for mixed-use developments; investigate additional height during plan implementation
- Demonstrate how increased height above 6 storeys at 2nd and 7th improves development and street character, provides public benefits without compromising the "hill town" urban design concept, important public views and sun access to the street

- Local serving shops and services with small and varied frontages + grocery store
- Expanded arts/cultural spaces
- Examine opportunities to widen sidewalks/improve pedestrian crossing, create small public open spaces/plazas
- Link the historical and industrial aesthetics into new development

Further clarification about Main St. 2nd to 7th boundaries and that direction is for sites on Main St. to the adjacent lanes. The plan also identifies that this site (Main, 2nd to 7th) is one of locations that allows consideration of additional height

2. General Questions/Comments

1. Policy emphasizes revitalization of the area. Difficult to imagine residential on site. Concerns about development of private parcels on Main 2nd to 7th being done site by site when Plan identifies that the entire stretch to be rezoned by City Staff
2. Exploration of a Main Street Trolley Line during Public Realm Plan
3. Concerns about allowing additional building height and how it is perceived by community. Density at this site may be a problem as Plan identifies the three larger sites (Rize, Kingsgate Mall, IGA) as sites for more density. Although the COV doesn't have planning resources, it is still mentioned in Plan that the City is to initiate a new planning program to rezone Main 2nd to 7th.

Staff Responses

When Plan discussed rezoning of Main 2nd to 7th, City Planning department had more resources. However, in addition to Plan directions, Public Realm Plan is scheduled to start late this year and will advance many of the issues to address residential future - streetscape, lanes, public spaces and relationships to mixed-use future. Future trolley line would be part of examination.

3. Main and 7th Architect Presentation - facts, intentions, options

Development Team Presentation

Owner introduced himself, his background in Mount Pleasant and his ties to community and community organizations. Architect/developer introduced himself and his background.

Amir Virani- He came to Canada March 1973 from Uganda during political unrest. First business was in MP at Main and 29th when he bought a bankrupt coffee shop. Then he bought peanut butter plant from Nabob in Richmond. He started a new company- Golden Boy Foods (Peanut Butter, Nuts, and Dried Fruits). Sold the company and became semi-retired. Set up foundation- Kids at Risk and involved with Boys and Girls club in MP since 2008. Realtor friend phoned to discuss a property for sale on Main St. The property reminded him of how he made his start in Canada in Mount Pleasant. He purchased the property, to develop and to leave a legacy in Mount Pleasant. He contacted Arno Matis to start process.

Arno- Introduces himself. 6 years with his firm, IConstrux Architecture. Previous experience includes many Arts Projects. Team is here to listen to community and do a good project. Also joining this evening is Marta Farevaag from Phillips Farevaag Smallemberg Planning/ Urban Design/ Landscape Architecture. The Team also includes Cobalt Engineering and a host of other smaller consultants.

Arno Matis Presentation:

- Site Context- Site is 132' by 132'. Earliest known building was constructed in 1901. It was the Ye Olde Brewery Garage, since then successive auto uses on site. The auto uses have left contamination. Remediation required.

- Existing zoning- IC-2 ranges from 1.0-3.0 maximum FSR permitted density depending on uses. Height is 40' along main and up to 60' on angle. No current uses, the site is vacant and fenced off at this point.
- Reminder that it is still early days, we think we have an idea on shape. The team would like feedback.
- Main and 7th sub area- Harv previously explained Main 2nd to 7th sub-areas.
- Massing, Height, Views- We know there is view cone at south end of 6th Ave that cuts across on a diagonal. On their site they are not in view cone. You could build a zero lot line project with a blank facing wall and flat top design as you move towards 2nd. Spent time on site looking at what potential could be. Interesting energy, unique point in the city, interesting intersection, we looked at precedents in the world, similar examples, Madison Square Park. They understand city site across the street could be a pocket park or farmers market. If it does become park, what do buildings do around it to start to form the park, to celebrate a larger space? Lots of diagonals, flat iron, early idea for form or shape of building. Extend feeling of park across street from
- City owned lot to development site. They are proposing a mid-block break building massing.
- The "District" has gap between 2 buildings, continue break all the way Main. They are proposing to pull back on North face. Built Form ideas are still very high level.
- Thinking ground floor retail like what Plan outlines. Because of change in slope, no way to get single slab, therefore will have to break frontage at least once with change of elevation.
- Retail space will be smaller not larger due to grade. They are proposing wrapping retail around 7th. Lobby for residential units off of lane.

Questions/Discussion

- What about 2 storey live-work? - Haven't designed units, just thinking, artist live work, live work, small business or all residential. Throwing it out for feedback. Think they could explore 2 storeys, 16-18 ft.
- 2 levels for townhouse and mix of residential units above. Trying to keep affordable. 1 bedroom and studios. Some 2 and 3 bedroom units for families. Want feedback from MPIC on mix.
- Understand "Hilltown" concept- Lee building an important bench mark - top of Lee 83' to cornice, #1 Kingsway is 102'/103', District is 80+ feet. Stay below #1 Kingsway, work with stepping geometry down. District is built close to lane, building another building close to lane detracts from livability. Take same density of a 6 storey block but mold it in a way to push massing away from lane so building is about 75' across from the "District"- opens views and helps the shadowing profile to the north and the east. Same density as 6 storeys but density is moved around. They do not have finished renderings or complete ideas.
- Built Form- Walk around MP and studied masonry forms. Strong cornice line in surrounding heritage buildings, divided up in 2-3 storey layers. They looked at precedents, looking at Corten steel, looking at colouration, the best palette and fit for brick buildings. Another aspect of design based on MP aspirations to be greenest com in city and team wants to be as sustainable beyond LEED gold- passive systems last longer, less mechanical, passive shading, vertical blades, architectural feature but also sun shades. Use a material, maybe not brick but industrial heritage character of area.

Marta Farevaag Presentation:

- Public Space- Make a place with laneways that is public on all sides, making the building responsive on all sides. Want to take up challenge to make something of the lanes. Shift massing to get more space around laneways. Start with laneways, create pedestrian space adjacent to building but allow a movement corridor. 7th Avenue is a

bikeway therefore an opportunity to make good bike access off the lane at 7th. Streetscape itself is a work in progress, set building back to the north, early discussions. Public Realm Plan will help define Streetscape; this project will track with it. Propose wide setback to allow street trees. This development is the first step to set pattern for the rest of Main. Building is shaping Public Realm- cantilever building over public space for plaza and public art.

Arno Matis:

- Passive Engineering- Cobalt Engineering has been hired. They are looking at solar shading, extensive green roofs being planned with the biggest one being proposed across the lane from the "District" at podium level. Significantly landscaped and proposing the ultimate roof top for landscaping, storm water retention and vertical solar blades.

CACs-

- No negotiations yet with the city but suggestions from committee? They are proposing enhanced laneway, undergrounding services on the lane, makes lane useable. Remediate brown field site, bonus in activating site that has been underutilized, opportunities for public art, live- work/artist studios, cash contributions depending on proforma (obviously with rezoning, it will be part of negotiations).

Rezoning-

- Still at early inquiry stage.

Consultation-

- They are happy to meet with the group numerous times and then to the wider community with the project.

4. Questions for Clarification and Dialogue on Possibilities

- Parking- Thoughts on parking for the development
Response- Reduce parking (also makes units more affordable). 3 levels of underground. First level co-op, retail, visitor, half level at P1, lane access for this level at grade with bike parking. Access to retail, vertical circulation or a stair system will work. 2 or 3 stalls per retail unit. The owner would retain retail units. Smaller business not larger, less destination traffic, 2 loading bays, opposite loading area of the "District". Residential underground.
- Discussion on FSR, building design, uses, building height, existing zoning, policies and # of units, floor heights, retail space, % of residential and commercial uses.
Response-
 - Plan states 6 storeys with certain sites as possible candidates for height.
 - Started at baseline of 6 storeys, looked at density and height, took density then began to shape it.
 - Current IC-2 has a specific set of uses, restrictive uses- automotive is its entire history. The site will require clean up.
 - The Plan also discusses pedestrian oriented retail with use on top whether it is residential or live-work.
 - 80% res, live work 5-10%, retail is remaining.
 - Around 100 residential units.
 - Floor height under current scheme- 18' for retail, 9.8' for residential
 - 9,000 sq.ft retail.
- Massing- High low massing on site and in context of area.

Response- less height in some locations to reduce shadow, views on one side are impacted with height in some locations. On Main St., pinched top 2 floors as much as possible to reduce mass on main St.

- Views- further analysis of views - include views up "Hilltown", spires are important. Views are not taken away from the "District", but "Social" and 288 East 8th views will be obstructed.

Response- will look at further

- Market Analysis- further Market Analysis and affordability. Have you looked at what market would get?

Response- Early market nothing to compare to. Waiting for the Rize.

- Affordability- What about affordability?

Response- discussed building material, compact and simple design with more typical units. Changes out on North edges as building steps back but most units are aligned (e.g. stacked plumbing, cheaper construction costs). Parking is a huge cost. Marketers and buyers often want 1 stall per unit but seldom used, look at car parking reduction. High end finishes in kitchens add construction cost. Not positioned as luxury units. Comparable to other projects in area, positioned for affordable units for young families.

- Building Design - European model, Rowhouses, wood frame construction, townhouses off the lane, respectful of area and nature

Response- Looked at European model, courtyard too small. To make it work, will have to push all units to lane again. The developer is not looking at a four storey wood frame design.

- Shadowing- what about shadowing from adjacent buildings?

Response- units face the side to lanes, pulling back from lane to improve daylight access into lane. Southern shadowing acts as natural passive solar shading. West side exposure- vertical solar blades for passive solar shading

- Look at Main 2nd to 7th as a whole not just adjacent sites
- Plan Public Amenities and Art - look at the history of MP and aboriginal community, public art, artist live-work, increase family units, increased services to accommodate growing number of young families in the area
- Amenities- consider amenity on site to increase pedestrian activity, daycare, nonprofit space on-site, solid contributions is expected-cash or contributions on site(more difficult)
- Floor Space Ratio- developers should come in at minimum FSR and work up to maximum. Start at 2.0 FSR, look at 3.0 FSR.
- Look at examples of recently constructed developments in MP that are all artist live work with 3.0 FSR
- Laneways- Look further at the animated laneway concept with respect to the site and adjacent site's parking and loading interactions with pedestrian activity in the lane.
- Streetscape and Human Scale- walkability, livability, emphasis on neighbourhood
- Legacy- special attention to the legacy that will be left, setting a precedent for "Hilltown"
- Services- family is essence of community therefore increase services to accommodate growing number of young families in the area.
- Residential Units- increase the number of family sized units, artist-live work, live work
- Commercial Units- consider small office space (incubator offices), retain long term small business, and consider charrette/ consultation with community to determine retail gaps.
- Height -more open dialogue with public about height, proposed height is not consistent with Plan- 6 storeys, increased height but more slender
- Concerns about property tax increases
- Concerns about spot rezonings

- Concerns about amount of FSR (start at 1.0 FSR)
Responses - Plan states 6 storeys with certain sites as possible candidates for height. Started at baseline of 6 storeys, looked at density and height, took density then began to shape it. Current IC-2 has a specific set of uses, restrictive uses automotive its entire history. The site will require clean up. The Plan also discusses pedestrian oriented retail with use on top whether it is residential or live-work. The developer is not looking at a 4 storey wood frame design.

5. Summation & Next Steps

- Heard a lot of good comments - will take away and work with them to improve the project and need to come back to this group or the larger community via an open house in the fall.
- City will pass along the notes from the meeting and other responses that are submitted after tonight's meeting to the developer. City's development review staff will soon be responding to the concepts as well and providing advice and input.

March 14, 2013

Attendees: Stephen Bohus, Vanessa Brown, Jocelyne Hamel, Clarence Lai, Grace Mackenzie, Kay MacIntosh, Alyssa Myshok, Danielle Peacock, Leona Rothney, Michelle Sturino, Chris Vollan, Lynn Warwick, Michael Wiebe, Joyce Uyesugi (COV), Harv Weidner (COV), Jennifer White (COV)
Regrets: Stuart Alcock, P. Dore, Robert Sutherland

Participant Observers: Lewis Villegas

Guests: Yan Zeng (COV- Rezoning Planner); 2290 Main St. (Arno Matis Architecture: Arno Matis, Stanton Hung; Developer: Anisha Virani; Phillips Farevaag Smallerberg: Marta Farevaag, George-Etienne Parent, Brook Pooni Associates: Julia Reimer); Main and 2nd Ave. (Walter Francl Architecture: Walter Francl, Alain Prince, Pablo Leppe; Developer: Riaan de Beer)

2. Rezoning Application: 2290 Main St. (Arno Matis Architecture)

- Project Information on Mount Pleasant website:
<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Presentation (Arno Matis Architecture)

- Intro of Team
- Comments received from previous MPIC meeting and the 2 City of Vancouver workshops have helped define the project proposal
- Design and Construction- High level vision, key themes emerging:
 - Mix of heritage and impressionistic view of the future
 - Historical logging in the area and wood frame construction influencing project design and use of materials i.e., wide plank cedar siding
 - Condition of rezoning to build to LEED Gold- controlling sun shade and access (shading, solar gain, increased R value)
 - Massing- 1/3 of site now partial floors, with setbacks at lane and Main St. Massing has been redistributed to top of building. Changes include:
 - Pulled back at lane
 - Main podium was 7 floors, now 6 floors
 - Top floor plate, moved around, stepped back further on Main St.
- Functional Program
 - Use: Unit Mix- interested in market housing, mix of studios, one bedroom, micro units, larger family units facing 7th Ave. (2 storey townhouses)
 - Artist live/work, production space still evolving - artist production space now full floor, open space containing micro spaces off of lane, no artist live work
- Public Art Component- public art feature at the lane to attract people to the lane

- Should it be attached to the building, stand-alone piece at the corner?
- Design- Use of horizontal imagery planes (e.g. suggestive breaks, lines off of the District, #1 Kingsway and the Social)

Discussion

- *What is the height on Main St.?*
 - 6 storeys that steps back. It also steps back on the north side next to 1 storey garage
- *What is the aspect ratio of the street? (height of street wall vs. width of Kingsway)*
 - Not known
- *What about public plaza space?*
 - Proposal includes a mid-block break with opportunity for courtyard plaza when adjacent property develops
- *Make street level more open and airy*
- *Respect the view opportunity at this intersection*
- *Respect historic area where Kingsway meets Main*
- *Recommend locating main entrance at Main and 7th. Chamfer entrance to reflect historic design.*
- *Recommend subsidized housing for low income and seniors instead of amenities for seniors*
- *Too much height and density*
- *How many parking spaces?*
 - Under 100 spaces for 89 units, 2 class B loading zones, all parking/ loading contained within building, parkade entrance relocated mid-block at lane
- *Any relaxations on parking?*
 - Still too early to be determined (based on sustainability and what market demands)
- *What is the FSR?*
 - 4.92 (~89-90,000 sq. ft.)
- *Upcoming Open House- March 19th at the Native Education College (Scotia and 5th)*

* * * * *

**PUBLIC CONSULTATION SUMMARY
(including staff response)
2290 Main Street**

Public Notification

A rezoning information sign was installed on the site on February 8, 2013. After City staff learned that the site sign was no longer in place, a second rezoning information sign was installed on March 5, 2013. A notice of rezoning application was mailed to 891 surrounding property owners on February 8, 2013. A community open house was held on March 19, 2013. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps), as well as on the Mount Pleasant Community Plan webpage (vancouver.ca/mountpleasant).

March 19, 2013 Community Open House

A community open house was held from 4:30 – 7:30 pm on March 19, 2013, at the NEC Native Education College. An invitation to the community open house (dated March 5, 2013) was mailed to 1,124 surrounding property owners. An additional 3,244 postcards were sent as unaddressed admail to the surrounding rental buildings. In addition, the open house invitation was e-mailed to the City's Mount Pleasant Community Plan contact list, which includes over 900 email addresses.

Staff, the applicant team, and a total of approximately 107 people attended the Open House.

Public Response

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

- In response to the March 2013 open house, a total of 71 comment sheets were submitted from individuals (approximately 61% in favour/31% opposed/8% unsure or unspecified).
- A petition received by email on March 19, 2013, signed by a total of 27 individuals opposed to the proposed rezoning for 2290 Main St.
- A total of 34 letters, e-mails, and online comment forms were submitted from individuals (approximately 26% in favour/71% opposed/3% unsure or unspecified).

Comments from those opposing the application cited the following concerns, listed in order of frequency:

Proposed Height of Development

Many commented that they were opposed to allowing more height, but indicated a willingness to change their position in support of the proposal if the height were reduced to six storeys. A couple indicated that they would support a 6 storey building with the top two storeys stepped back from Main St. Another couple stated that they would support a 4 storey building, and one noted that they would support 6-7 storeys. A few stated that the site was "far too small for such a tall building", and a couple expressed concerns that a 9 storey building would "set the tone" for the height of future development on Main St.

(Staff response: Staff urban design analysis has shown that the proposed nine-storey massing would have additional impact in terms of shadowing, privacy and private view impact. However, on balance, staff consider the level of impact, within the context of an urban

environment where close adjacencies between buildings is a prevailing condition, to be within acceptable limits.)

Fit with Mount Pleasant Community Plan

Many felt that the proposed design did not meet the requirements of the Mount Pleasant Community Plan (MPCP). A couple stated that the MPCP restricted height to a maximum of 6 storeys for the property at 2290 Main St, and one stated that the MPCP specified a limit of 8 storeys. A couple noted that an area-wide rezoning was needed on Main St from 2nd to 7th Avenues, and expressed concern about spot rezonings on Main St.

(Staff response: Mount Pleasant Community Plan outlines that height in Lower Main should generally be six-storey, however, it states that additional height may be considered at the intersection of Main Street and 7th Avenue if the additional height meets the test of improved urban design and provision of public benefits. In terms of concerns about spot rezoning, the Plan anticipated a program to rezone the entire area, however such a program is very resource intensive and would not have permitted CACs to be accepted for these sites. Therefore, as part of the implementation strategies, an urban design framework for Lower Main has been developed with community consultation to provide further direction on typical zoning parameters and to guide future rezoning applications.)

Fit with Neighbourhood Character

Many commented that they did not like or disagreed with the proposed building design, noting concerns about whether the “contemporary” look would fit with the neighbourhood, and stating that the design was “too modern” for the area. A couple commented that the proposal would change the skyline of Mount Pleasant, taking away the “softness and charm” of the area. A couple expressed concerns that the proposal would turn Mount Pleasant into a “mini Downtown” or Yaletown”, and would impact the heritage character of the neighbourhood or set a “glass and steel precedent” in the neighbourhood. Several commented that they did not support the proposed density, noting that the area is growing “too fast”.

(Staff response: Mount Pleasant Community Plan encourages architectural innovation that fit into the neighbourhood and respect existing “landmark” building - see section under “Welcome ‘future heritage’ too” under the Plan. Specifically for Lower Main sub-area, the Plan suggests link the historical and industrial aesthetics and promote and imbed architectural innovation and experimentation. With regards to comments that the density should not be supported because the area is growing too fast, this area of Mount Pleasant is going through a transformation, as envisioned under the Plan, with many new residents, new businesses as well as recent and future civic investment converging.)

Impact on Views / Sunlight and Property Values

Many stated that the proposed building would negatively impact their views, or the views of their neighbours in the existing buildings close to 2290 Main St, including the District and Social buildings. Several stated that the proposed building would decrease or block the sunlight exposure in their homes. Several noted that these potential view impacts would significantly decrease their property values. A couple commented that the proposal would impact views from the residential units at 1 Kingsway, and therefore impact the value of a City-owned asset.

(Staff response: As stated in the body of the report and earlier in this appendix, staff do not consider the level of impact of the proposal out of the norm as compared with similar development in the area. For more detailed discussion on shadowing and view, please see the body of the report.)

Proposed Land Use

A few stated that the industrial zoning in lower Mount Pleasant should be maintained, and that residential dwellings should not be permitted. A couple commented that the Industrial Lands Policy should be followed when rezoning this site, and for any other site-by-site rezoning on Main St.

(Staff response: Main Street between 2nd and 7th avenues, i.e. Lower Main, is identified as "a vibrant commercial and shopping district with a mixture of compatible residential uses" under the Metro Core, Jobs and Economy Land Use Plan (2007). This recommendation is further solidified by the Mount Pleasant Community Plan which calls for redevelopment of Lower Main into an urban community where there is a mix of residential, office and retail uses. These are the directions under which staff would accept and evaluate rezoning applications in the area.)

Traffic and Parking Impacts

A few stated that the proposed building would increase the number of cars, congestion, pollution and noise on the street, noting that there was limited on-street parking in the surrounding area. A couple noted that the laneway east of Main Street is already narrow and difficult for drivers to navigate, expressing concerns that the proposed development would worsen the current situation.

(Staff response: Staff have reviewed the traffic study provided by the applicant and concluded that the development can be accommodated on site without undue impact on traffic circulation in the area. The project proposes additional parking for visitors beyond the minimum required under the Parking By-law. Lastly, the ground floor is set back 2.54 m (8.34 ft.) from the said lane edge, creating better conditions for the lane as well as more "breathing room" between the development and the District building, which has zero setback from the lane.)

Impact on the District Building

As noted above, many residents of the neighbouring District building expressed concerns about the negative impact on their property values and views as a result of the proposed building at 2290 Main St. Several residents of the District also stated concerns about noise and odours from the proposed outdoor patios, rooftop garden or artists' studios at 2290 Main St. One commented that the proposed building would cause a safety concern on their patio due to a more "secluded" alley. Another stated a concern that the high percentage of junior one bedroom and studios at 2290 Main St would be rented out to young people who might be more likely to be noisy late at night.

(Staff response: Staff have recommended landscape design conditions to provide additional screening on the decks and the rooftop garden. With the proposed residential units or artist studios, staff believe the lane will be safer due to more "eyes" on the lane.)

Other comments cited in opposition were:

- Concerns about the volume of new development proposed in the neighbourhood.
- Concerns about the structural stability of the site, and the ability of City infrastructure to accommodate additional residential units at this location.
- Concerns about the level of information provided to residents involved in the Mount Pleasant Community Plan implementation process, and the level of information provided through the Community Open House for 2290 Main St.

Comments from those supporting the application, listed in order of frequency:

Proposed Form and Design

Many noted support for the proposed building design, stating that it was a “well-considered”, “interesting”, and “eye-catching” design. A few commented that they were supportive of the design because it was “not a glass box” or a new development “consumed with fake brick”. A few commented that they supported the LEED or “green” design elements of the proposal. A couple commented that the increased height and setback on the upper floors resulted in a more interesting design and better response to neighbouring buildings. A couple noted that they supported the design characteristics of glass and wood integrated together.

Fit with Neighbourhood Character

Many felt that the proposal complemented the character of the surrounding neighbourhood. Commenters stated that the proposed development would be a “good fit”, an “excellent and sensitive addition” and a “sensible height and scale for the neighbourhood”. A couple stated that the proposal would set the tone or “lead the neighbourhood into the future”. Others commented that more mixed-use development would be appropriate on Main St between 2nd and 7th or between 2nd and Broadway.

Proposed Height

Several stated that the proposed height fit with the surrounding area, with a couple drawing comparisons between the height of the proposed building at 2290 Main St and other new development nearby, including the Mount Pleasant Community Centre at 1 Kingsway. A couple commented that they supported the proposal in general, but had concerns with the height, noting that they would prefer to see either 6 storeys, or 6-8 storeys (i.e. lower in height than 1 Kingsway). One noted that they were in support of the proposed height at 2290 Main St but would prefer to see any future development nearby be lower in height.

(Staff response: The general height of development in Lower Main, between 3rd and 6th Avenues, should be six-storey.)

Proposed Residential Units

A few commented that they were in support of the proposed range of housing options, stating that the neighbourhood needs more supply and variety of housing. One commented that they would like to see more 3 bedroom and larger units that were all on a single floor, rather than townhouses.

Proximity to Transit

A few commented that they supported adding more residential units, and more affordable forms of housing, in areas which were well served by transit. One commented that they would support a reduction in parking, given the proximity of the proposal to bus routes on Kingsway, Main St and Broadway.

Other comments cited in support were:

- Would like to see the "alley side artist spaces" concept be applied to future midrise buildings from 2nd to 7th.
- Suggest that MODO co-op car spaces and electric charging stations should be included, and the number of parking spaces reduced.
- Corner retail space would be better suited to artist's studios or a restaurant / bar.

Comments from those undecided about the application:

- Concerns about potential loss of light and views for residents living in the District and in other nearby buildings.
- Support for a mid- to high-density, mixed-use development at this location.
- Concerns about the proposed height, and suggestion to limit the height to 6 storeys.
- Concern that the proposal doesn't fit with the neighbourhood character.
- Support for up to 10 floors at this location.

FORM OF DEVELOPMENT
2290 Main Street

Figure 1: Perspective Renderings



Figure 2: Level P1

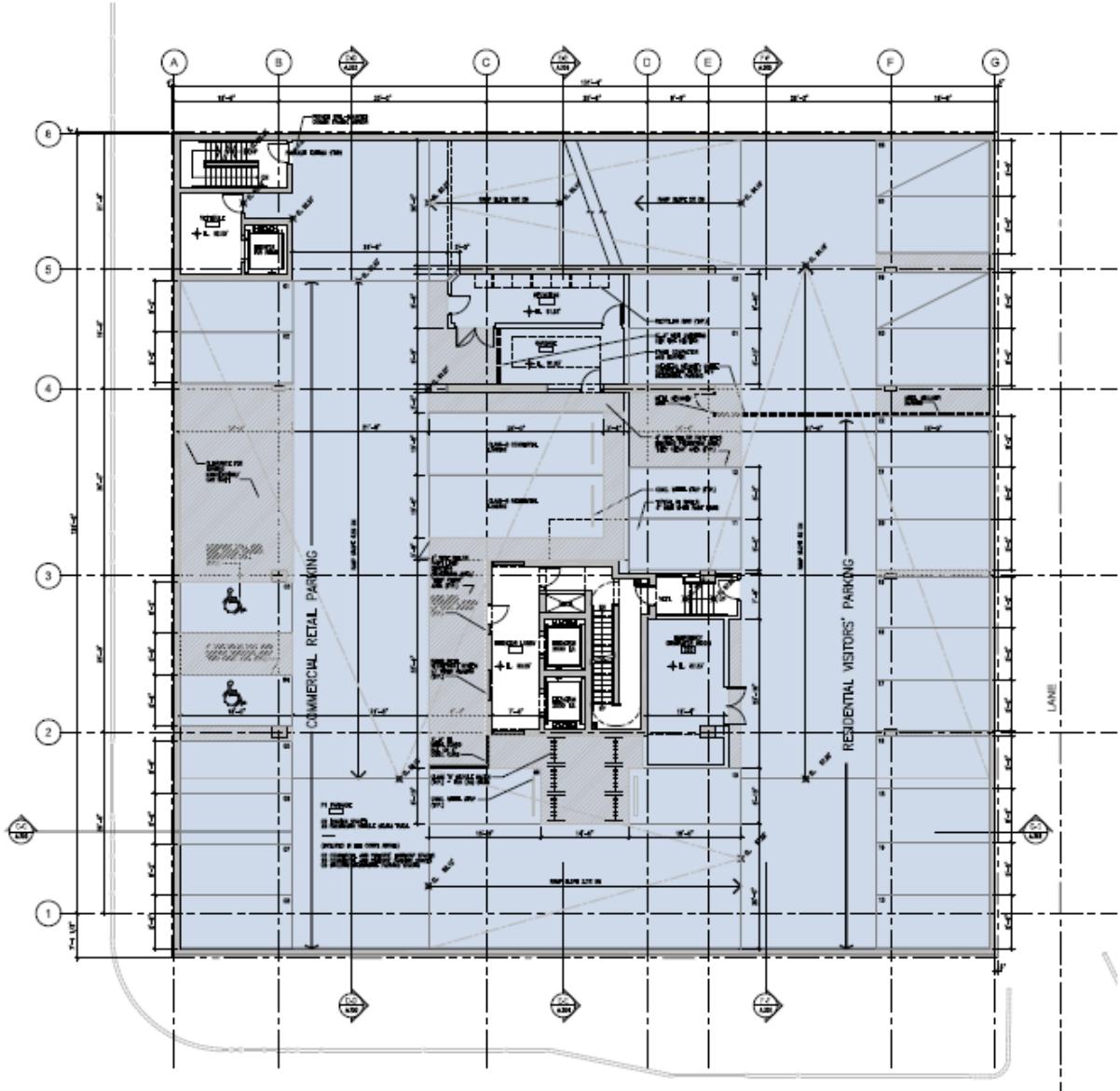


Figure 3: Ground Floor

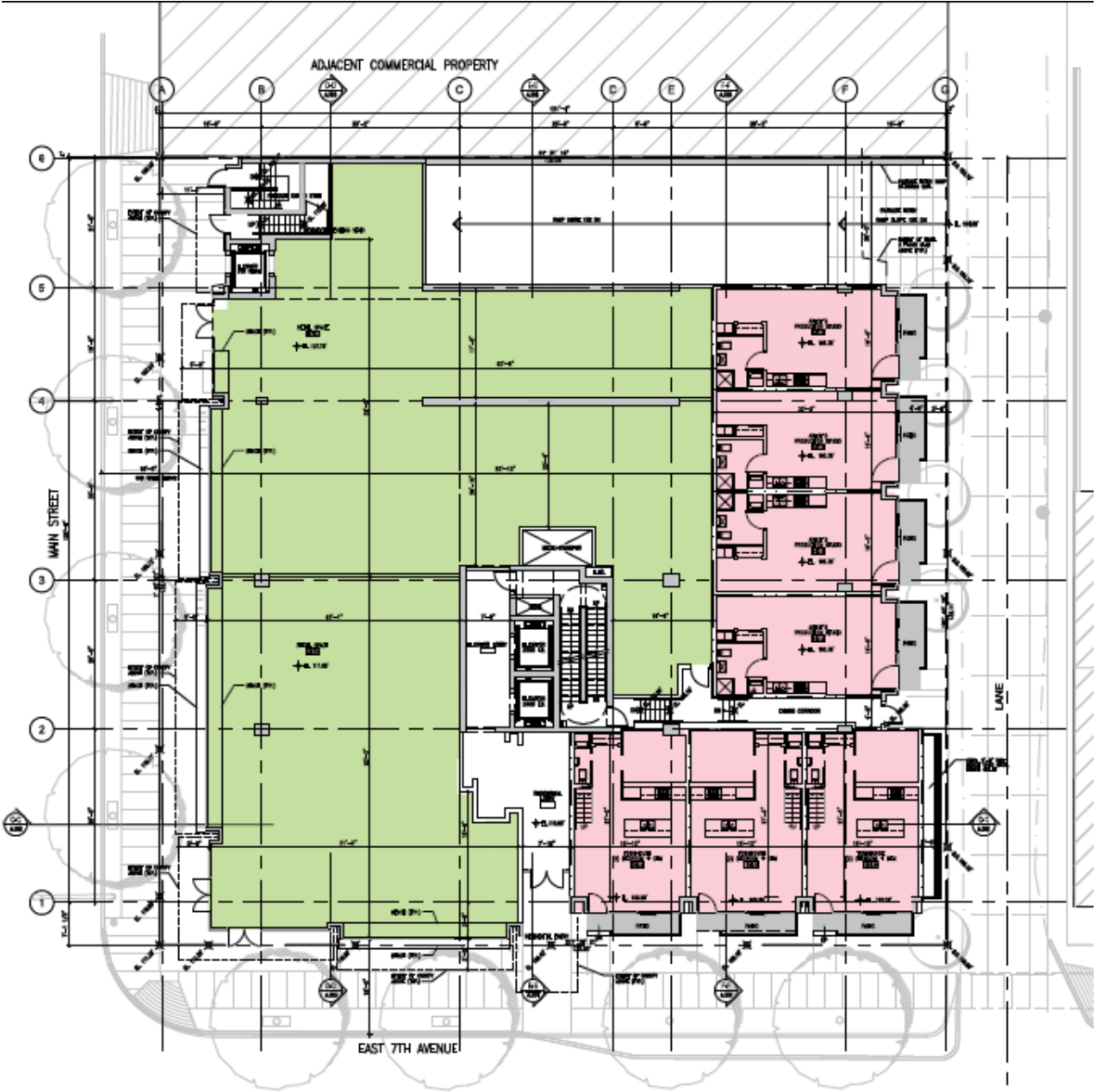
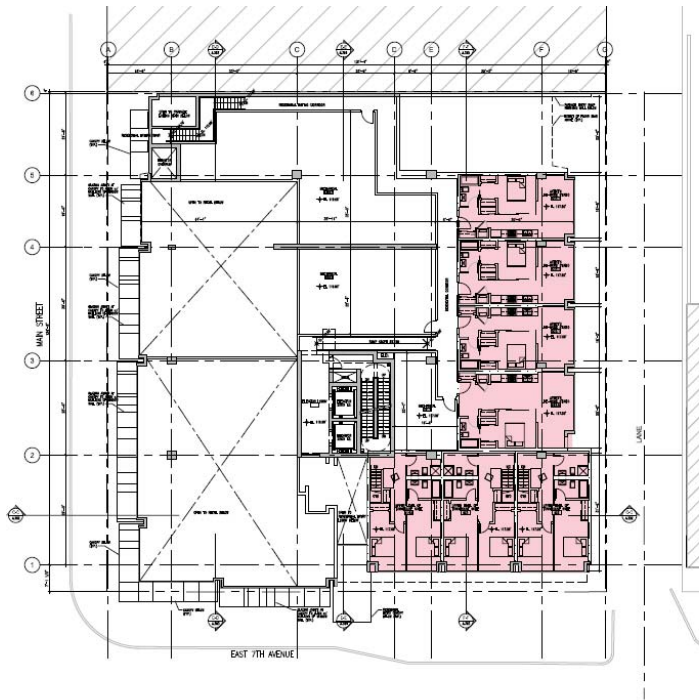
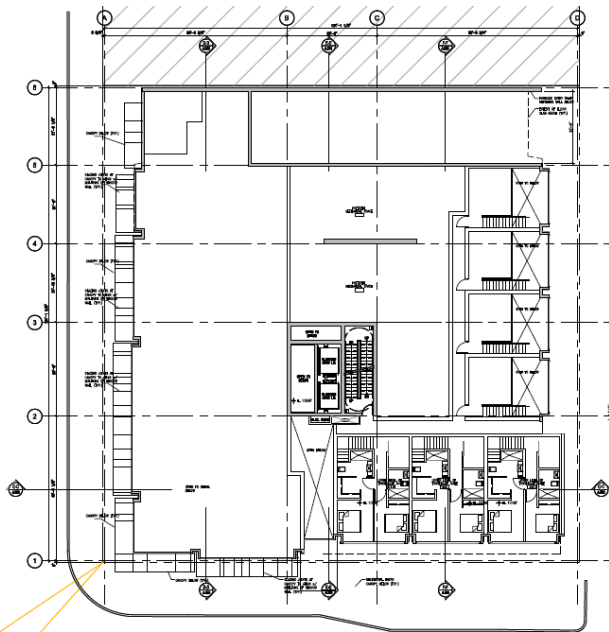


Figure 4: Mezzanine Level



A: floor plan of the mezzanine level as originally proposed



B: floor plan of the mezzanine level based on staff recommendation to delete four units facing the lane

Figure 5: Levels 2-3

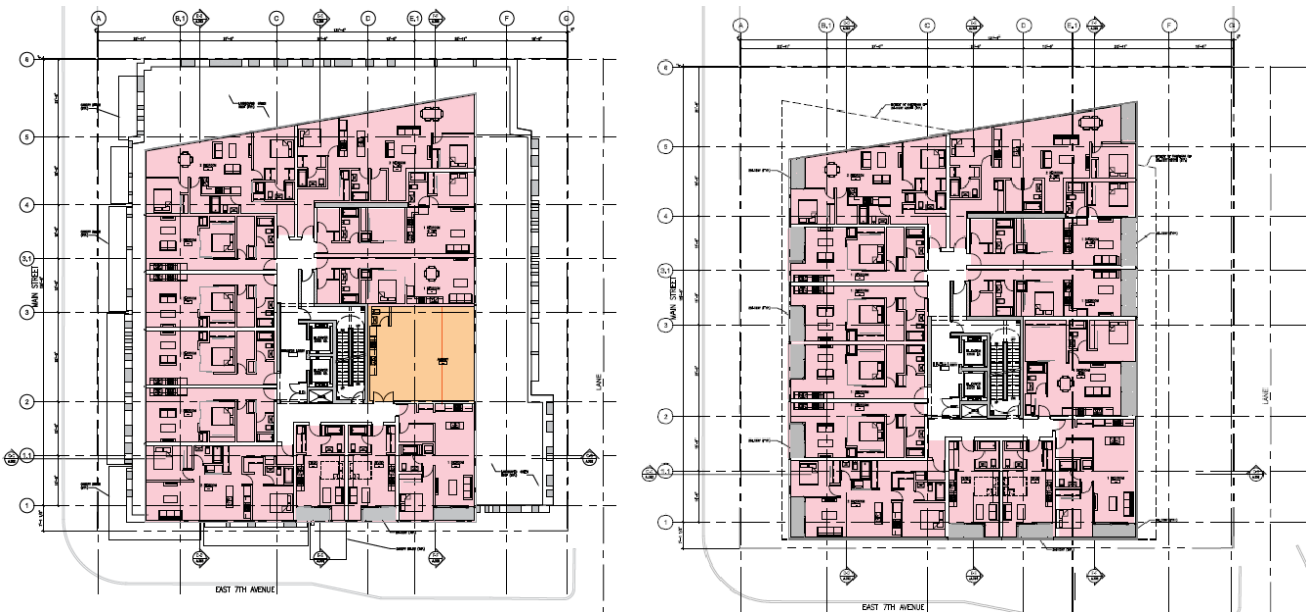


Figure 6: Levels 4-5

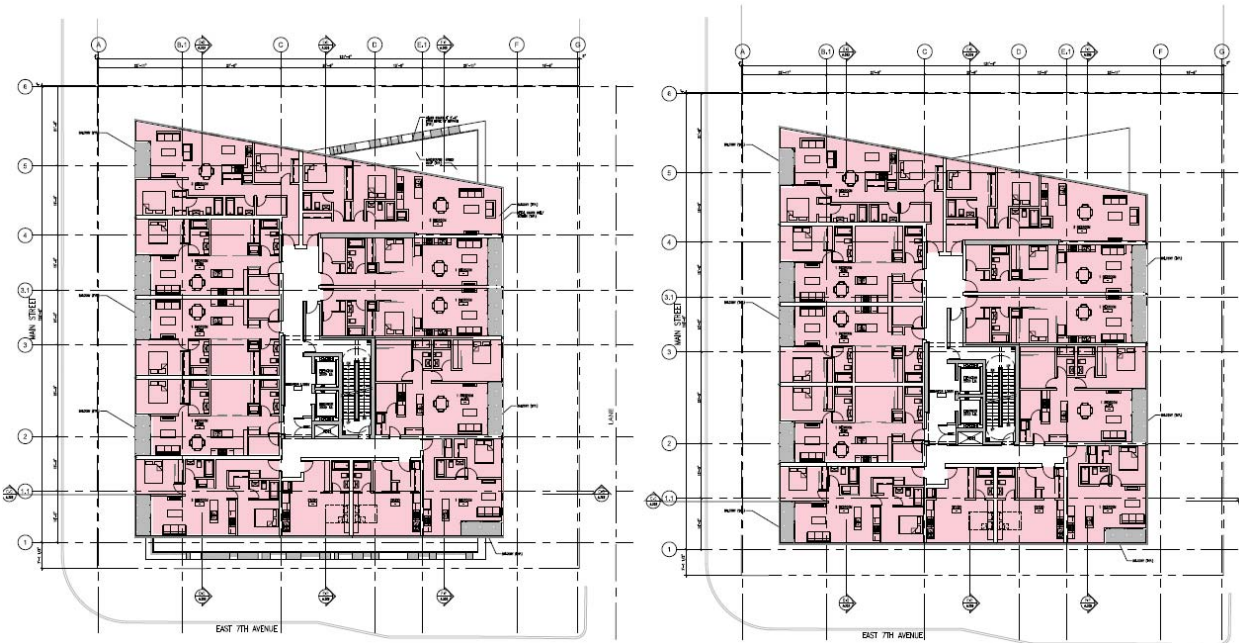


Figure 7: Levels 6-7

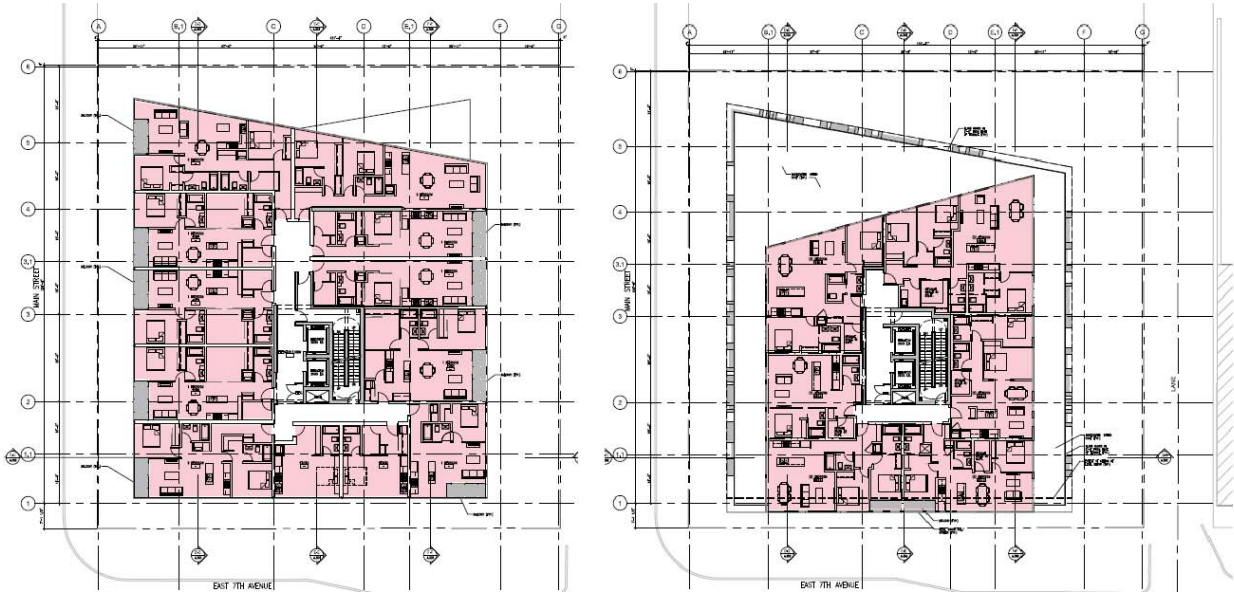


Figure 8: Levels 8-9

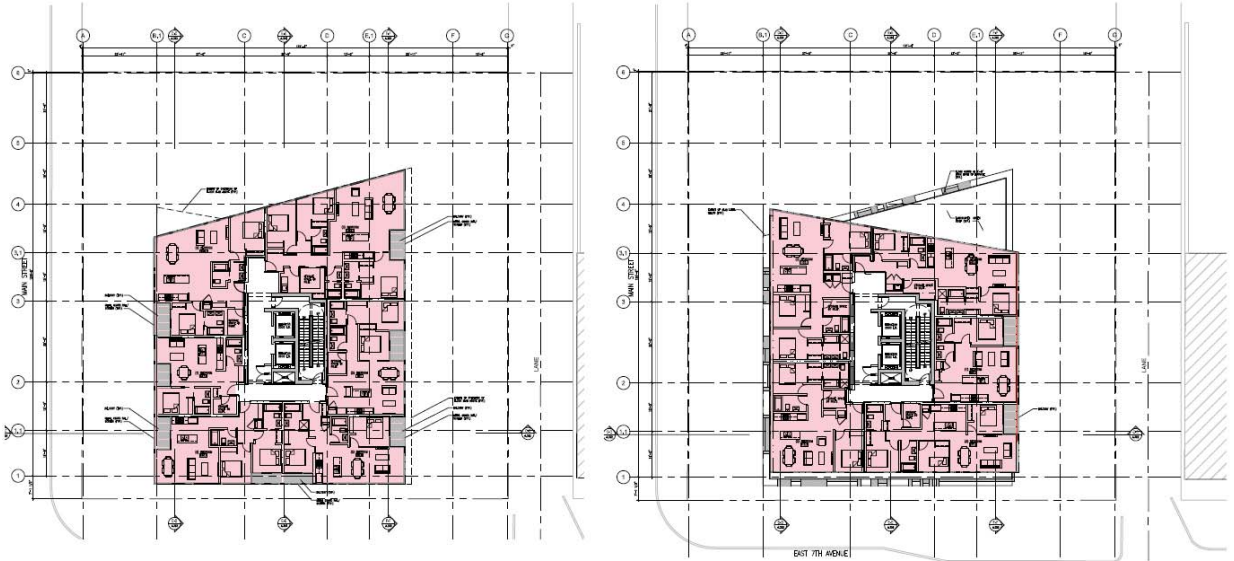


Figure 9: South/North Elevations

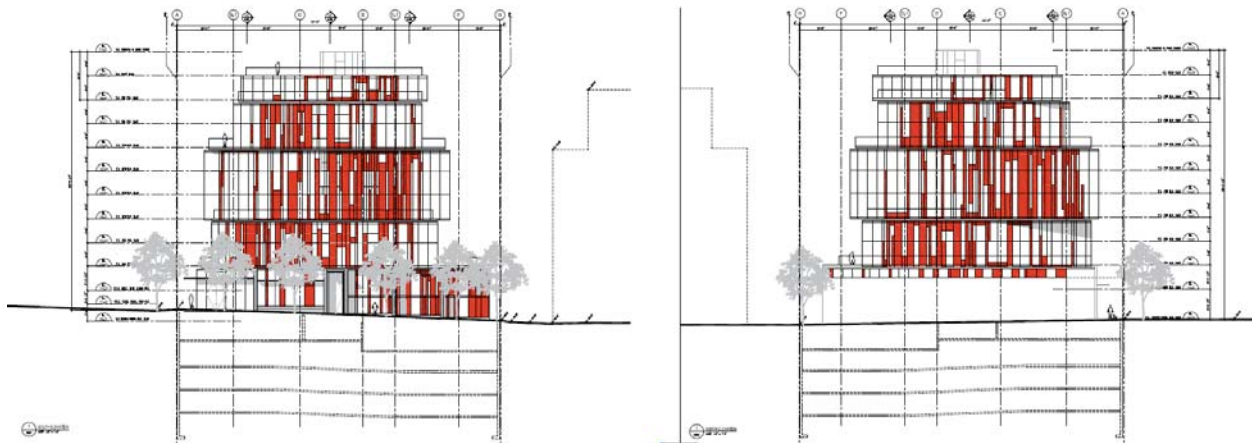
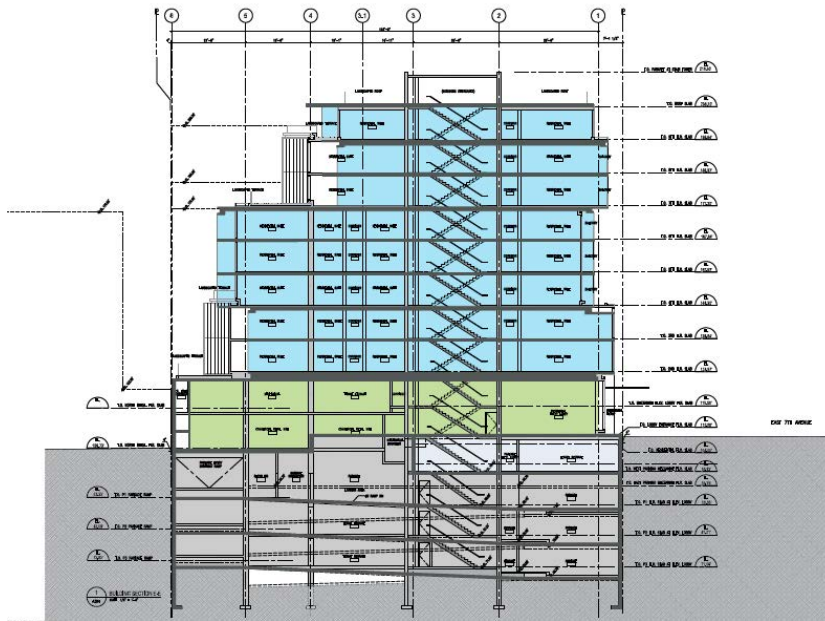


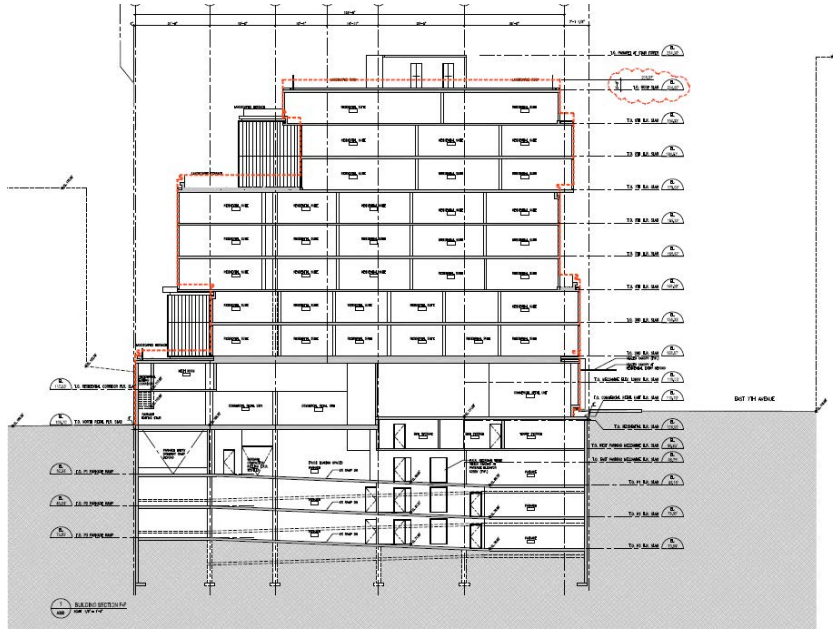
Figure 10: West/East Elevations



Figure 11: North-South Section



A: north-south section as originally proposed



B: revised north-south section based on staff recommendation to reduce height by two feet

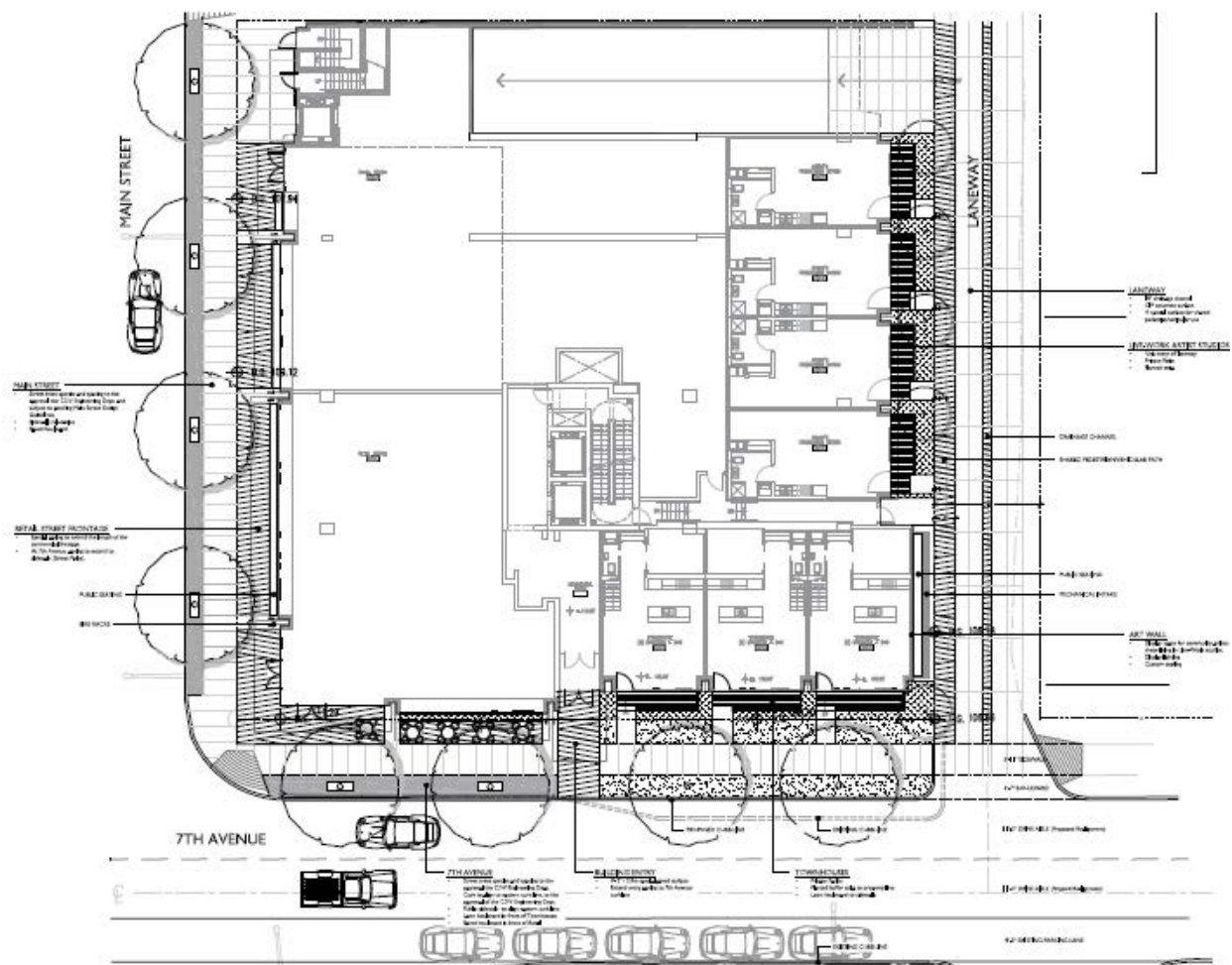


Figure 13: Shadow Analysis

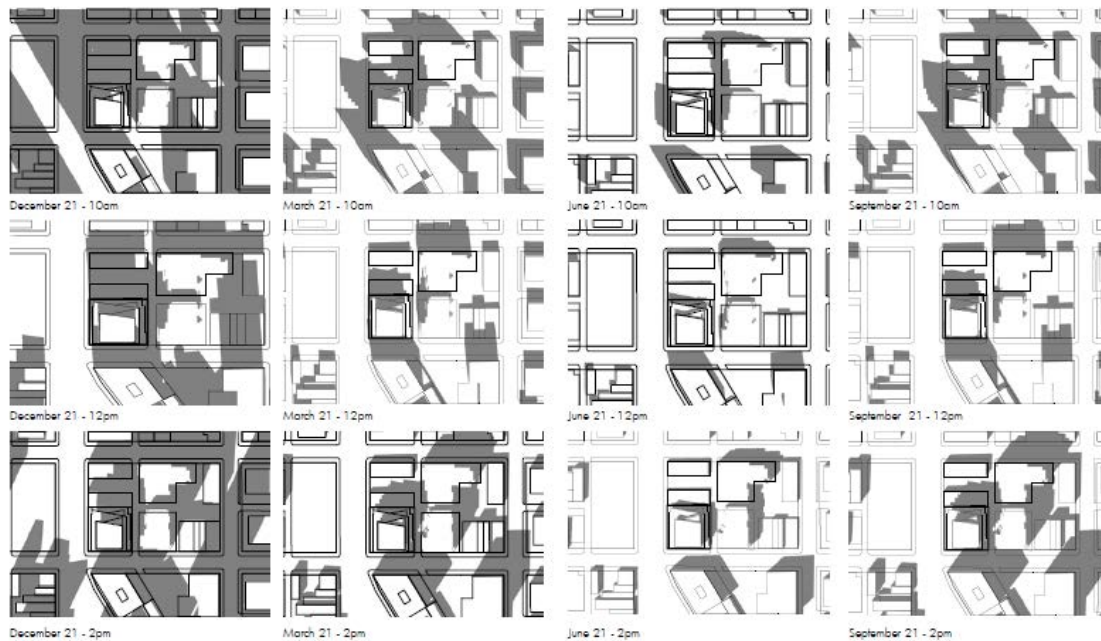
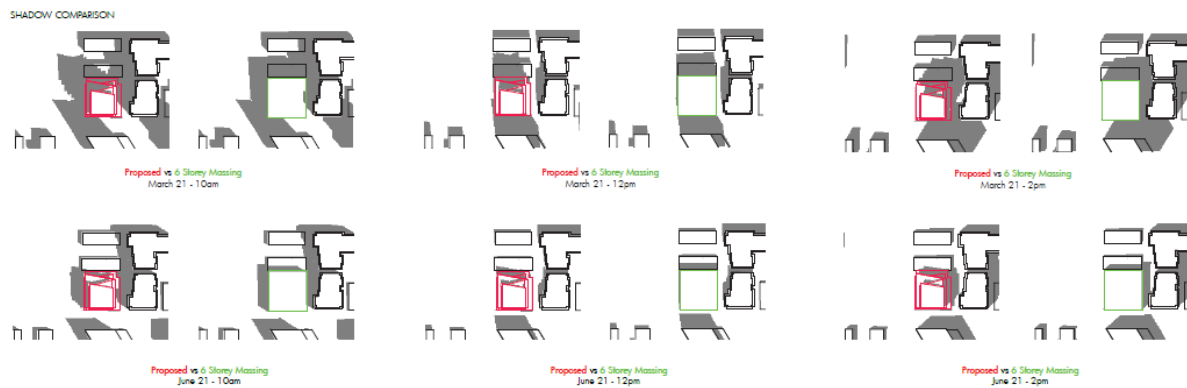
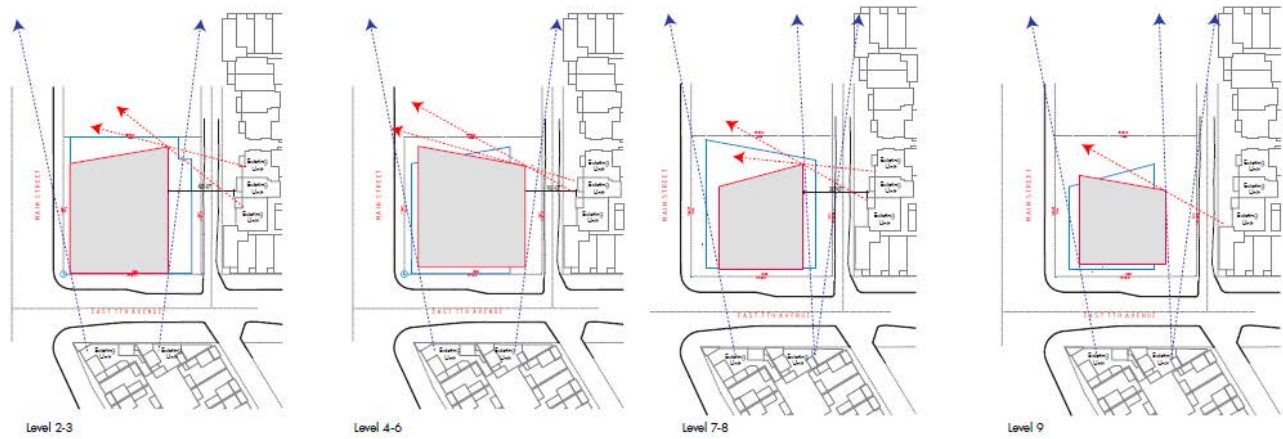


Figure 14: Comparative Shadow Analysis



This shadow impact study compares the proposed nine-storey development with a six-storey development.

Figure 14: Private View Impact



This series of diagrams show impact on private views on surrounding buildings at different levels.

PUBLIC BENEFITS SUMMARY
2290 Main street

Project Summary:

A nine-storey mixed-use building with 85 units of market residential housing and at-grade commercial use.

Public Benefit Summary:

If approved, the project would generate a DCL payment of approximately \$1,086,947 and a CAC offering of approximately \$3,044,000.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 1,621 m ² /17,448 sq. ft.)	3.0	4.92
Buildable Floor Space (sq. ft.)	52,344	85,789
Land Use	Light Industrial, Commercial, Artist Studio, Residential Unit associated with and forming an integral part of an artist studio (for existing buildings only)	Commercial, Residential, Artist Studio-Class A

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12. 76/sq. ft.)	\$663,198	\$1,086,947
	DCL (Area Specific)		
	Public Art (\$1.81/sq. ft.)		
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage	N/A	
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		\$3,044,000
	Other		
	TOTAL VALUE OF PUBLIC BENEFITS	\$663,198	\$4,130,947

Other Benefits (non-market and/or STIR components):

* 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: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION
2290 Main Street

APPLICANT AND PROPERTY INFORMATION

Street Address	2290 Main Street
Legal Description	<i>Lots 4, 5 and 6, Block 38, District Lot 200A, Plan 197, PIDs: 005-626-153, 005-626-277 and 005-626-285 respectively</i>
Applicant/Architect	Arno Matis Architecture
Property Owner	Main Street Commercial Holdings Inc.
Developer	Main Street Commercial Holdings Inc.

SITE STATISTICS

AREA	1,621 m ² (17,448 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Zoning	IC-2	CD-1	
Uses	Residential (associated with Artist Studio), Light Industrial, Institutional, Office, Service, Retail, Cultural	Residential, Institutional, Office, Service, Retail, Cultural	
Dwelling Units	Dwelling use is limited to 1.0 FSR	89	85
Dwelling Types	Dwelling units that form an integral part of artist studios	Artist Studios: 8 Townhouse units: 3 Studio 10 1 bedroom 39 2 bedroom 23 3 bedroom 6	Artist Studios: 4 (The Artist Studios can also be used as residential. All other types of units remain the same.)
Floor Space Ratio (FSR)	3.0	4.92	
Floor Area	4,862 m ² (52,344 sq. ft.)	Commercial 701 m ² (7,548 sf) Residential 7,268 m ² (78,241 sf) Total 7,969 m ² (85,789 sf)	
Maximum Height	18.29 m (60 ft.)	30.6 m (100.5 ft.) to top of roof parapet	30.0 m (98.5 ft.) to top of roof parapet
Parking Spaces	as per Parking By-law	105 parking spaces	
Loading	as per Parking By-law	Class B 2	
Bicycle Spaces	as per Parking By-law	Class A 121 Class B 36 Total 157	