



## POLICY REPORT

Report Date: June 26, 2018  
Contact: Karen Hoese  
Contact No.: 604-871-6403  
RTS No.: 12195  
VanRIMS No.: 08-2000-20  
Meeting Date: July 10, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1800-1898 Main Street

### **RECOMMENDATION**

A. THAT the application by Francl Architecture, on behalf of Cressey Main Holdings Ltd., to rezone:

- 1800 Main Street [PID 009-153-373; LOT B BLOCK 15 DISTRICT LOT 200A PLAN 11115] and
- 1880-1898 Main Street [PID 015-051-943; LOT A (EXPLANATORY PLAN 5193) BLOCK 15 DISTRICT LOT 200A PLAN 934],

from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.00 to 5.02 and building height from 18.3 m (60 ft.) to 32.6 m (107 ft.) to permit an 11-storey mixed-use building consisting of commercial use at grade and 131 secured for-profit affordable rental housing units, be referred to public hearing together with:

- (i) plans prepared by Francl Architecture, received February 15, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

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

B. THAT, if after public hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal

Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the CD-1 by-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, 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.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include the CD-1 By-law and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the amending by-law.

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the amending by-law.

- F. THAT Recommendations A to E be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a 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 evaluates an application to rezone a site located at 1800-1898 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of an 11-storey mixed-use development with commercial use at grade and a total of 131 secured

for-profit affordable rental housing units, with 13 units (10% of the overall units) to be secured at moderate income rental rates. The proposed density is 5.02 FSR and height is 32.6 m (107 ft.).

Staff have assessed the application and conclude that it meets the intent of the *Mount Pleasant Community Plan* and *Implementation Policy*. The application is also consistent with the Development Cost Levy (DCL) By-law definition of “for-profit affordable rental housing” for which DCLs may be waived, as well as with the Parking By-law definition of “secured market rental housing” for which a reduced parking requirement may be applied. If approved, the application would contribute 131 secured for-profit affordable rental housing units to the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*. Staff recommend the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies and guidelines for this site include:

- Mount Pleasant Community Plan (2010) and Implementation Policy (2013)
- Rental Incentive Guidelines (2012, last amended 2018)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Renewable City Strategy (2015)
- Vancouver Neighbourhood Energy Strategy (2012)
- Neighbourhood Energy Centre Guidelines (2012)
- Neighbourhood Energy Connectivity Design Standards – Design Guidelines (2014)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2017)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2017)

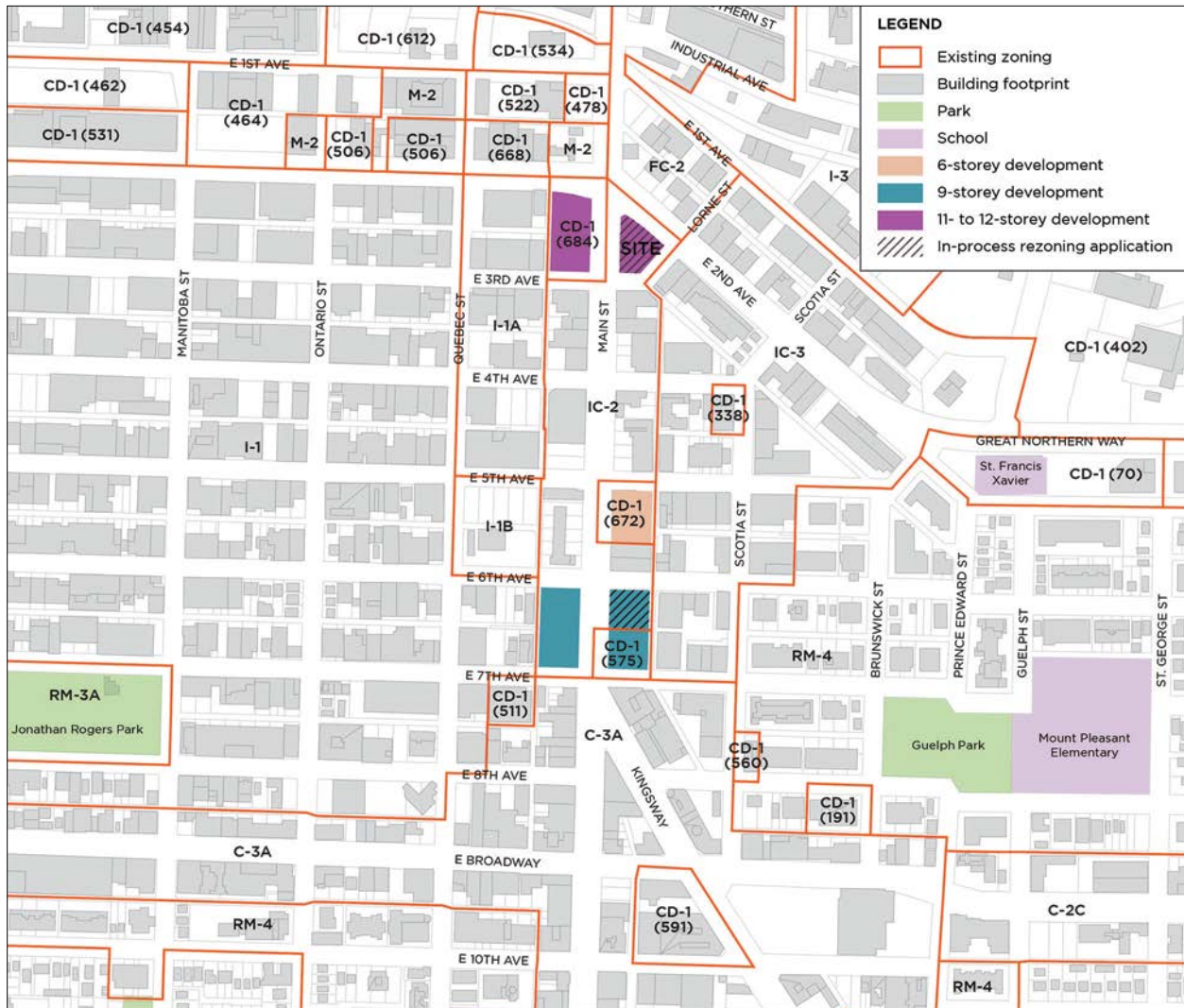
### **REPORT**

#### **Background/Context**

##### **1. Site and Context**

The subject site is irregularly shaped, fronting four streets: Main Street, East 2nd Avenue, Lorne Street and East 3rd Avenue (see Figure 1). It is located on the east side of Main Street between 2nd and 3rd Avenues within the Lower Main subarea of the *Mount Pleasant Community Plan* (see Figure 2). The site is comprised of two parcels, with a total site size of 1,736.1 sq. m (18,687.8 sq. ft.), and frontages of 57 m (187 ft.) on Main Street and 47 m (156 ft.) on 2nd Avenue. It is located at an intersection with three bus routes and within 500 m of the Main Street-Science World Expo Line station. Additionally, the site is located within two blocks of bikeways including the Main Street, Central Valley (along 1st Avenue), Ontario and Off-Broadway (along 5th Avenue) routes, and it is within 500 m of the Seaside Bikeway (along the Seawall).

**Figure 1: Surrounding context, zoning and rezoning applications in Lower Main**

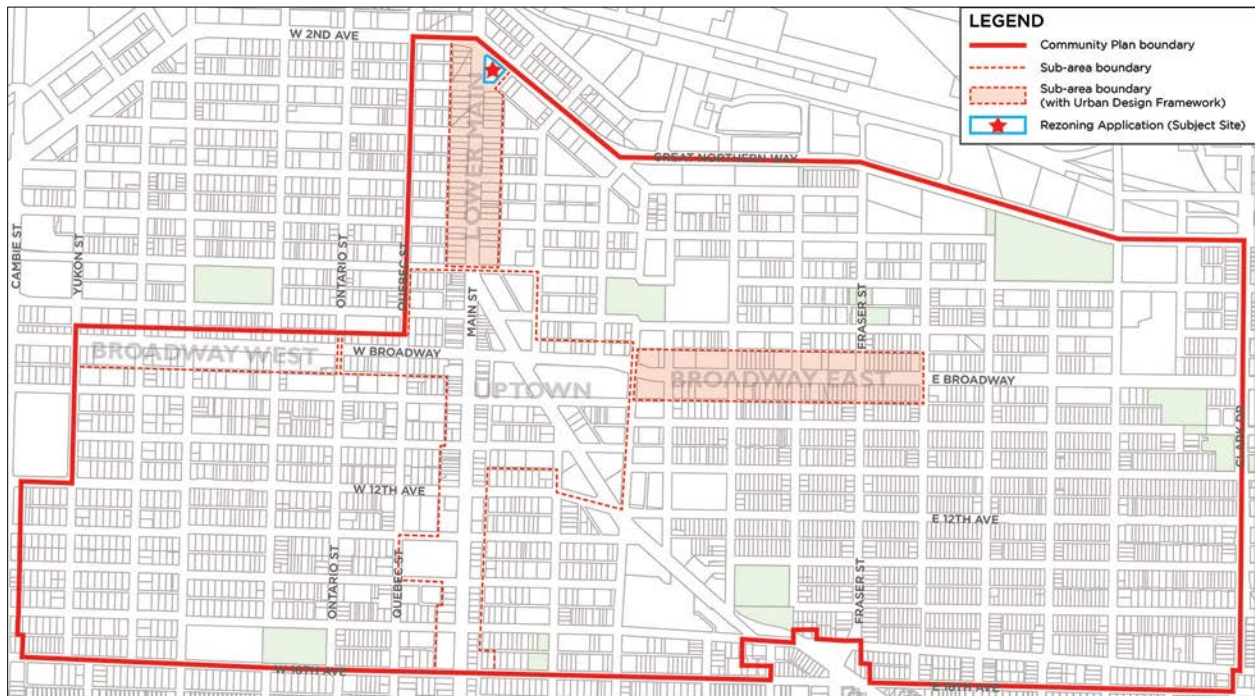


The site currently contains one- and two-storey commercial buildings with surface parking. The property directly west across Main Street, was rezoned in 2017 and is currently under construction for a 12-storey mixed-use building containing a public plaza, commercial uses at grade, artist production space, social housing and market strata-titled units for a combined total of 226 residential units. South along Main Street, between 3rd Avenue and 6th Avenue, the *Mount Pleasant Community Plan Implementation Policy* allows for rezoning consideration of up to six storeys. The Southeast False Creek community, which accommodates a broad mix of housing and associated uses with higher building forms, is located to the northwest across 2nd Avenue. The False Creek Flats area, located to the northeast, is intended to focus on intensifying employment opportunities, with zoning amendments approved in September 2017 as implementation of the *False Creek Flats Plan*. Sub-area E of the new FC-2 District (located directly north across 2nd Avenue) is intended for diverse and complete mixed-use developments having rental housing above light industrial, office and other job-related uses.

## 2. Policy Context

**Mount Pleasant Community Plan and Implementation Policy** – Future land use on the subject site is guided by the *Mount Pleasant Community Plan* and its accompanying *Mount Pleasant Community Plan Implementation Policy* (collectively referred to herein as the “Plan”). The Plan anticipates development on this site up to 5.0 FSR with building heights up to 35.5 m (116 ft.). The Lower Main sub-area (properties fronting both sides of Main Street between 2nd and 7th Avenues) is expected to transition into a pedestrian-oriented, mixed-use corridor that will connect upper Main Street with both established and new lowland neighbourhoods in Southeast False Creek and Main/Quebec fronting sites. The Plan identifies the block between 2nd and 3rd Avenues as a “transition” block, providing an opportunity to depart from the pattern created between 3rd and 6th Avenues, distinguished by a robust architectural expression, along with additional height and density.

**Figure 2: Mount Pleasant sub-areas and subject site**



**Rental Incentive Guidelines** – The intent of the *Rental Incentive Guidelines* is to inform the way in which rental incentives, taken at the applicant’s discretion, are applied to specific projects. Projects, where 100% of the residential floor space is non-stratified rental housing, are eligible for rental incentives including parking reductions, a DCL waiver for the residential floor area and a relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the



lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

**Family Room: Housing Mix Policy for Rezoning Projects** – In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms in rental housing projects from a minimum of 25% to 35%. The application proposes 35% of the overall residential units as having two or more bedrooms.

**High-Density Housing for Families with Children Guidelines** – The intent of the guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design and unit design.

### **Strategic Analysis**

#### **1. Proposal**

The application proposes an 11-storey mixed-use development, containing commercial-retail use at grade and residential units above (see Figure 3). In total, the application proposes 131 secured for-profit affordable rental housing units and 885.9 sq. m (9,536 sq. ft.) of commercial floor area over three levels of underground parking accessed from Lorne Street, at an overall density of 5.02 FSR and building height of 32.6 m (107 ft.).

**Figure 3: View from East 2nd Avenue looking south**



## 2. Housing

The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and it contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental housing units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

Various rental incentives are offered to assist with a project's viability, which can be taken at the applicant's discretion. These incentives, where the units qualify as secured for-profit affordable rental housing, include increased height and density, parking reductions, a Development Cost Levy (DCL) waiver, and a relaxation of minimum unit size provided that the design and location of the unit provides satisfactory living accommodation.

This application, if approved, would deliver 131 secured for-profit affordable rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. The *Family Room: Housing Mix Policy for Rezoning Projects* requires rezoning applications for secured market rental projects to include a minimum of 35% family units having two or more bedrooms, to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 36 two-bedroom and 10 three-bedroom units (35% of the overall units), thereby meeting the policy.

**Figure 4: Progress towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2018**

Housing Type	10-Year Targets	Units Approved Towards Targets*
<b>Secured Market Rental Housing Units</b>	20,000	1,312

*Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.*

*\* Unit numbers exclude the units proposed at 1800-1898 Main Street, pending Council approval of this rezoning application.*

All units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The addition of 131 new secured for-profit affordable rental housing units to the city's inventory of market rental housing contributes toward the *Housing Vancouver Strategy* targets (see Figure 4). Conditions related to securing the units are contained in Appendix B.

Vancouver has one of the lowest vacancy rates in Canada. In fall 2017, the vacancy rate in the city was 0.9%, which means only nine out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3.0% is considered to be a balanced rental market. The vacancy rate in the Mount Pleasant neighbourhood was also very low at 0.7%.

In this project, the applicant intends to provide enhanced affordability by securing 10% of the overall units for a total of 13 units—four (4) studio, five (5) one-bedroom and four (4) two-

bedroom—as “Moderate Income Rental Units” at rental rates targeting households earning between \$30,000 and \$80,000 per year (see Figure 5). Tenant eligibility for the Moderate Income Rental Units will be verified by the building’s management at initial occupancy and on an ongoing basis.

**Figure 5: Targeted Rents for Moderate Income Rental Units**

Unit Type	Rents
Studio	\$950
1 bedroom	\$1,200
2 bedroom	\$1,600

For the 118 other rental units, the applicant estimates that the studio units would rent for an average of \$1,496 per month, one-bedroom units would average \$1,730 per month, two-bedroom units would average \$2,505 per month, and three-bedroom units would average \$3,365 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in the east area of Vancouver, as well as to the estimated monthly costs to own similar units in the east area of Vancouver, using 2017 Multiple Listing Service data. Figure 6 compares initial rents proposed for units in this application to average and estimated costs for similar units.

When compared to average rents in newer buildings in the east area of Vancouver, the proposed average rents are higher for one- and two-bedroom units, but are equivalent to the overall average rents for new buildings in the city. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

**Figure 6: Comparable Average Market Rents and Home Ownership Costs**

	Proposed Rents (Subject Site)	Average Market Rent in Newer Buildings - Eastside (CMHC, 2017) <sup>1</sup>	DCL By-law Maximum Averages - Eastside (CMHC, 2017) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Unit – Eastside (BC Assessment, 2017) <sup>3</sup>
Studio	\$1,496	\$1,531	\$1,496	\$2,278
1 bed	\$1,730	\$1,689	\$1,730	\$2,739
2 bed	\$2,505	\$2,284	\$2,505	\$3,817
3 bed	\$3,365	No data available	\$3,365	\$5,432

<sup>1</sup> Data from the October 2017 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the east side of Vancouver.

<sup>2</sup> For studio, 1- and 2-bedroom units, the maximum DCL rents for the east side of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published by CMHC in the fall 2017 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the east side of Vancouver are the average rents for all residential units built since the year 2000 city-wide as published in CMHC’s website “Housing Market Information Portal” for 2017.

<sup>3</sup> Based on the following assumptions in 2017: Median of all BC Assessment recent sales prices in Vancouver east side in 2017 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province’s *Residential Tenancy Act*. A final rent roll that sets out the initial monthly rents for all units will be required



prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by Section 3.1B(c) of the DCL By-law. After occupancy, rent increases are regulated by the *Residential Tenancy Act*. Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

### **3. Density, Height and Form of Development** (see application drawings in Appendix E)

The proposal is generally consistent with the density, height and setback guidelines established in the Plan. While the policy anticipates development of up to 5.00 FSR on this site, the proposed FSR of 5.02 is being considered to help progress the City's housing objectives for purpose-built market rental homes.

The application proposes a height of 32.6 m (107 ft.). The form of development responds to the irregular shape of the property. It consists of a 10-storey building along the Main Street frontage, progressing to 11 storeys at the northern half of the site where the sloping topography reaches a lower elevation. Against the 2nd Avenue frontage, a lower podium of seven storeys steps down from the 10-storey element. These two elements compose a "V"-shaped floorplan, and result in a raised courtyard located between the two armatures at level 3, offering access to natural daylight and ventilation for the courtyard-facing units.

As a response to the direction in the Plan for the provision of open plaza space along 3rd Avenue, a building setback of 2.4 m (8 ft.) has been provided from the property line. Public use of this space will be secured through a statutory right-of-way (SRW).

The Urban Design Panel reviewed this application on June 28, 2017 (see Appendix D), and recommended support for the proposed form and preliminary architectural expression. Staff have concluded that the overall proposed form and massing respond satisfactorily to the objectives of the Plan and, as such, support this application subject to the conditions outlined in Appendix B.

### **4. Transportation and Parking**

Vehicle and bicycle parking are provided within three levels of underground parking accessed from Lorne Street. The application proposes a total of 79 residential parking spaces (including six car share spaces), 45 commercial parking spaces, two Class B loading spaces, one Class A loading space, and 166 Class A and 12 Class B bicycle spaces.

Parking, loading and bicycle spaces are to be provided in accordance with the Parking By-law. The application meets the Parking By-law definition of "secured market rental housing" for which a reduced parking requirement applies, and it qualifies for a further reduction of 20% of the minimum residential parking requirements due to proximity to transit and its location within the Metro Core.

In order to comply with the Parking By-law, staff recommend that a maximum of three car share spaces be provided, and that an additional Class A loading space—to total two Class A loading spaces—be provided in lieu of a required Class B loading space. An amendment to the Parking By-law to this effect is proposed in Appendix C. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

## 5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application, received February 15, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*, which requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22 per cent reduction in energy cost as compared with ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the preceding version of the *Green Buildings Policy for Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

The *Greenest City Action Plan* seeks to reduce city-wide greenhouse gas emissions by 33% of 1,110,000 tonnes of CO<sup>2</sup> per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy*, which identified parts of Mount Pleasant as a priority area for NES development. The *Mount Pleasant Community Plan* includes direction for all new buildings in the Lower Main subarea to be designed to be connectable and compatible with the Southeast False Creek Neighbourhood Energy Utility (or alternate district energy system as identified by the City). Conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available.

**Integrated Rainwater Management Plan (IRMP)** – In April 2016, Council adopted a long-term target to capture and treat 90% of Vancouver's average annual rainfall through green infrastructure. *The Green Buildings Policy for Rezoning* and accompanying *Green Buildings Policy for Rezoning – Process and Requirements* were amended in 2017 to address these objectives. On-site rainwater management is needed to mitigate the impacts of an increase in yearly precipitation rates due to climate change, an increase in development density and a decrease of pervious surfaces. The occurrence of excess rainwater overwhelms the sewer system leading to combined sewer overflows. The use of water-sensitive site design and green infrastructure practices keeps harmful stormwater pollutants from entering our receiving waters and adds resiliency to the City's drainage system. Conditions related to an Integrated Rainwater Management Plan are contained in Appendix B.

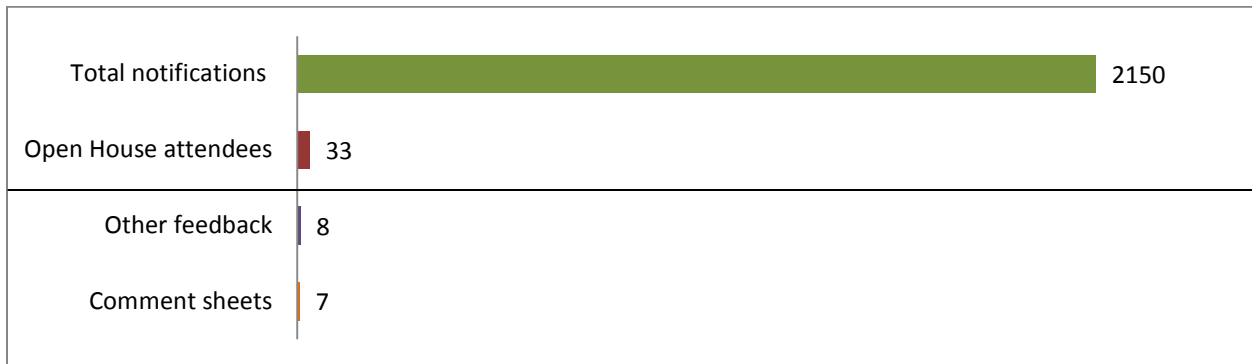
### **PUBLIC INPUT**

**Public Notification** – A rezoning information sign was installed on the site in April 2017. Approximately 2,150 notifications were distributed within the neighbouring area on or about May 23, 2017. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). A community open house was held on June 1, 2017 at which City staff, the applicant team and a total of approximately 33 people attended.

**Public Response and Comments** – Staff received a total of 15 responses regarding the rezoning application (see Figure 7). The responses were generally split between those who supported the application and those opposed. Respondents in support commented that the proposal uses the site well, and they favoured the building design, the addition of family-oriented units to the city’s rental housing stock, the location of the three-bedroom units within the building and the amount of amenity space. Those opposed have concerns over the building height, feeling it is uncharacteristic of the neighbourhood scale and that it will block views and cause shadowing. Other concerns and comments include:

- Traffic – Concern over increased traffic overall and particularly, increased traffic in the lane where 3rd Avenue and Lorne Street meet, as it already provides access for surrounding residences and businesses and it presents a safety issue with pedestrians and cyclists using the streets and lane in addition to vehicles.
- Parking – Concern that there is not enough parking for the amount of units proposed, which would further impact street parking. Conversely, there was a concern that there is too much parking given the proximity to rapid transit and future amenities.
- Commercial space – Concern that the retail spaces are too large as the community plan prescribes small retail frontages with the intent of promoting entrepreneurship. Suggestion to add more commercial space with the example of adding office use on the second floor. Concern over new developments and rising rents that are pushing out independent businesses.
- Noise – Concern that street noise (corner of two busy streets) could negatively impact the residential units and that acoustic mitigation measures should be implemented.
- Neighbourhood character – Desire to retain arts, cultural and light industrial identity of this part of Main Street.
- Sustainability – Promote more green spaces and sustainable infrastructure.

**Figure 7: Notification and Public Response**



The majority of developments on Main Street today are low in scale due to the existing industrial character. However, the Lower Main sub-area is envisioned to develop as a mixed urban community and has been undergoing redevelopment in recent years reflecting its future character. With regards to the proposed commercial spaces, the unit sizes are less than 465 sq. m (5,000 sq. ft.), which precludes large “big box” businesses. The plan does encourage small retail frontages and suggests incorporating small commercial-retail units fronting Main Street with larger tenancies in behind; however, the site’s irregular shape results in difficulties in creating functional commercial spaces to achieve the smaller frontages. With regards to traffic and parking, the site’s proximity to transit and bikeways, and walking distance of retail and local amenities is anticipated to reduce vehicle trips. The proposal is meeting its minimum parking

requirements. With regards to noise, all residential developments are required to achieve a minimum acoustic standard of noise mitigation for dwelling units when the windows are closed. Furthermore, urban design condition 3 in Appendix B requires that some solar shading is provided for dwelling units in order to reduce solar gain, which is most feasible with closed windows.

## ***PUBLIC BENEFITS***

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

### ***Required Public Benefits***

**Development Cost Levies (DCLs)** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$149.73 per sq. m (\$13.91 per sq. ft.) for commercial use and \$168.13 per sq. m (\$15.62 per sq. ft.) for residential use in developments over 1.5 FSR. Based on the current rate, the total commercial floor area of 885.9 sq. m (9,536 sq. ft.) and residential floor area of 7,826.8 sq. m (84,250 sq. ft.), will generate a DCL of approximately \$132,646 and \$1,315,920, respectively.

In addition to the City-wide DCL, a new Utilities DCL will be considered by Council on July 11, 2018 to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. If the new City-wide Utilities DCL is approved by Council, the proposed rates under this DCL would be \$54.25 per sq. m. (\$5.04 per sq. ft.) for commercial use and \$108.61 per sq. m (\$10.09 per sq. ft.) for residential use in developments over 1.5 FSR, and would take effect on September 30, 2018. Should this new Utilities DCL apply to this project, the additional DCL would be \$48,060 for the commercial floor area and \$850,069 for the residential floor area, however the in-stream rate protection available to the project might exempt the new Utilities DCL from applying, depending on the timing of development and building permits. The Utilities DCL is subject to the same rate protection and annual adjustment parameters as the City-wide DCL, as explained below.

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with Section 3.1A of the Vancouver Development Cost Levy By-law. The total residential floor area eligible for the waiver is 7,826.8 sq. m (84,250 sq. ft.). The total City-wide DCL that would be waived is estimated to be approximately \$1,315,920, and the waiver would be extended to the new Utilities DCL estimated to be \$850,069, if applicable. A review of how the application meets the waiver criteria is provided in Appendix F.

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

**Public Art Program** – The *Public Art Policy for Rezoned Developments* requires that a rezoning involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

### ***Offered Public Benefits***

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

**Rental Housing** – The applicant has proposed that 131 residential units be secured as for-profit affordable rental housing (non-stratified) with 13 units (10% of the overall units) secured at moderate income rental rates. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units. Real Estate Services has reviewed the applicant's financial pro forma and concluded that after factoring the costs associated with the provision of secured for-profit affordable rental housing units, 10% of these at moderate income rental rates, no further contribution to public benefits is anticipated in this instance.

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

### ***FINANCIAL IMPLICATIONS***

As noted in the Public Benefits section above, the 131 secured for-profit affordable rental housing units with 10% of these secured at moderate income rental rates is the public benefit accruing from this rezoning. The site is within the City-wide DCL district. Should Council approve the rezoning application, the commercial component is anticipated to generate approximately \$132,646 in DCLs. Should the new Utilities DCL apply to this project, the additional DCL would be \$48,060. The for-profit affordable rental housing component will qualify for a DCL waiver under Section 3.1A of the Vancouver DCL By-law, which is estimated to be approximately \$2,165,989 (including the new Utilities DCL if applicable).

The for-profit affordable rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

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

### ***CONCLUSION***

Staff have reviewed the application to rezone the site located at 1800-1898 Main Street from IC-2 to CD-1 to permit development of a 131-unit secured market rental housing building, and conclude that the application is consistent with the *Mount Pleasant Community Plan* policies



and aspirations for this site. Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including a DCL waiver and parking reduction. If approved, this application would make a significant contribution to the achievement of key affordable housing goals of the City. The proposed form of development represents an appropriate urban design response to the site and context, and is supportable. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A and that, subject to public hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**1800-1898 Main Street  
DRAFT CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Uses**

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

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

### **Conditions of Use**

- 3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
  - (a) Farmers' Market;
  - (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant; and
  - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.2 The design and lay-out of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

### **Floor Area and Density**

- 4.1 Computation of floor space ratio must assume that the site consists of 1,736.1 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 5.02.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of the permitted residential floor area; and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted residential floor area;
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

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

**Building Height**

- 5.1 The building height, measured from base surface to the top of the roof deck above the uppermost habitable floor, must not exceed 32.6 m.
- 5.2 Despite section 10.11.1 of the Zoning and Development By-law, no part of the development shall protrude into the approved View Cones, as set out in the City of Vancouver View Protection Guidelines.

**Horizontal Angle of Daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% of less of the total floor area of the dwelling unit; or
    - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

\* \* \* \* \*



**1800-1898 Main Street  
PROPOSED CONDITIONS OF ZONING APPROVAL**

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

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Francl Architecture and received February 15, 2017, subject to the following conditions, provided that the Director of Planning 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 Director of Planning who shall have particular regard to the following:

**Urban Design**

- 1. Design development to the floor elevations of the commercial-retail units to be no more than 0.75 m (2.5 ft.) different from the adjacent sidewalk grade, against the Main Street property line.
- 2. Design development to confirm that the proposed exterior will be clad with high-quality materials.
- 3. Design development to the proposed elevations that would better reflect the specific orientation of each façade, and to reduce solar gain.
- 4. Provision of a minimum 2.4 m (8 ft.) building setback from the 3rd Avenue property line, in order to provide enhanced public open space along this sidewalk.
- 5. The proposed unit mix, providing 26% studio units, 39% one-bedroom units, 27% two-bedroom units and 8% three-bedroom units, is to be included in the development permit drawings. The two- and three-bedroom units account for 35% of the overall units.

Note to applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

**Crime Prevention through Environmental Design (CPTED)**

- 6. Design development to consider the principles of CPTED, having particular regard for:

- (i) theft in the underground parking;
- (ii) residential break and enter;
- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

### Landscape Review

7. Design development to better articulate and expand the programming of common amenity space on Level 3 to provide more opportunities for social interaction.

Note to applicant: This should include additional, more accessible urban agriculture, additional opportunities for social interaction, such as additional benches and seat walls for passive seating and gathering. Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

8. Design development to provide high quality, creative and natural materials in landscaped areas, especially in the Children's Play area.
9. Design development to improve sustainability by the provision of an extensive green roof on the flat rooftop.
10. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to applicant: Edible plants can be used as ornamentals as part of the landscape design.

11. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, 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 and should match the architectural site plan.
12. Section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details should show dimensioned rootballs to confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard and be minimum 3' for trees and 2' for shrubs.
13. A high-efficiency automatic irrigation system to be provided for all planted areas.
14. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

### Sustainability

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

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

### Housing

16. The building is to comply with the *High-Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette and accessible washroom.
17. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

### Engineering

18. The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
19. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

20. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

21. Clarify residential and commercial garbage storage and pick-up space. Please show containers and toters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note: Pick up operations should not rely on bins being stored on the street or lane for pick up, an on-site bin staging area is to be provided and bins are to be returned to storage areas immediately after emptying. Note: The loading space may be suitable for this purpose.
22. Confirmation from the Vancouver Park Board that they are in agreement with the proposed street tree removals around the site.
23. Delete benches shown around the proposed street trees on the 3rd Avenue frontage and show standard treatments consistent with the area public realm plan.
24. The landscape plan is to be noted as "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of eight (8) weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.
25. Please update the landscape and/or site plan to reflect the public realm changes, which conform to the Mount Pleasant Community Plan and Public Realm Plan and include all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
26. A crossing application is required. Please confirm parking and access design is accepted before the crossing application is submitted so the crossing design can match the required parking/loading opening to the building.
27. Design development to provide wide continuous weather protection awnings or canopies on Main Street and 2nd Avenue. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property.  
  
Note to applicant: Canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.
28. Trees on 2nd Avenue are to be fully on private property and street trees adjacent the curb are to be provided on either side of the finalized bus stop location where space permits. A drawing of the bus stop location will be provided by the City.
29. Provision of an improved plan showing the Class B bicycle spaces on private property, beyond the SRW.

Note to applicant: Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line or into the SRW. Page 23 shows Class B bicycle spaces on City ROW and within the SRW.

Should bike racks be desired for placement on public property, please make a separate application to Engineering, Street Activities branch. Please contact Shannon Blackwood at 604-873-6339.

30. Please place the following statement on the landscape plan: This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
31. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
32. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
33. All Class A bicycle spaces must be located on the P1 parking level or at grade.
34. Noting the enactment condition is to remove/underground or eliminate all of the existing wood poles from adjacent the site; should this prove not possible then please ensure any remaining pole is accurately located to confirm there is no conflict with proposed access points to the site.
35. Design development to comply with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services (GMES). The following items are required:
  - (i) Provision of Class B loading to the satisfaction of the GMES.

Note to applicant: The following is required:

- a) Provision of improved on-site maneuvering for the Class B loadings spaces. The back-in maneuvering from Lorne St proposed in the Loading Review dated January 11, 2017 is not supported as Lorne St will remain open to traffic. Consider a wider maneuvering aisle, wider loading stalls, larger loading throats, and a wider O/H gate to achieve this. Provide updated turning swaths to confirm.



- b) Provision of revised ramp slope to accommodate on-site maneuvering for the Class B loading spaces. Maneuvering from a 15% ramp slope is not supported.
  - c) Provision of 3.8 m (12.5 ft.) of vertical clearance for the Class B loading spaces. Looking at the elevations on drawings 5 and 6, less than 3 m (10 ft.) is being provided for one of the Class B spaces. A section drawing is required showing elevations, and the minimum vertical clearances should be noted on plans.
  - d) Provision of a signal warning system and improved visibility to reduce conflicts between vehicles on the parking ramp and vehicles accessing the Class B loading spaces at the top of the ramp. A sign and warning light on the outside of the building to indicate when both Class B spaces are occupied is also required.
  - e) Provide an updated Loading Review that is signed and sealed by a qualified transportation engineer.
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, additional elevations within the parking levels, both sides of the loading bay, and at all entrances.
  - (iii) Provision of the minimum vertical clearance for the main ramp and security gates.
- Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.
- (iv) Modification of the parking ramp design as the slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length. Using the design elevations shown, the inside radius of the ramp calculates to 23% and exceeds the 15% indicated. A further reduced slope may be required to accommodate the maneuvering for the loading.
  - (v) Dimension and label all stalls. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall.
  - (vi) Locate column placements to comply with the requirements of the Engineering Parking and Loading Design Supplement as none are shown. Dimension all columns encroaching into parking stalls.
  - (vii) Provision of increased width through the curved section of the parking ramp to enable two vehicles to pass unobstructed - a ramp width of 23'-6" would achieve this.

- (viii) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

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

### **Neighbourhood Energy Utility**

37. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

38. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

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

39. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.

40. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards – Design Guidelines*.

Note to applicant: The site would be serviced by the City-designated NES from 6th Avenue.

41. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the General Manager of Arts, Culture, and Community Services, 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 Lot A (Explanatory Plan 5193), Plan 934, and Lot B, Plan 11115, Both of Block 15, DL 200A to create a single parcel.
2. Release of Easement & Indemnity Agreements 355348M and 355398M (commercial crossings) prior to building occupancy.

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

3. Provision of a building setback and a surface Statutory Right of Way (SRW) on the Main Street and 2nd Avenue frontages of the site to achieve a 5.5 m (18 ft.) sidewalk from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrances such as structure, stairs, door swing, landscape and bicycle parking at grade. The SRW agreement will accommodate any portion of the below grade parking on levels P1 to P3, and portions of the building at levels 2 to 11 and the roof within the SRW area.
4. Provision of a building setback and surface Statutory Right of Way (SRW) on the 3rd Avenue frontage of the site to achieve a 2.4 m (8 ft.) public plaza from the south property line for public/ pedestrian use. The SRW will be free of any encumbrances such as structure, stairs, door swing, landscape and bicycle parking at grade. The SRW agreement will accommodate any portion of the below grade parking on levels P1 to P3, and portions of the building at levels 2 to 11 and the roof within the SRW area.
5. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of three (3) Shared Vehicle(s) and the provision and maintenance of three (3) Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
  - (i) provide three (3) Shared Vehicle(s) to the development for a minimum period of three years;

- (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- (iii) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
- (iv) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- (v) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
- (vi) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) provision of a letter of commitment from a Shared Vehicle Organization indicating their willingness to supply Shared Vehicles on the site at building occupancy.

Note to applicant: Shared Vehicle Parking Spaces are required to be a minimum width of 2.9 m and noted on plans.

6. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The agreements shall include, but not be limited to, the following provisions, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services:
- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. The adjacent water main is sized at 200 mm. Should the project require a greater service demand then upgrading will likely be required; should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (ii) Guelph Park's as-builts indicate the park is serviced from a main connected to the sanitary manhole on Prince Edward Street and L/S of 6th Avenue. Elimination of the park's runoff from the sanitary system

would reduce the flow into the sanitary system and negate a larger system upgrade downstream of the development site. Provision of a new connection from Guelph Park into the storm system is required.

- (iii) Provision of a stormwater and rainwater management plan that meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse By-law. The plan shall achieve the following objectives:
- a) Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);
  - b) Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated);
  - c) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard; and
  - d) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note: Legal agreements may be required to ensure ongoing operations of certain stormwater storage, rainwater management and green infrastructure systems.

- (iv) Provision of elimination/undergrounding of the existing wood poles and overhead utilities from adjacent the site. Confirmation from all affected utilities and any City of Vancouver utility that use the poles is required. Any resulting need for switches, kiosks, cabinets are to be provided for on-site.
- (v) Provision of new concrete curb and gutter, pavement to typical road widths, concrete sidewalk, street trees, new or upgraded street lighting on Lorne Street and on 3rd Avenue adjacent the site, including relocation of all existing infrastructure to accommodate the new roads is required. All in keeping with Mount Pleasant Public Realm guidelines.
- (vi) Provision of new or upgraded street lighting on the Main Street and 2nd Avenue frontages of the site and a lighting study to determine the adequacy of the existing lighting and design as required.



- (vii) Provision of a minimum 1.22 m (4'-0") front boulevard and 2.43 m (8'-0") sidewalk on Lorne Street.
  - (viii) Provision of a new concrete bus slab in the curb lane on 2nd Avenue adjacent the site, the relocation of bus stop 59762 (EB E 2nd Av FS Main St) and provision of weather protected seating on 2nd Avenue adjacent to the bus stop.
  - (ix) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
  - (x) Provision of a \$75,000 cash contribution for the future installation of a pedestrian signal at 3rd Avenue and Main Street.
7. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

### **Green Infrastructure**

- 8. Provision of a detailed response toward the Integrated Rainwater Management Plan (IRMP) requirements outlined in the "Green Buildings Policy for Rezoning".
- 9. Provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for retention, infiltration, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review, which will include the following:
  - (i) In this instance of a zero lot line design staff will consider:

- a) The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
  - b) Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
  - c) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated;
- (ii) Staff does not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated;
  - (iii) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
  - (iv) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated;
  - (v) Detention tanks shall be considered only where alternative approaches to rainwater retention prove unacceptable. Where detention tanks are to be proposed they should be considered for storing water for alternative uses on site.
  - (vi) Staff does not accept the inclusion of off-site areas in calculations for infiltration and/or treatment.
  - (vii) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.
    - a) Planters designed as flow-through planters can be used to meet the treatment volume requirement;
    - b) Consider increasing the depth of soil throughout planted areas and include shallow ponding depths within the planted areas as part of the calculations.
  - (viii) The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

Note: The applicant will enter into such legal agreements with the City, on the terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

### **Neighbourhood Energy Utility**

10. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:
  - (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
  - (ii) Grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant; and
  - (iii) Grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

#### Notes to applicant:

- The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of building permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.
- If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.
- Design shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may include, but is not limited to, an energy plant sized for neighbourhood service, energy transfer stations, heat recovery equipment, and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

## Housing

11. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as for-profit affordable rental housing units for the longer of 60 years and life of the building, and including the following additional conditions:
- (i) A no separate-sales covenant;
  - (ii) A no stratification covenant;
  - (iii) That none of such units will be rented for less than one month at a time;
  - (iv) That a rent roll be provided indicating agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance;
  - (v) That the average starting monthly rents for a total of 13 Moderate Income Rental Housing Units of the following unit types be at or below the following rates, applicable at the time of initial occupancy:

Unit Type	Total Units	Targeted Starting Rents
Studio	4	\$950
1 bedroom	5	\$1,200
2 bedroom	4	\$1,600

as set out in section 2a of the *Moderate Income Rental Housing Pilot Program*, and rent increases will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of change in occupancy.

Note to applicant: A rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to development permit issuance, and again prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services;

- (vi) The applicant will verify eligibility of new tenants for the units secured at moderate income rates.
  - (a) For new tenants, annual household income cannot exceed four (4) times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).
  - (b) There should be at least one occupant per bedroom in each moderate income unit.

- (vii) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy.
  - (a) For such tenants, annual household income cannot exceed five (5) times the annual rent for the unit (i.e. at least 20% of household income is spent on rent).
  - (b) There should be at least one occupant per bedroom in each moderate income unit.
- (viii) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the Moderate Income Rental Housing Units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for all units;
- (ix) That the average initial starting monthly rents for a total of 118 for-profit affordable rental housing units of the following unit types will be at or below the following proposed starting rents, subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law;

Unit Type	Proposed Average Starting Rents
Studio	\$1,496
1 bedroom	\$1,730
2 bedroom	\$2,505
3 bedroom	\$3,365

- (x) That a final rent roll for all units be provided, prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents in the for-profit affordable rental housing units to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by Section 3.1B(c) of the Vancouver Development Cost Levy By-law. Following occupancy, the rent increases for the Moderate Income Rental Housing Units be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of change in occupancy; and
- (xi) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

Note to applicant: This condition will be secured by both a Section 219 Covenant and a Housing Agreement to be entered into by the City, by by-law, enacted pursuant to section 565.2 of the Vancouver Charter.

### **Environmental Contamination**

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

Note to applicant: 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 registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site 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-law and at no cost to the City.

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.

\* \* \* \* \*

**1800-1898 Main Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

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

**SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning District regulated by Part 9) by adding the following:

“1800-1898 Main Street [CD-1 (#)] [By-law #] C-3A”

**PARKING BY-LAW NO. 6059**

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
1800-1898 Main Street			Parking, loading and bicycle spaces in accordance with by-law requirements, except that: <ul style="list-style-type: none"> <li>(a) a minimum of 2 Class A and 2 Class B loading spaces are provided;</li> <li>(b) shared vehicles with shared vehicle parking spaces may be substituted for required parking spaces at a 1:5 ratio, to a maximum of 3 shared vehicles and 3 shared vehicle parking spaces; and</li> <li>(c) shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width..</li> </ul>

**NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 (#)] [By-law #] 1800-1898 Main Street

\* \* \* \* \*

**1800-1898 Main Street  
URBAN DESIGN ANALYSIS**

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed the application on June 28, 2017 and supported it.

EVALUATION: SUPPORT with Recommendations

**Introduction:** Michelle Yip, Rezoning Planner, introduced the project as a site comprised of two parcels, on the east side of Main Street between 2nd and 3rd Avenue in Mount Pleasant. The site currently consists of one- to two-storey commercial retail units and a below-grade restaurant. This area of Main Street is zoned IC-2 and is covered by policy in the *Mount Pleasant Community Plan* and *Lower Main Urban Design Framework* that allows for rezoning for mixed-use developments.

For the blocks between 2nd and 3rd Avenue, the *Urban Design Framework* anticipates mixed-use developments up to a maximum height prescribed by the view cone at approximately 116 feet and a density of 5.0 FSR. The site opposite to the west has been approved for rezoning for a 12-storey mixed-use development. This rezoning site is intended to be well related to that site to form a gateway to Main Street. The policy identifies these blocks as “transition blocks”, which should be distinguished by a robust architectural expression, along with additional scale. This proposal is for an 11-storey mixed-use development containing two commercial units at grade and 131 rental housing units above, at a height of 113.4 feet and density of 5.02 FSR.

Tim Potter, Development Planner, introduced the project located on Main and 2nd, also at 3rd and Lorne Street. Subject to the Mount Pleasant Implementation Plan 2013 and the Main Street View Cone. Proposed is a new mixed use building with secured market rental.

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

1. Please comment on the building's form and massing as it relates to its context (present and future);
2. Does the panel have any advice in terms of sustainable design considerations?
3. Is the overall height and density proposed supportable?
4. Please comment on the success of the landscape design (roof terraces and public realm).

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** The applicant noted the residential units will be attractive and livable. There is proposed amenity space and roof space that have attractive attributes. The ground floor will be retail and east 2nd Ave will be smaller tenancies. The replacement establishment will be a fitting substitute. The sustainability measure is intended to be LEED Gold. East 2nd Ave has amenity spaces proposed.

There is a quieter lawn area with a public realm that fits into Mt. Pleasant. The intent of the plan is to have an eclectic look and 'mix it up' from the rest of the block. There are vertical screens planned on the windows.



The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Consider more design clarity at the next level of resolution
- Consider further articulation of all facades to create the right amount of hierarchy
- Consider the use of high quality materials
- Incorporate shading devices considering solar response conditions
- Consider an extensive green roof on the top level
- Be creative with street furniture
- Use more natural materials in the landscape areas, particularly in the kids area
- Consider better access to urban agricultural plots
- Consider bicycle access and entry at the building

**Related Commentary:** Overall the Panel supports the height, density and massing. The project is an elegant gateway. Consider making the design showcase bike culture for the 'raw' neighbourhood.

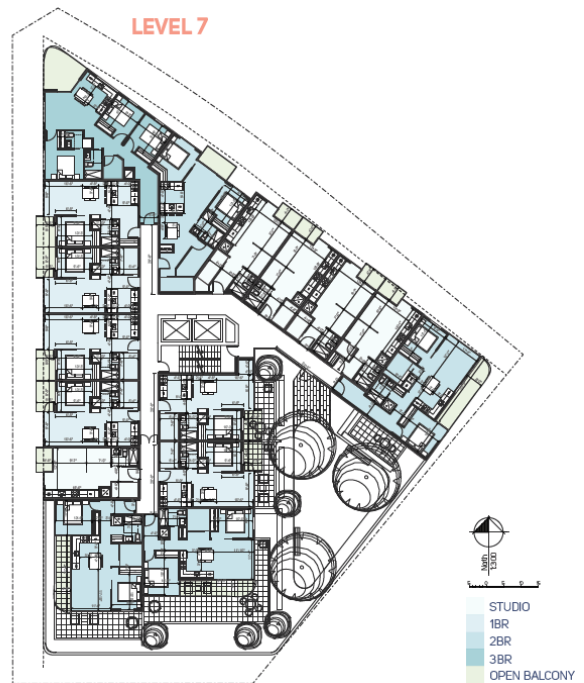
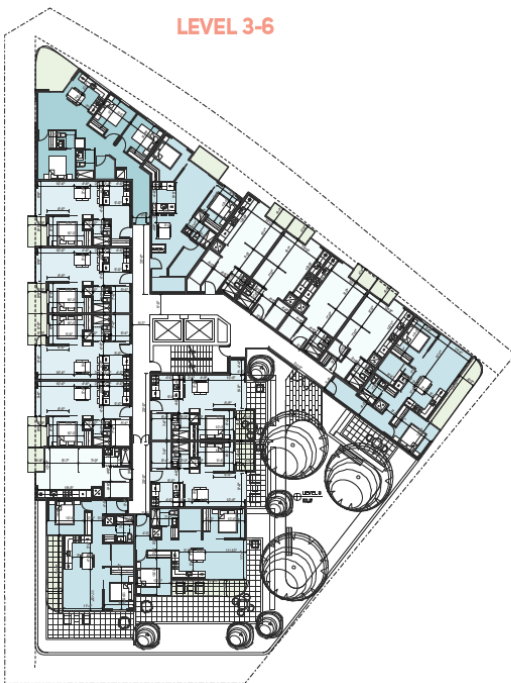
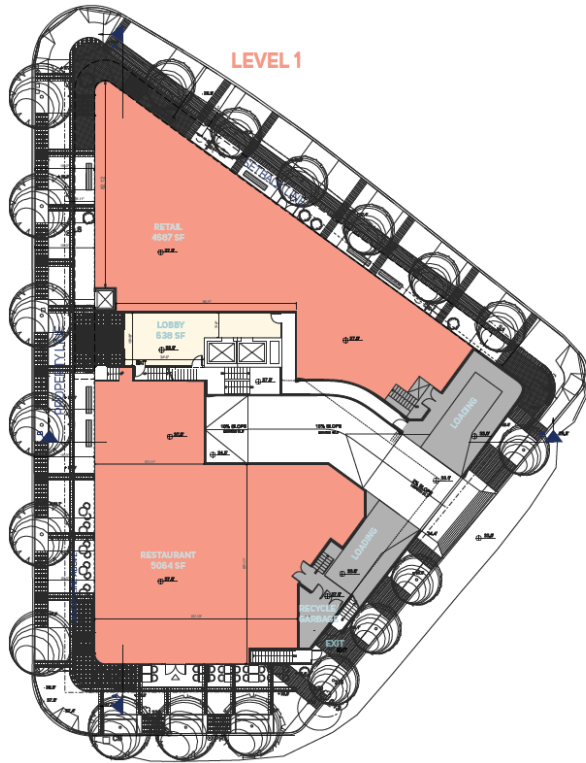
The building should be more dynamic. The distinction between the lower and higher parts of the building needs more volume. On east 2nd on the southwest side, the building should have transition details. Use high quality materials on the side panels.

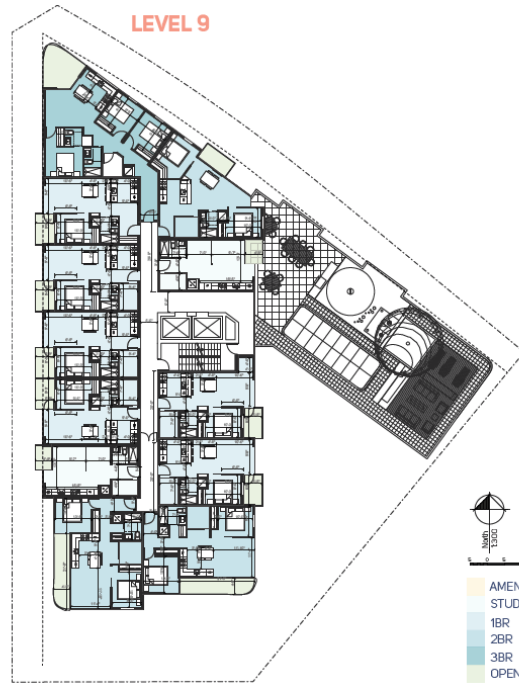
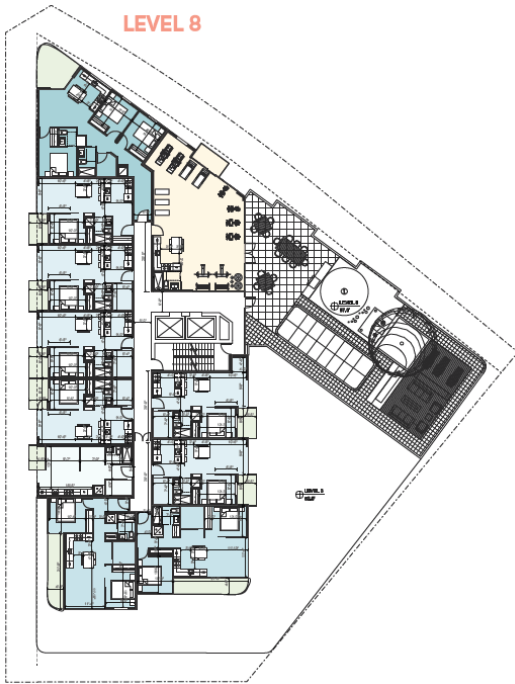
The landscape design is good, and a green roof is recommended. The kids play area should have more natural materials, especially in the play hut area. The benches should be more interesting. Look at the shading devices at different orientations to save energy. The building should have loading and unloading bike areas. There could be more curb space for drop offs.

**Applicant's Response:** The applicant team thanked the panel for their comments.

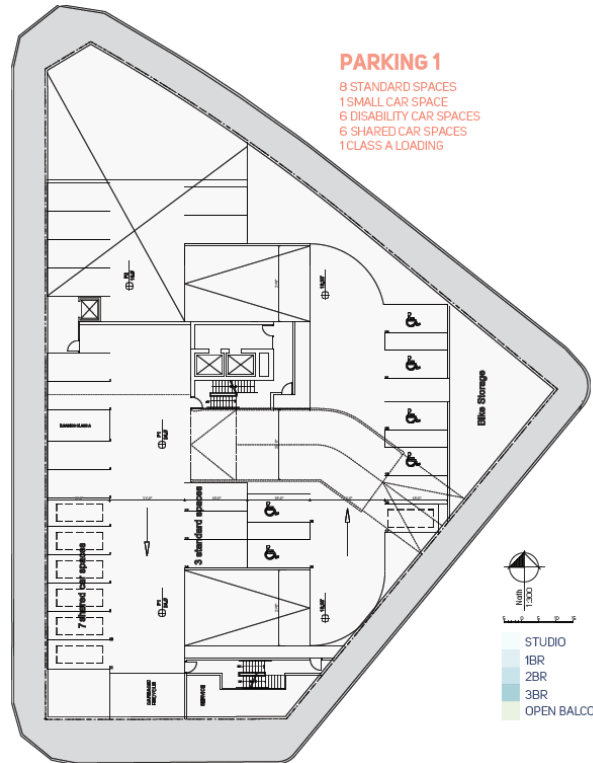
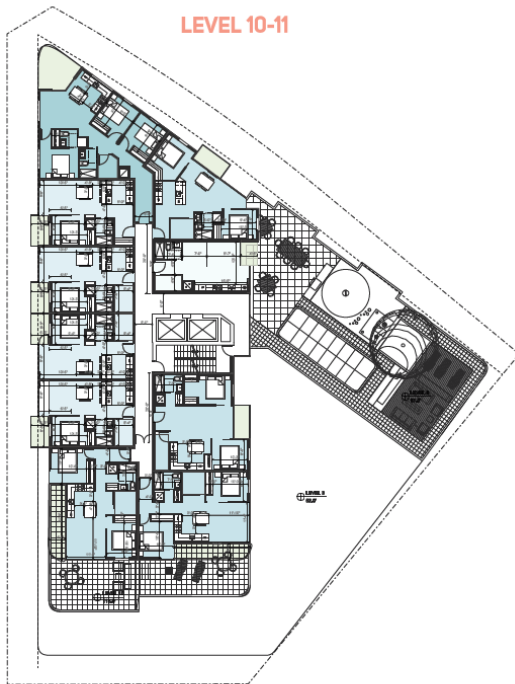
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### 1800-1898 Main Street FORM OF DEVELOPMENT

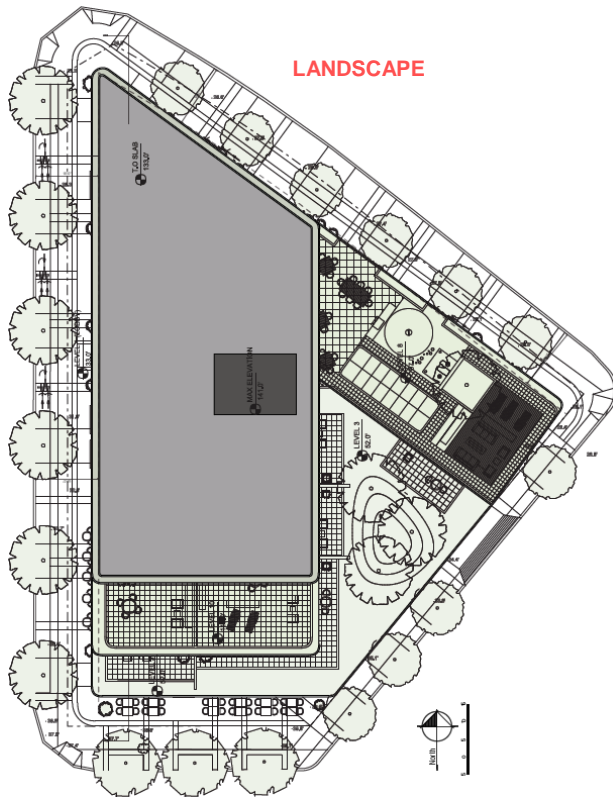
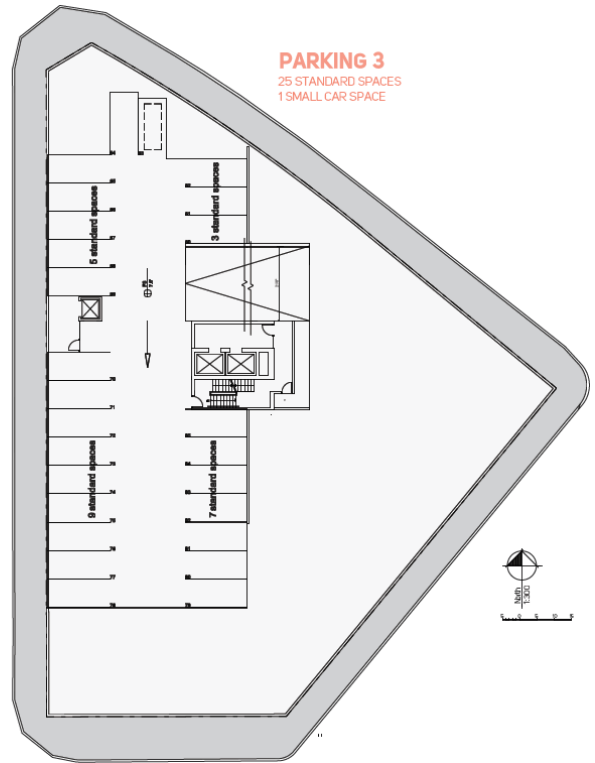
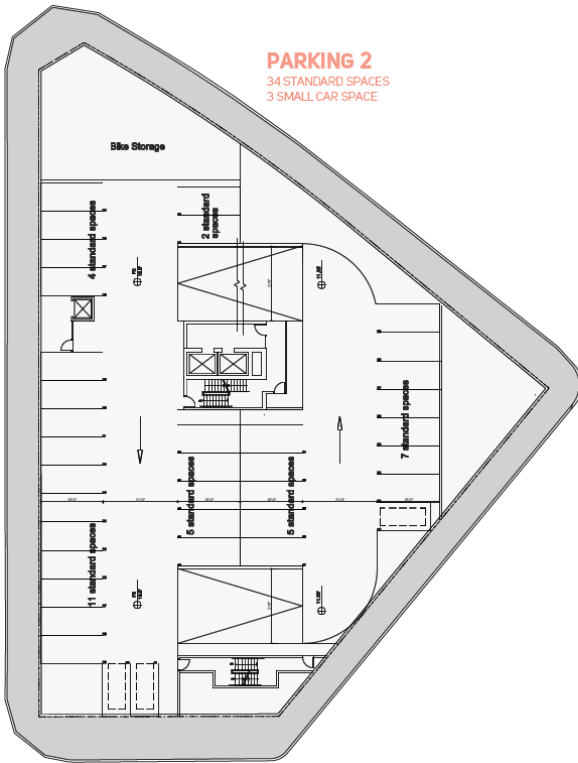




- AMENITY
- STUDIO
- 1BR
- 2BR
- 3BR
- OPEN BALCONY



- STUDIO
- 1BR
- 2BR
- 3BR
- OPEN BALCONY





South Elevation



West Elevation





North Elevation



East Elevation

\* \* \* \* \*

**1800-1898 Main Street  
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for a waiver of the Development Cost Levy (DCL) for the residential floor space as for-profit affordable rental housing, the application must meet the criteria set out in the Vancouver DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition (c)11 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
Studio	34	42 m <sup>2</sup> (450 sq. ft.)	38 m <sup>2</sup> (407 sq. ft.)
1 bedroom	51	56 m <sup>2</sup> (600 sq. ft.)	47 m <sup>2</sup> (510 sq. ft.)
2 bedrooms	36	77 m <sup>2</sup> (830 sq. ft.)	67 m <sup>2</sup> (719 sq. ft.)
3 bedrooms	10	97 m <sup>2</sup> (1,044 sq. ft.)	83 m <sup>2</sup> (898 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law, subject to Section 3.1B(c).

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent* <sup>1</sup>	Proposed Average Unit Rent for Moderate Income Units <sup>2</sup>
Studio	34	\$1,496	\$1,496	\$950
1 bedroom	51	\$1,730	\$1,730	\$1,200
2 bedrooms	36	\$2,505	\$2,505	\$1,600
3 bedrooms	10	\$3,365	\$3,365	n/a

\* Both the maximum and proposed rents are subject to annual adjustment per the DCL By-law.

<sup>1</sup> The average rents for all 131 units by unit type, inclusive of the moderate income units, must not exceed the DCL By-law maximum average unit rent.

<sup>2</sup> Moderate income unit rents included here for information only.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$3,391 per m <sup>2</sup> (\$315 per sq. ft.)	\$3,391 per m <sup>2</sup> (\$315 per sq. ft.)

- (f) By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet proposed averages set out under (d) above.

**1800-1898 Main Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

11-storey mixed-use building containing commercial-retail units at grade and secured for-profit affordable rental housing units.

**Public Benefit Summary:**

The proposal would provide 131 dwelling units secured as for-profit affordable rental housing, with 13 units secured at moderate income rental rates, for the life of the building or 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 1,736.1 m <sup>2</sup> (18,687.8 sq. ft.))	3.00	5.02
Floor Area (sq. ft.)	56,063	93,786
Land Use	Commercial/Industrial	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	779,839	132,646**
	Public Art		n/a
	20% Social Housing		n/a
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$779,839</b>	<b>\$132,646**</b>

**Other Benefits** (non-quantified components):

131 units of rental housing secured for the longer of the life of the building or 60 years.

\* 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: Replacement Housing (36%); Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%)

\*\* Should this new Utilities DCL apply to this project, the additional DCL would be \$48,060 for the commercial floor area, however the in-stream rate protection available to the project might exempt the new Utilities DCL from applying, depending on the timing of development and building permits.



**1800-1898 Main Street  
APPLICANT AND PROPERTY INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
1800 Main Street	009-153-373	LOT B BLOCK 15 DISTRICT LOT 200A PLAN 11115
1880 Main Street 1888 Main Street 1898 Main Street	015-051-943	LOT A (EXPLANATORY PLAN 5193) BLOCK 15 DISTRICT LOT 200A PLAN 934

**Applicant Information**

<b>Applicant/Architect</b>	Francl Architecture
<b>Developer/Owner</b>	Cressey Main Holdings Ltd.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed
<b>Site Area</b>	1,736.1 m <sup>2</sup> (18,687.8 sq. ft.)	1,736.1 m <sup>2</sup> (18,687.8 sq. ft.)
<b>Zoning</b>	IC-2	CD-1
<b>Land Use</b>	Commercial / Industrial	Commercial / Residential
<b>Floor Space Ratio</b>	3.00	5.02
<b>Floor Area</b>	5,208.3 m <sup>2</sup> (56,063 sq. ft.)	Commercial: 885.9 m <sup>2</sup> (9,536 sq. ft.) Residential: 7,826.8 m <sup>2</sup> (84,250 sq. ft.) Total: 8,712.7 m <sup>2</sup> (93,786 sq. ft.)
<b>Maximum Height</b>	18.3 m (60 ft.)	32.6 m (107 ft.)
<b>Parking, Loading and Bicycle Spaces</b>	As per Parking By-law	As per Parking By-law, except that there must be: <ul style="list-style-type: none"> <li>• 2 Class A and 2 Class B loading spaces provided; and</li> <li>• a maximum of 3 shared vehicles and 3 shared vehicle parking spaces</li> </ul>
<b>Unit Mix</b>		Studio: 34 1 bedroom: 51 2 bedroom: 36 3 bedroom: 10 Total: 131