



POLICY REPORT

Report Date: April 9, 2019
Contact: Karen Hoesé
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RTS No.: 13135
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2019

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2202-2218 Main Street and 206 East 6th Avenue

RECOMMENDATION

- A. THAT the application by Studio B Architects, on behalf of Main Street Arts Investments Inc. (PortLiving), to rezone 2202-2218 Main Street and 206 East 6th Avenue [*Lots 1 to 3, Block 38, District Lot 200A, Plan 197; PIDs: 010-136-576, 015-553-230 and 013-273-825 respectively*] from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.00 to 4.31 and building height from 18.3 m (60 ft.) to 22.6 m (74 ft.) to permit development of a six-storey mixed-use building consisting of at-grade and below-grade commercial retail space and 63 strata-titled residential units, be referred to public hearing together with:

- (i) plans prepared by Studio B Architects, received October 23, 2017;
- (ii) draft 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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT, if the application is referred to a public hearing, the application to amend 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.

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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 2202-2218 Main Street and 206 East 6th Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building consisting of at-grade and below-grade commercial retail space and 63 strata-titled residential units. The proposed density is 4.31 FSR (3.91 FSR above grade) and height is 22.6 m (74 ft.).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Mount Pleasant Community Plan (2010) and Implementation Policy (2013)
- Broadway Plan Interim Rezoning Policy (2018)
- 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 2018)
- Renewable City Strategy
- 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 2018)

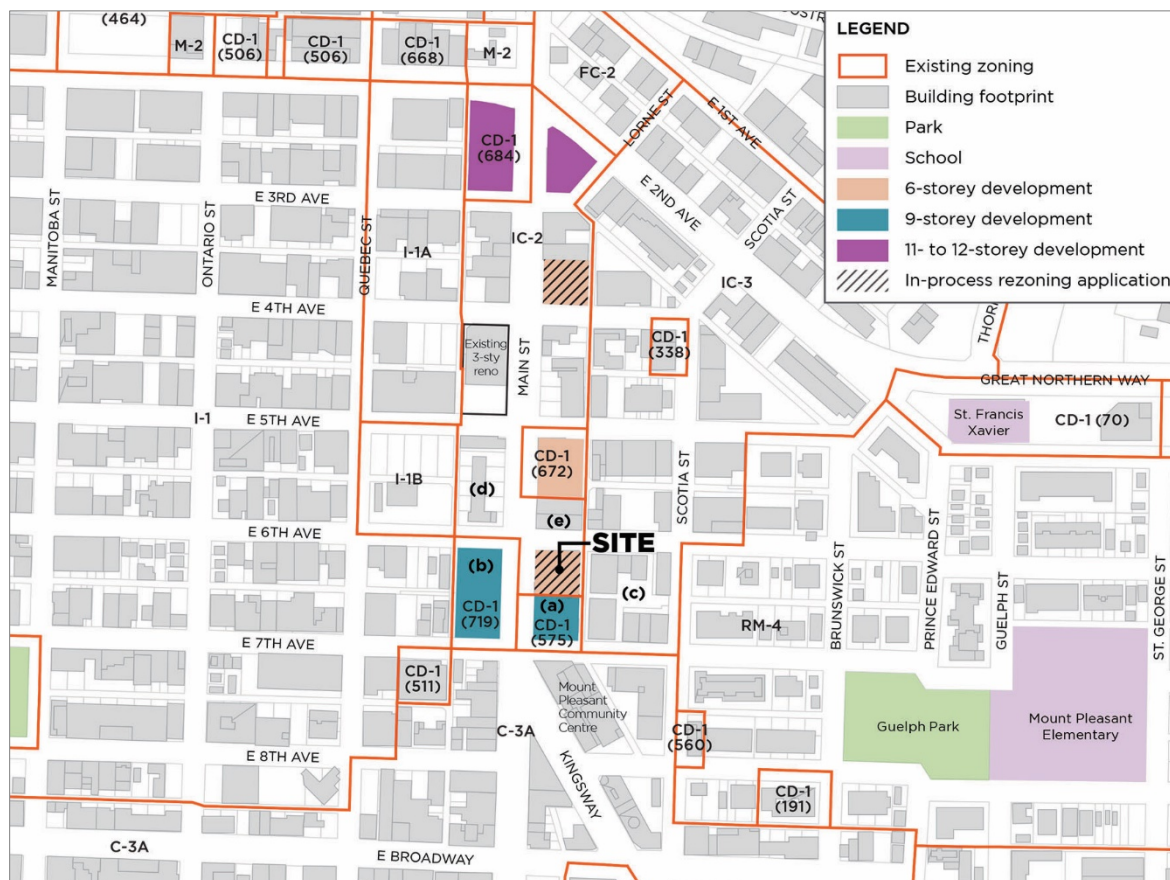
REPORT

Background/Context

1. Site and Context

The subject site is located on the southeast corner of Main Street and East 6th Avenue in the Mount Pleasant local area (see Figure 1). It is comprised of three legal parcels, with a total site size of 1,620.9 sq. m (17,447.2 sq. ft.) and frontages of 40.3 m (132 ft.) on both Main Street and 6th Avenue. The square-shaped site slopes down 2.5 m (8 ft.) towards the northeast. The site is well served by frequent transit service with bus routes along Main Street, Broadway and Kingsway, and is located within 400 m of four bikeways. As well, it is located a half block from the Mount Pleasant Community Centre.

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



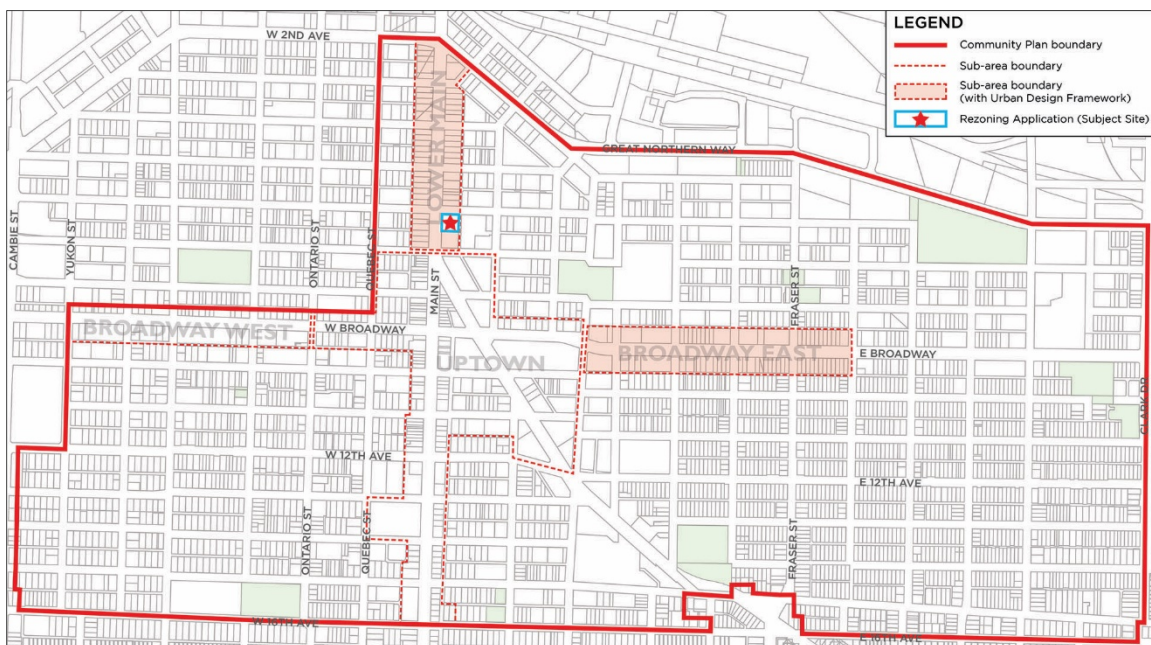
The site is currently occupied by two low-rise commercial buildings with a surface parking lot in between; the retail tenants have vacated the buildings. The site is surrounded by more recent residential developments and properties that have undergone rezoning under the community plan.

- (a) Rezoning was approved in 2013 for the adjacent property to the south, now occupied by a nine-storey mixed-use development containing 89 strata-titled residential units.
- (b) The site directly to the west across Main Street was approved for rezoning in 2017 to permit a nine-storey mixed-use development containing 145 social housing rental units with dedicated park space, and is currently undergoing construction.
- (c) To the east, in the Brewery Creek neighbourhood, is a nine-storey mixed-use development containing 73 strata-titled residential units and 178 units associated with artist studios.
- (d) To the northwest is the City Centre Motor Hotel.
- (e) Directly north across 6th Avenue is a three-storey designated heritage building.

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 “community plan”) (see Figure 2). The Lower Main area (properties fronting both sides of Main Street from 2nd to 7th Avenues) is anticipated to transition into a pedestrian-oriented, mixed-use corridor that will connect Mount Pleasant with the Southeast False Creek and Downtown areas to the north. The community plan anticipates development on this block to be between 3.0 to 4.9 FSR and emphasizes appropriate transitions to adjacent properties. The community plan reinforces the “hilltown” character through building heights and anticipates up to six storeys for the north half of the block.

Figure 2: Mount Pleasant sub-areas and subject site



Broadway Plan Interim Rezoning Policy – The subject site is within the study area of the Broadway Plan, currently underway. The policy for considering rezoning applications during planning allows for applications which are in process to continue to be considered. This application qualifies under this provision.

Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-used development with at-grade and below-grade commercial retail space and 63 strata-titled residential units, including townhouse units at grade on 6th Avenue (see Figure 3).

Figure 3: Perspective looking southeast from Main Street at 6th Avenue



2. Land Use

The community plan established that Main Street between 2nd and 7th Avenue should develop into an urban community with a mix of residential, office and retail uses, with expanded arts and culture spaces. The plan anticipates that the area continue to provide jobs with respect to the area's industrial history but also allows residential uses in the existing light industrial/commercial zone. As such, this stretch of Main Street is no longer designated industrial, but mixed use (general urban) in the *Regional Growth Strategy*.

This application is consistent with the community plan, proposing a mixed-use development with 1,548 sq. m (16,664 sq. ft.) of commercial space that fronts Main Street and wraps around the building to the south side along the new pedestrian alley, and 5,440 sq. m (58,554 sq. ft.) of residential use.

3. Density, Height and Form of Development

(see application drawings in Appendix E and project statistics in Appendix H)

The *Mount Pleasant Community Plan Implementation Policy* provides direction for the consideration of additional height and density to support the establishment of a “new urban community” in the Lower Main area, with a mix of residential, commercial, light industrial and arts and cultural uses. The policy recommends that developments be considered for up to nine storeys at the south end of this block and six storeys at the north, where the subject site is located. The recommended density range is 3.0 to 4.9 FSR on this block. Developments are expected to be mixed use, and provide a robust public realm with a high degree of animation on street frontages and lanes.

The application proposed a total density of 4.35 FSR, however staff recommend a reduction to the residential component which results in a total density of 4.31 FSR (3.91 FSR above grade). The application proposes a height of six storeys (74 ft. to top of parapet). Staff have concluded that this density and building massing are generally appropriate for this site. It is noted that the proposal is slightly taller than a typical six-storey development due to an over-height ground floor, which is required to mediate an 8 ft. cross-slope on the site. The upper storey is set back to reduce apparent bulk.

The proposed development takes an innovative approach to activating the public realm, by creating a 15 ft. pedestrian “alley” along the interior (south) property line. The mid-block connector between Main Street and the lane separates the building from the adjacent development to the south (see Figure 4).

Figure 4: Streetscape on Main Street



Retail uses will wrap from the Main Street frontage along the pedestrian alley. The design of the commercial space is also innovative, as it includes basement and mezzanine spaces to create “layered” retail units to attract a variety of uses and tenants. A public art mural is proposed on the lane elevation, and an existing heritage brick wall will be retained *in situ* in the pedestrian alley, as an “urban relic”. This space is being referred to as “Heritage Alley” as the space is anticipated to include an interpretive display of the history of the area in conjunction with the heritage brick wall.

The residential component consists of three townhouses at the northeast corner of the site (fronting on 6th Avenue) and apartments on Levels 2 to 6. In general, a high standard of livability is achieved, as most units front onto a street or lane. Some of the proposed units,

however, face the interior south property line, at a close distance to the adjacent nine-storey development that has an unusual “terraced” massing facing the subject property. An increase to the proposed 15 ft. setback is recommended to improve access to light and privacy for these units. The common amenities also require significant improvement; staff recommends relocating the common amenity room to Level 6, where it will have good solar access and a large terrace.

The Urban Design Panel reviewed and supported this application on January 10, 2018 (see Appendix D). Staff conclude that the design responds well to the expectations set forth in the *Mount Pleasant Community Plan* and *Implementation Policy* and support this application, subject to the conditions outlined in Appendix B. These include: increased setback to the neighbouring development to the south; improvements to the shared amenities, and compliance with livability standards for dwelling units.

4. Housing

The site is currently zoned IC-2 (Industrial) District and developed with commercial buildings. There are no residential uses and therefore, no residential tenants reside on site.

The application includes 63 strata-titled residential units. The proposal is subject to *Family Room: Housing Mix Policy for Rezoning Projects*, which requires strata housing projects to include a minimum of 35% family units, including a minimum 10% with three or more bedrooms and a minimum 25% with at least two bedrooms. The application proposes 13% of the overall residential units as three bedrooms and 33% as two bedrooms.

5. Transportation and Parking

Vehicle and bicycle parking are provided on three underground levels accessed from the lane on the east side. The application proposes a total of 88 parking spaces for residential and commercial uses, one car share space, two Class B loading spaces, and 80 Class A bicycle spaces. Parking, loading and bicycle spaces are to be provided in accordance with the Parking By-law. Engineering conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions within the policy. This application is pursuing the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets and a preliminary Rainwater Management Plan.

The *Greenest City Action Plan* seeks to reduce city-wide greenhouse gas emissions by 33% of 1,110,000 tonnes of CO² 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 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.

Green Sites – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

For this project, no site trees were identified. A total of six trees, all on City boulevard were assessed for this site. Of these, three trees are in good condition; however they encroach into the building envelope and cannot be retained. The remaining trees are considered non-viable. Parks Board staff has granted permission to remove all City-owned trees.

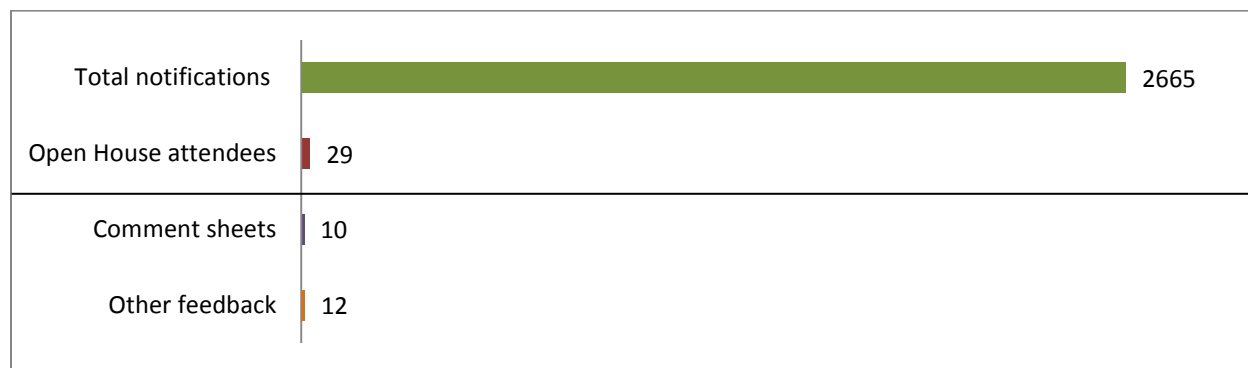
Public Input

Public Notification – A rezoning information sign was installed on site in November 2017. Approximately 2,665 notifications were distributed within the neighbouring area on or about November 22, 2017. Notification and application information, as well as an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on December 11, 2017 at St. Patrick's Parish located at 2881 Main Street. Staff, the applicant team and a total of approximately 29 people attended.

Public Comments – Staff received a total of 22 responses regarding the rezoning application through open house comment forms, emails and online comment forms (see Figure 5). The majority of the responses were focused on building height and generally stated that the proposal appears too tall for the area. Respondents residing in the adjacent nine-storey building to the east had specific concerns regarding impacts to their views and rooftop amenity use. Positive feedback and support was received for the mid-block walkway and public art; however it was noted that safety features should be enhanced.

Figure 5: Notification and Public Response



Response to Public Comments – Staff have noted that the proposal is slightly taller than a typical six-storey development due to an over-height ground floor, which is required to mediate an 8 ft. cross-slope on the site. The upper storey is set back to reduce apparent bulk. As well, a condition has been applied to increase the proposed 15 ft. setback adjacent to the nine-storey development to the south to increase light and privacy. Staff have concluded that the proposed building massing is generally appropriate for this site.

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 City-wide DCLs and City-wide Utilities DCLs on the proposed 1,548 sq. m (16,664 sq. ft.) of commercial floor area and 5,440 sq. m (58,554 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$1,685,986 would be anticipated from this development.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezoning applications involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu 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 Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers are typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a cash CAC of \$4,500,000 through a negotiated CAC process, which will be directed to support delivery of the Mount Pleasant Community Plan Public Benefits Strategy. Real Estate Services staff have reviewed the applicant's development proforma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Mount Pleasant Community Plan Public Benefits Strategy – The Mount Pleasant Community Plan Public Benefits Strategy (PBS) identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. The delivery of public amenities and infrastructure funded from development contributions are prioritized based on community need and availability of CACs and other funding. To monitor and track progress towards the achievement of community amenities in accordance with the *Mount Pleasant Community Plan*, a summary of the progress to date is provided in Appendix F.

See Appendix G for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$4,500,000, which will be allocated to support delivery of the *Mount Pleasant Community Plan Public Benefits Strategy*.

There are no public art contributions associated with this rezoning.

The site is subject to both the City-wide DCL and City-wide Utilities DCL. It is anticipated that the project will generate approximately \$1,685,986 in DCLs.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 2202-2218 Main Street and 206 East 6th Avenue from IC-2 to CD-1 to permit development of a mixed-use development consisting of at-grade and below-grade commercial retail space and 63 strata-titled residential units, and conclude that the application is consistent with the *Mount Pleasant Community Plan* policies and aspirations for this site. Staff further conclude that the proposed form of development is an appropriate urban design response to the site and its context, and is supportable.

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

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2202-2218 Main Street and 206 East 6th Avenue
DRAFT BY-LAW PROVISIONS

Note: A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 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 a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. 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) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) 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;
 - (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 and 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 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 3.

Conditions of Use

- 6.1 No portion of the first storey of a building, within a depth of 10.7 m of the Main Street face of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 6.2 All commercial uses permitted in this By-law 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.
- 6.3 The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site area is 1,620.9 m² being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 4.31, except that:
- (a) dwelling uses must not exceed 3.35; and
 - (b) non-residential uses, above grade, must not exceed 0.58.
- 5.3 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.
- 5.4 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 22.6 m to the top of roof parapet, except that additional height up to 24.7 m may be considered for access to roof decks.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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.
- 7.5 An obstruction referred to in section 7.2 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 ().
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

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**2202-2218 Main Street and 206 East 6th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Studio B Architects, received October 23, 2017, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 reduce bulk and massing, and improve interface to neighbouring properties, as follows:
 - (a) increase the setback at the south property line; and
 - (b) minimize and simplify massing on the rooftop, by deleting and/or consolidating access stairs for private patios.

Note to applicant: This condition will result in a reduction in floor space. A more detailed study of the adjacent building to the south is required, to accurately evaluate building separation and potential overlook between dwelling units. Approximately 40 ft. separation should be achieved between units which front onto the interior property line, particularly at the lower levels where access to light is more limited.

2. Improve livability of the dwelling units, as follows:
 - (a) remove basement level of the townhouse units, or reduce to comply with the Bulk Storage bulletin;
 - (b) reduce unit depth to improve access to natural light and ventilation (i.e. studio units A and B); and
 - (c) refine unit layouts to mitigate privacy and overlook impacts to units in the neighbouring building to the south.

Note to applicant: Below-grade and/or in-board rooms (i.e. without an exterior window) are not approvable in dwelling units, unless they provide in-suite storage in compliance

with the Bulk Storage bulletin (<https://bylaws.vancouver.ca/bulletin/b004.pdf>). Units fronting exclusively onto the interior property line should be avoided.

3. Design development to improve the common amenity spaces, as follows:
 - (a) relocate and increase the size of the indoor amenity room, to achieve better access to light and programming opportunities;
 - (b) provide an adjacent outdoor space, sufficiently large enough to accommodate programming commensurate to the number of units/residents; and
 - (c) consider providing an additional rooftop terrace, to accommodate additional programming.

Note to applicant: The indoor room should be approx. 800 sq. ft., with an accessible washroom, excellent solar exposure, and a co-located, substantial, outdoor space. The recommended location is the northeast corner at Level 6. At minimum, the common outdoor space(s) should include opportunities for socializing and dining, children's play, and urban agriculture.

4. Design development to improve site planning, as follows:
 - (a) provide a landscape setback at the north end of the lane (by the townhouses) by relocating parking exhaust and/or gas meters; and
 - (b) provide a functional access route for cyclists to the bike room.
5. Submission of a bird-friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to applicant: Refer to the *Bird Friendly Design Guidelines* at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

Crime Prevention through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED, having particular regard for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcoves and vandalism, such as graffiti.

Landscape

7. Design development to improve landscape buffering between townhouse patios and 6th Avenue public realm, by providing wider, more substantial layered planting beds, oriented to the street (see also Urban Design condition 4).

Note to applicant: Planting beds should be minimum 3 ft. wide, in order to accommodate small trees and minimum two layers of shrub planting. Shrub planting should consist of evergreen, woody plant material for year-round structure.

8. Design development to expand the size and programming of common amenity space(s) on Level 6 and Rooftop to provide more usable common spaces (see also Urban Design condition 3).

Note to applicant: This should include a children's play area, 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. Outdoor spaces should be visually accessible from common indoor amenity rooms.

9. Coordination of Site Plan and Landscape Plan, incorporating public realm per *Mount Pleasant Community Plan*.
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. Provision requirements at the time of Development Permit application:
- (a) 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.
 - (b) 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.
 - (c) A high-efficiency automatic irrigation system to be provided for all planted areas.
 - (d) 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.

- (e) Provision of improved graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submission of colour plans only.

Sustainability

12. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero

Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at:

<http://guidelines.vancouver.ca/G015.pdf>.

Note to applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent *Green Buildings Policy for Rezoning – Process and Requirements* bulletin (amended April 28, 2017 or later) –

https://bylaws.vancouver.ca/Bulletin/G002_2017April28.pdf.

Engineering Services

13. Street Use Impacts – Broadway Corridor: This application falls within the area with potential impacts due to the Broadway Millennium Line construction. From 2019 to 2025, street use along Broadway will be significantly restricted; please contact the City of Vancouver Rapid Transit Office <rapidtransitoffice@vancouver.ca> for more information on potential impacts to access and street use for your project. Provide a letter confirming acknowledgement of the condition and that you have contacted the Rapid Transit Office for more detailed information.
14. 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.
15. 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.
16. 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.
17. Design development to comply with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services as follows:
 - (a) Parking ramps:
 - (i) Improve visibility for two-way vehicle movement at turns where opposing motorists cannot readily see each other.

Note to applicant: Design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bays, disability spaces, and at all entrances is required. Include lengths between breakpoints and widths of all maneuvering aisles.

(b) Parking spaces:

- (i) Car share space to be provided at P1 level or higher.
- (ii) Provide additional information as to how public members of the car share will be able to access the car share vehicle 24/7.
- (iii) Provision of parking curbs or barriers for vehicle parking spaces facing pedestrian circulation routes.
- (iv) Improved access from disability parking spaces to the elevators is required.

Note to applicant: All types of parking and loading spaces should be numbered, dimensioned and labelled on the drawings. Dimension all columns encroaching into parking stalls.

(c) Loading bays:

- (i) Provision of convenient, internal, stair-free loading access to/from all site uses.
- (ii) Provision of a shared use agreement to the satisfaction of the General Manager of Engineering Services for the Class B loading space between the retail and residential uses in Building A and label the space as 'Residential and Commercial Loading'.

Note to applicant: The shared use agreement should specify allocated time periods for shared use by residential versus commercial units.

(d) Garage and vertical door clearance:

- (i) 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.
- (ii) 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

Note to applicant: The minimum vertical clearance for spaces and at overhead gates should be noted on section drawings.

(e) Bicycle room, bike racks, and bikeways:

- (i) Provide automatic door openers on the doors providing access to the bicycle room(s).
- (ii) Provide an alcove for the bike room access off the parking ramp and maneuvering aisle.

Note to applicant: Refer to the *Parking and Loading Design Guidelines* at: <http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>

- (f) Garbage:
 - (i) Clarify pick-up operations. Provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.
- 18. 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.'*
- 19. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law.

Neighbourhood Energy Utility

- 20. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 21. The development shall connect to a City-owned low-carbon neighbourhood energy system (NES) should one be available for connection, as determined by the General Manager of Engineering Services prior to development permit issuance, and shall adhere to the following requirements:

- (a) The building(s) heating and 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.

- (b) 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;

- (c) Provide for 21 sq. m of dedicated space on the P1 level to be utilized for an energy transfer station connecting the building(s) to the City-owned low-carbon NES, as outlined in the *Neighbourhood Energy Connectivity Standards – Design Guidelines*, to the satisfaction of the General Manager of Engineering Services; and
- (d) 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.”

Green Infrastructure

22. Submission requirements for development permit stage must include the following elements:

- (a) pre-development site plan showing orthophoto and existing drainage areas and appurtenances;
- (b) a proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;
- (c) hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the policy;
- (d) if lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;
- (e) include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;
- (f) the plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps; and
- (g) maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to applicant: 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 to applicant: Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

Engineering Services

1. Consolidation of Lots 1, 2, and 3, Block 38, District Lot 200A, Plan 197 to create a single parcel.
2. Release of Easement & Indemnity Agreements 220291M (commercial crossing) and D19071 (current building encroachments) 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 statutory right of way (SRW) for public pedestrian use over portions of the site to achieve a 5.5 m offset distance from the back of the existing curb to the building face adjacent Main Street and 4.5 m offset distance from the back of the existing curb adjacent 6th Avenue. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate levels P1 to P3, and levels 2 to the roof within the SRW agreement. The drawing (pg. 44) appears to show a setback measured from the face of the curb, a 6 inch difference than what is required. Portions of planters and stairs appear within the 4.5 m setback on 6th Avenue should be deleted.
4. 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 provided. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Note to applicant: The above analysis assumes the proposed building will not utilize wood-frame construction. Should the developer choose wood-frame construction, the water analysis completed above may not be valid.
 - (b) The post-development storm flow rate discharged to the sewer shall be no greater than the pre-development flow rate discharged to the sewer, using the 10-year storm event. The pre-development estimate shall utilize the 2014 IDF

curve, whereas the post-development estimate shall utilize the 2100 IDF curve to account for climate change.

- (i) Development to be serviced to the existing sanitary and storm sewers along L/E Main St.
- (ii) Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, at the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the design process.

Note to applicant: A Watercourse covenant may be required based on the presence of an old stream(s)

- (c) 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 to applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (d) Provision of *Mount Pleasant Public Realm Plan* treatments adjacent the site on E 6th Ave and Main St including streetscape materials, etc.
 - (i) Provide 'Boulevard Park' on 6th Avenue as defined in the *Mount Pleasant Public Realm Plan*, including furnishings such as benches and expanded planting area. Recommend planted tree pits to be a minimum of 1.2 m wide by 4 m long.
 - (ii) Provide unplanted tree surrounds at base of trees on Main Street that adhere to the *Mount Pleasant Public Realm Plan*. Recommend following the public realm plan Typical Boulevard Detail – Commercial Street with Parking – Paved Boulevard.
- (e) Provision of new concrete sidewalks adjacent the site in keeping with the *Mount Pleasant Public Realm Plan*.
- (f) Provision of standard concrete lane crossing on the south side of 6th Avenue at the lane east of Main Street including reconstruction of the curb returns on both sides of the lane entry to meet current standards.
- (g) Provision of upgraded street lighting on the site frontage to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required to meet the *Mount Pleasant Public Realm Plan*.

- (h) Provision of a standard bus shelter with advertising panel to be installed on Main Street adjacent the site to service bus stop #50177.
- (i) Provision of a cash contribution of \$75,000 towards installation of a pedestrian signal at Main Street and 6th Avenue.
- (j) Provision of lane lighting on standalone poles with underground ducts.
- (k) Provision of new service panel/cabinet/kiosk for Main Street and 6th Avenue traffic signal and proposed new roadway, sidewalk and lane lighting.

Note to applicant: The detailed Electrical Design will be required prior to start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition)

5. 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.

6. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one (1) Shared Vehicle(s) and the provision and maintenance of one (1) 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:
- (a) provide one (1) Shared Vehicle(s) to the development for a minimum period of three (3) years;
 - (b) 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);
 - (c) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;

- (d) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- (e) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- (f) 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; and
- (g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

Green Infrastructure

- 7. Provision of a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the *Green Buildings Policy for Rezoning*s, and the following:
 - (a) As the project moves to detailed design, provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for infiltration, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review.
 - (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; and
 - c) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.
 - (ii) Staff will 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.
 - a) The drawings indicate that the growing medium within the planters is above the level of adjacent paving. In such cases staff do not accept that these elevated growing medium volumes contribute to the storage and/or treatment of rainwater that has been directed towards these areas from adjacent surfaces.

- (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) 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.
- (vi) 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 to applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

Neighbourhood Energy Utility

8. 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-owned low-carbon NES, which may include but are not limited to agreements which:
- (a) Require buildings within the development to connect to the City-owned low-carbon NES;
 - (b) Grant the operator of the City-owned low-carbon 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,
 - (c) 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.

Note 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 development permit issuance. If the development is required by the General Manager of Engineering Services to connect to

the City-owned low-carbon NES, the owner will be prohibited from entering into any third party energy supply contract for thermal energy services.

Environmental Contamination

9. If applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);
- (b) 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
- (c) 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.

Community Amenity Contributions

10. Pay to the City a Community Amenity Contribution of \$4,500,000 to be allocated to support delivery of the Mount Pleasant Community Plan Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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

* * * * *

2202-2218 Main Street and 206 East 6th Avenue
PROPOSED CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“2202-2218 Main Street and 206 East 6th Avenue [CD-1 #] [By-law #] C-3A”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 2202-2218 Main Street and 206 East 6th Avenue”

* * * * *

**2202-2218 Main Street and 206 East 6th Avenue
ADDITIONAL INFORMATION**

1. URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed this rezoning application on January 10, 2018. The application was supported with recommendations.

EVALUATION: Support with recommendations.

Introduction:

Rezoning Planner, Sarah Crowley, introduced the application as a site comprised of 3 lots and located on a south-east corner site of Main St and E 6th Ave. The current zoning is IC-2 and the site is currently occupied by a 2-storey commercial building and single storey auto garage and sales building. The site size is 1,620 m² (17,445sq. ft.), and measures approximately 40 m wide x 40m deep.

The application is submitted on behalf of PortLiving to amend the existing IC-2 zoning to CD-1 to permit a 6-storey mixed use development with retail at and below grade (2 levels), 65 strata residential units, and 2-1/2 storeys of underground parking accessed from the lane. This application proposes a total FSR of 4.24 (3.86 above grade and 0.38 below grade) and a height of 22.7 m (74.5 ft).

Applicable policies include the Mount Pleasant Community Plan and The Mount Pleasant implementation Policy- Lower Main Urban Design Framework.

Development Planner, Danielle Wiley, noted that there are many nearby rezoning are in process or approved, including an adjacent development to the south. To the north on Main St, there is a 3- storey heritage building across 6th Ave, and kitty corner motel building. A new plaza, adjacent to a VAHA development, will be developed across the street. The neighbouring building to the south has a diagonal, terraced form; the tightest point is approximately 10ft. from the interior, shared property line. Livability and overlook is a consideration.

Danielle noted that the rezoning policy for this sub-area of Mount Pleasant has overall urban design concepts for the neighbourhood, as well as detailed design parameters for this block.

The Moutn Pleasant design concepts include:

- Hilltown: Buildings get higher as they climb slope; accentuate topography;
- Laneways: “Active” places to walk work & play; still accommodate servicing;
- Culture & Economy: Encourage high tech & creative economy;
- Architectural innovation: Welcome contemporary bldgs w/in historic fabric.
- Housing diversity: Diverse tenures and unit types.

The form of development guidelines for this block specify:

- 9 –storeys on south end of block; 6 storeys on north end (subject site)
- FSR Range: 3.0 to 4.9 FSR (with highest density at the sound end of block)

The proposal is a 6-storey development (7 storeys, including the mezzanine level). The public realm at grade includes a voluntary “alley”/mid-block connection at south PL (15ft.). The intent is to link to the lane and animate the public realm. The retail front is on Main St and wraps onto the

alley. There are effectively 3 levels with partial basement and a mezzanine. The intent is to attract more variety of tenants & uses. There is a residential lobby and 3 townhouses on East 6th Ave, a 4ft. setback at the lane, and loading and parkade entry is at the lane. The height is 74.5ft at the lowest corner (68ft. at the high corner); FSR is 3.86 (above grade).

Program and massing are as follows:

- Strata residential, 65 units (approx. two-thirds family units);
- South property line has 15ft – 20ft setback, with two internal units per floor;
- The lane has 4ft setback at the north end; 20ft at the south end;
- Main St has 8ft. setback. East 6th Ave set back is 1.5ft at corner, increasing to 8ft;
- Private roof patios on roof top. Amenity space at Level 2 with a small patio.

The architectural expression is schematic as it is at the rezoning stage, but the intent is to achieve a colourful “mosaic-like” cladding, accented against a white base colour. A mural is proposed at Level 1 to animate the lane.

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

1. Are the site planning and at-grade uses successfully resolved?
2. Are the massing, setbacks and adjacencies successfully resolved?
3. Is an appropriate standard of livability achieved? (ie. dwelling units and common amenities)
4. Are the height and density supportable, in the context of the Mt Pleasant Plan?

Applicant’s Introductory Comments:

The applicants noted due to the building to the south setting back to the property lines presented a challenge. The mass and shape of the site is squared-shaped. The corners of the buildings are more solid and monochromatic, with fins. The corners correspond to the larger family units, with studios in the middle of the plan. The panelized cladding system that adds an abstract dose of colors, derived from the neighborhood context. The proposed mural at grade is inspired by the successful Mount Pleasant Mural festival.

The applicant is proposing a mid-block connector from Main St to the lane, as ‘heritage alley’ and innovative piece of the urban realm. An existing heritage brick wall (currently located on site) is proposed to be retained, and will frame the alley. The retail is layered (sub-grade, at-grade and mezzanine) to create more diverse uses, and allow for successful access and exit points. The underground retail allows for the possibility lower priced leasable space for the neighbourhood.

There are two main components to the landscape: the ground level streetscape on 6 th Ave and Main St, and the laneway. There are street trees along the boulevard edge with brick pavers and planting in between. The laneway has unit pavers, in a random pattern to mimic a meandering stream. The rooftop has private patios with 42-inch planters to create barriers. Planting is made up of small decorative trees and low shrub planting and perennials. The rain water management plan is to use the planters and ground level trees to infiltrate some of the water.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved Mr. Wen and seconded by Ms. Shieh 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:

- Increase the building setback and review adjacencies to the South,(to improve livability and overlook of units on the south elevation);
- Redesign the indoor and outdoor amenities, addressing concerns of programming, size and location;
- Review the rooftop massing and detail, in particular access stairs to patios;
- Review the west elevation to improve response to solar orientation.

Related Commentary:

Generally, the panel found the project to be a successful, with a simple form and straightforward fit to the site. The panel approved of the overall design approach and response to the Mount Pleasant neighbourhood context, including the alley, mural art, and materiality. The panel supported the idea to retain the brick wall.

Height was not a concern and site planning was seen to be successfully done, but some panel members commented that the building massing was pushed too far, and density should be reduced. The setback on the south is too close; the panel noted the applicant should better respond to the adjacent building by increasing the building separation or introducing light wells.

The panel noted that the amenity space required design development, including programming the outdoor space. The indoor amenity room is too narrow to be useful, and too dark. Consider alternate locations, including the roof top or adjacent to the lobby. Bike transport and access to storage should be better considered. The panel supported the landscaping pattern; they found it to be unusual and well-fitted to Mount Pleasant.

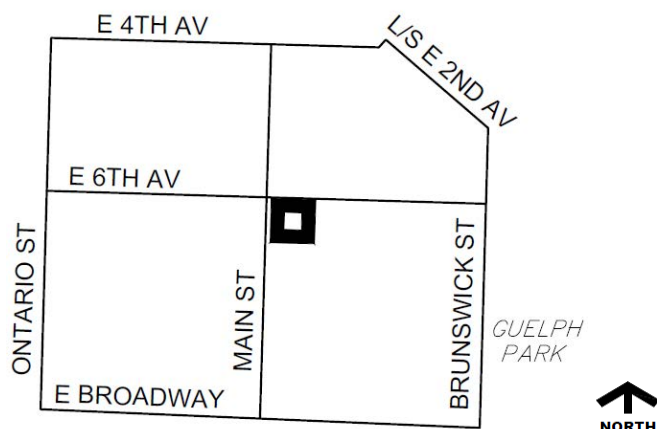
Applicant's Response:

The applicant team thanked the panel for their comments.

2. PUBLIC CONSULTATION SUMMARY

Public Notification – A rezoning information sign was installed on site in November 2017. Approximately 2,665 notifications were distributed within the neighbouring area on or about November 22, 2017 (see Figure 1). In addition, notification and application information and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps).

Figure 1: Notification Area



Community Open House – A community open house was held on December 11, 2017 at St. Patrick’s Parish located at 2881 Main Street. Staff, the applicant team and a total of approximately 29 people attended.

Public Comments – Staff received a total of 22 responses regarding the rezoning application (see Figure 2). The majority of the responses were focused on building height and generally stated that the proposal appears too tall for the area. Respondents residing in the adjacent nine-storey building to the east had specific concerns regarding impacts to their views and rooftop amenity use. Positive feedback and support was received for the mid-block walkway and public art; however it was noted that safety features should be enhanced.

Figure 2: Notification and Public Response

Total notifications	<div style="width: 2665px; height: 15px; background-color: #808000;"></div> 2665
Open House attendees	<div style="width: 29px; height: 15px; background-color: #800000;"></div> 29
Comment sheets	<div style="width: 10px; height: 15px; background-color: #4169E1;"></div> 10
Other feedback	<div style="width: 12px; height: 15px; background-color: #FF8C00;"></div> 12

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Comments received:

Height and density

- Development is too tall; concerns over obstructed views, shadowing and impacts to enjoyment of rooftop amenity use from adjacent building
- Floor-to-floor heights seem excessive and should be reduced
- Appropriate density and height for area
- Building is too short and density too low

Massing

- More consideration should be given to the massing and how it steps down to adjacent developments; more separation from neighbouring buildings to allow better sun access; and more articulation and setbacks at the top floors
- Massing seems appropriate

Mid-block pedestrian alley

- Mid-block walkway is needed in the area; support for proposed mural alley
- Space has potential to be interesting; alleyway with retail access is unique and admirable
- Activation of lane will better connect Main Street to surrounding residential
- Concern over nighttime safety; should be well lit; need solutions to not hinder lively street life

Public art

- Strong support for the public art and proposed murals

Affordability

- Concerns regarding affordability and its effect on local businesses and social diversity; concern over loss of small, independent retail
- Too many condos/apartments in the city already; insufficient social housing being incorporated into plans; social housing needs to be included in the development

Architectural Details

- Coloured panels/glass/spandrel should be reconsidered

Neighbourhood Character/Fit

- Commercial tenants should fit neighbourhood character
- Form and character fit the neighbourhood

Construction

- Construction noise and traffic/parking impacts
- Environmental considerations (water waste and disposal of construction materials)
- Concern over potential relocation of bus stops
- Power lines should be buried during construction to improve safety and aesthetics for all buildings in the area

Parking and traffic

- Increased lane congestion where parking access for two buildings already exists
- Too much parking given the transit-rich location
- Concern over potential loss of street parking particularly for neighbouring businesses; consideration for more metered parking as permit parking impacts local businesses

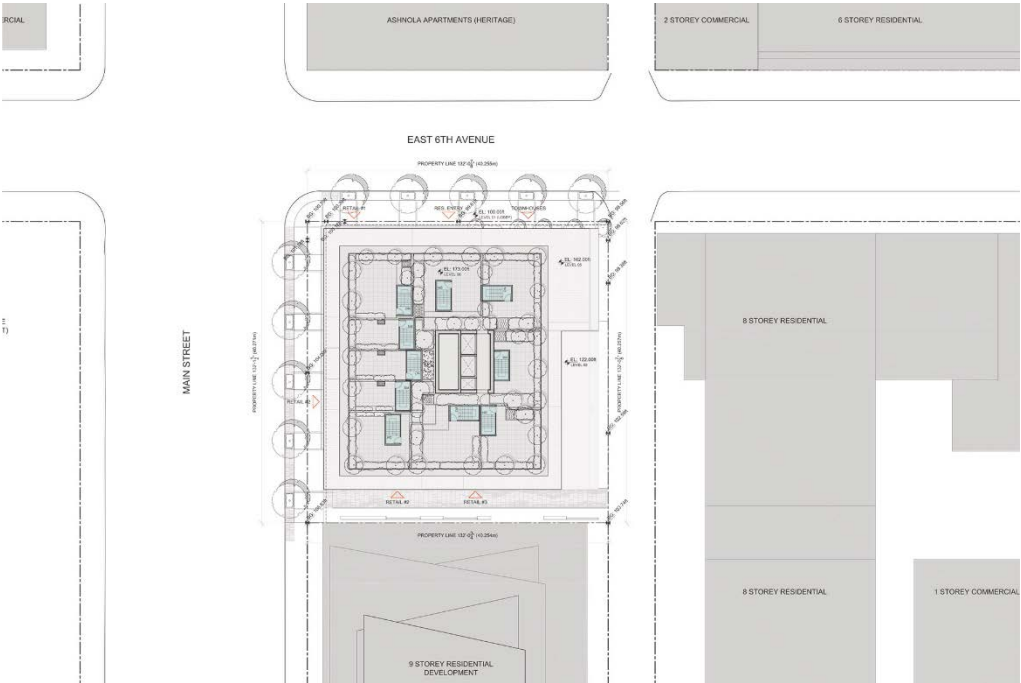
Below-grade retail space

- Below-grade space is odd; suggestion to provide 2nd floor retail as opposed to below-grade retail space

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2202-2218 Main Street and 206 East 6th Avenue
FORM OF DEVELOPMENT

Site Plan



P1 Floor Plan









South Elevation (Interior Property Line)



East Elevation (Lane)



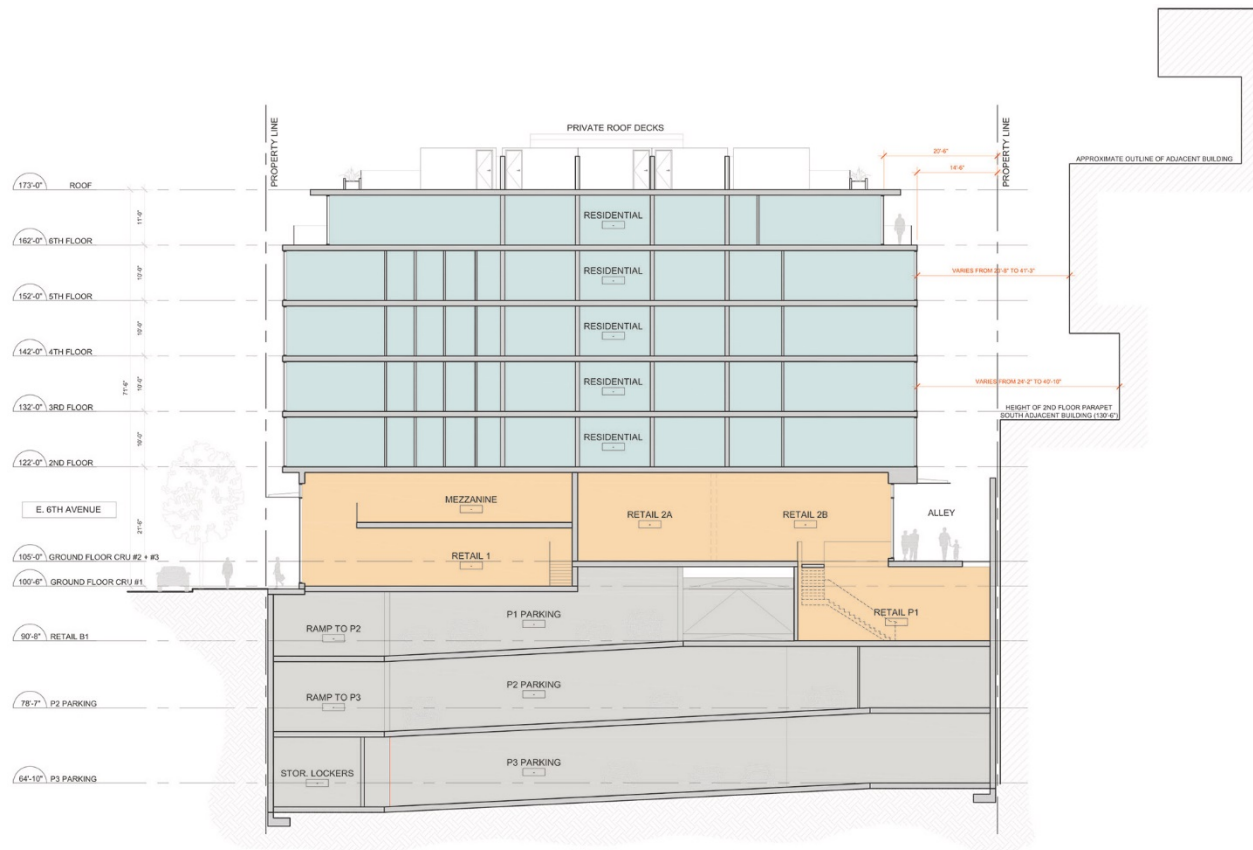
North Elevation (6th Avenue)



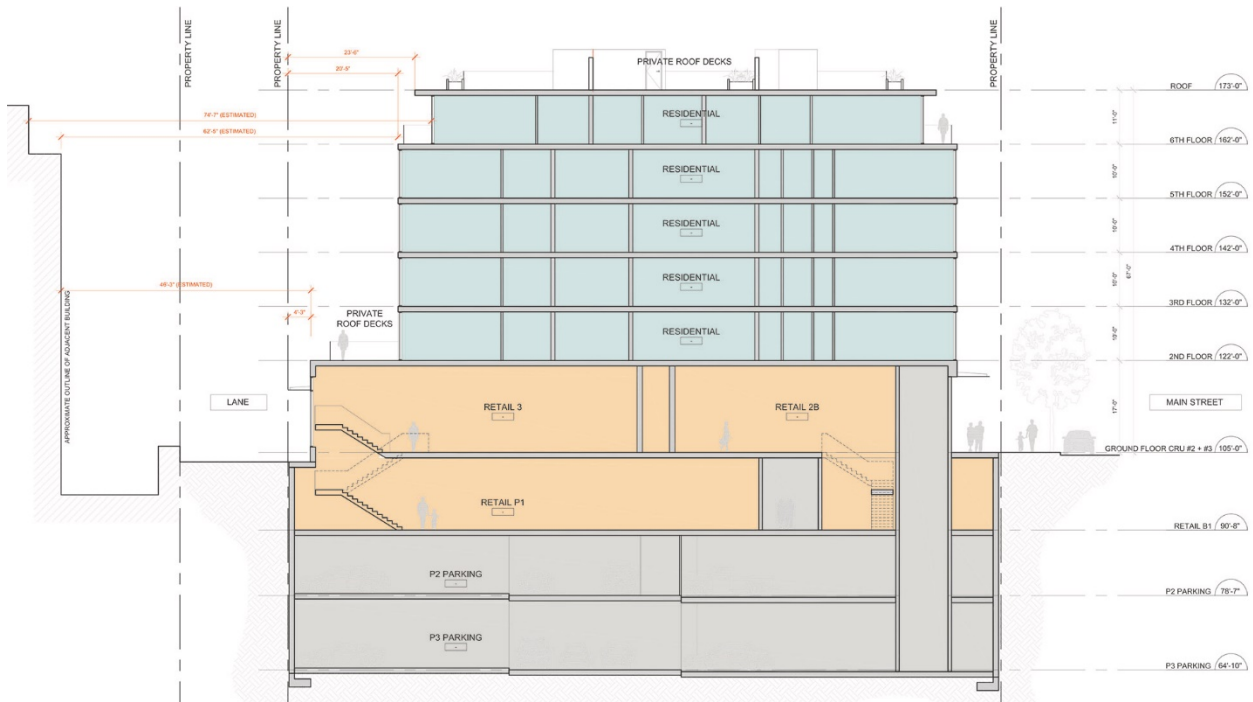
West Elevation (Main Street)



Building Section (North-South)

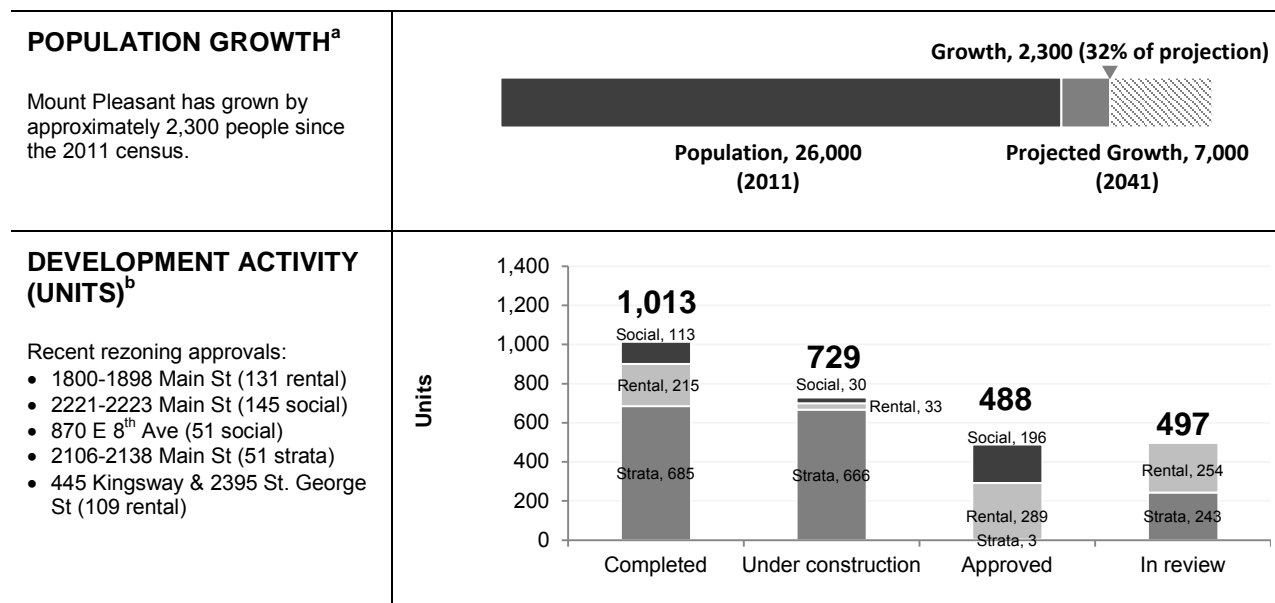


Building Section (East-West)



2202-2218 Main Street and 206 East 6th Avenue PUBLIC BENEFITS IMPLEMENTATION TRACKING

Mount Pleasant Community Plan (2010) Updated Year-End 2018



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Public Benefits (+) ^c	Completed (•) or In Progress (◦)	% ^d
Housing ^b	<ul style="list-style-type: none"> + 25% of cash community amenity contributions from Lower Main toward social housing + Approx. 850 social housing units + Work with senior governments, non-profits and private organizations to address remaining shortfall of approx. 750 units 	<ul style="list-style-type: none"> • 113 social housing units • 215 secured market rental units • 95 units converted from hotel to social housing^e <ul style="list-style-type: none"> ◦ 30 social housing units ◦ 33 secured market rental units 	20%
Childcare	<ul style="list-style-type: none"> + Approx. 150 spaces for children 0-4 + Approx. 120 spaces for children 5-12 		0%
Transportation/ Public Realm	<ul style="list-style-type: none"> + Upgrade/expand walking and cycling networks, including pilot projects + Explore opportunities to repurpose road space on Broadway in conjunction with development of Millennium Line extension 		0%
Culture	<ul style="list-style-type: none"> + Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art 	<ul style="list-style-type: none"> • Capital grants to arts societies 	20%
Civic/Community	<ul style="list-style-type: none"> + Review recreational and library services every 10 years to determine if additional services are required 		0%
Heritage	<ul style="list-style-type: none"> + 10% allocation from cash community amenity contributions in Mount Pleasant 	<ul style="list-style-type: none"> ◦ 10% allocation from cash community amenity contributions in Mount Pleasant 	0%
Social Facilities	<ul style="list-style-type: none"> + Renew and co-locate Family Place and Neighbourhood House expansion through renewal and co-location 		0%
Parks	<ul style="list-style-type: none"> + Jonathan Rogers Park and Guelph Park renewal + New public open space at City-owned site on Main St between 6th and 7th Ave + Plazas and mini parks through major redevelopment sites + Pursue opportunities for public open spaces on flanking streets along Broadway and Main St 	<ul style="list-style-type: none"> • Land acquired for potential China Creek South Park expansion 	15%

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**2202-2218 Main Street and 206 East 6th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building containing at-grade and below-grade commercial retail units and 63 strata-titled residential units above.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to support delivery of the Mount Pleasant Community Plan Public Benefits Strategy.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 1,620.9 sq. m (17,447.2 sq. ft.))	3.00	4.31
Floor Area (sq. ft.)	52,342	75,218
Land Use	Commercial/Industrial	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	DCL (City-wide) ^{2,3}	572,617	1,306,887
	DCL (City-wide Utilities) ³	197,851	379,099
	Public Art		n/a
	20% Social Housing		n/a
Other Public Benefits Offered	Heritage and Amenity Bonus Density		4,500,000
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$770,468	\$6,185,986

Other Benefits (non-quantified components):

¹ Based on rates in effect as of September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

2202-2218 Main Street and 206 East 6th Avenue
PROPERTY, APPLICANT AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
206 East 6th Avenue 2202 Main Street 2204 Main Street 2206 Main Street 2208 Main Street	010-136-576	Lot 1, Block 38, District Lot 200A, Plan 197
2216 Main Street	015-553-230	Lot 2, Block 38, District Lot 200A, Plan 197
2218 Main Street	013-273-825	Lot 3, Block 38, District Lot 200A, Plan 197

Applicant Information

Applicant/Architect	Studio B Architects (currently known as Formosis Architecture)
Developer/Owner	Main Street Arts Investments Inc. (PortLiving)

Site Information

Site Area	1,620.9 sq. m (17,447.2 sq. ft.)
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Development Proposal Information

	Permitted Under Existing Zoning	Proposed Development		Staff Recommendation	
Zoning	IC-2	CD-1			
Land Use	Commercial / Industrial	Commercial / Residential			
Floor Space Ratio	3.00	Comm: 0.96 Resid: 3.39 Total: 4.35	Above grade: 3.91 Below grade: 0.44	Comm: 0.96 Resid: 3.35 Total: 4.31	Above grade: 3.91 Below grade: 0.40
Floor Area	4,863 sq. m (52,342 sq. ft.)	Comm: 1,548 m ² (16,664 sq. ft.) Resid: 5,500 m ² (59,206 sq. ft.) Total: 7,048 m ² (75,870 sq. ft.)		Comm: 1,548 m ² (16,664 sq. ft.) Resid: 5,440 m ² (58,554 sq. ft.) Total: 6,988 m ² (75,218 sq. ft.)	
Height	18.3 m (60 ft.)	Six storeys (plus mezzanine level) 22.6 m (74 ft.) top of roof parapet			
Unit Mix	---	Studio: 17 (27%) One bedroom: 17 (27%) Two bedroom: 21 (33%) Three bedroom: 8 (13%) Total: 63 (100%)			
Parking, Loading and Bicycle Spaces	As per Parking By-law	89 parking spaces 2 class B loading spaces 80 class A bicycle spaces		12 class B bicycle spaces	
Natural Assets	6 City trees 0 on-site trees	0 trees retained 0 new on-site trees 10 new City trees			