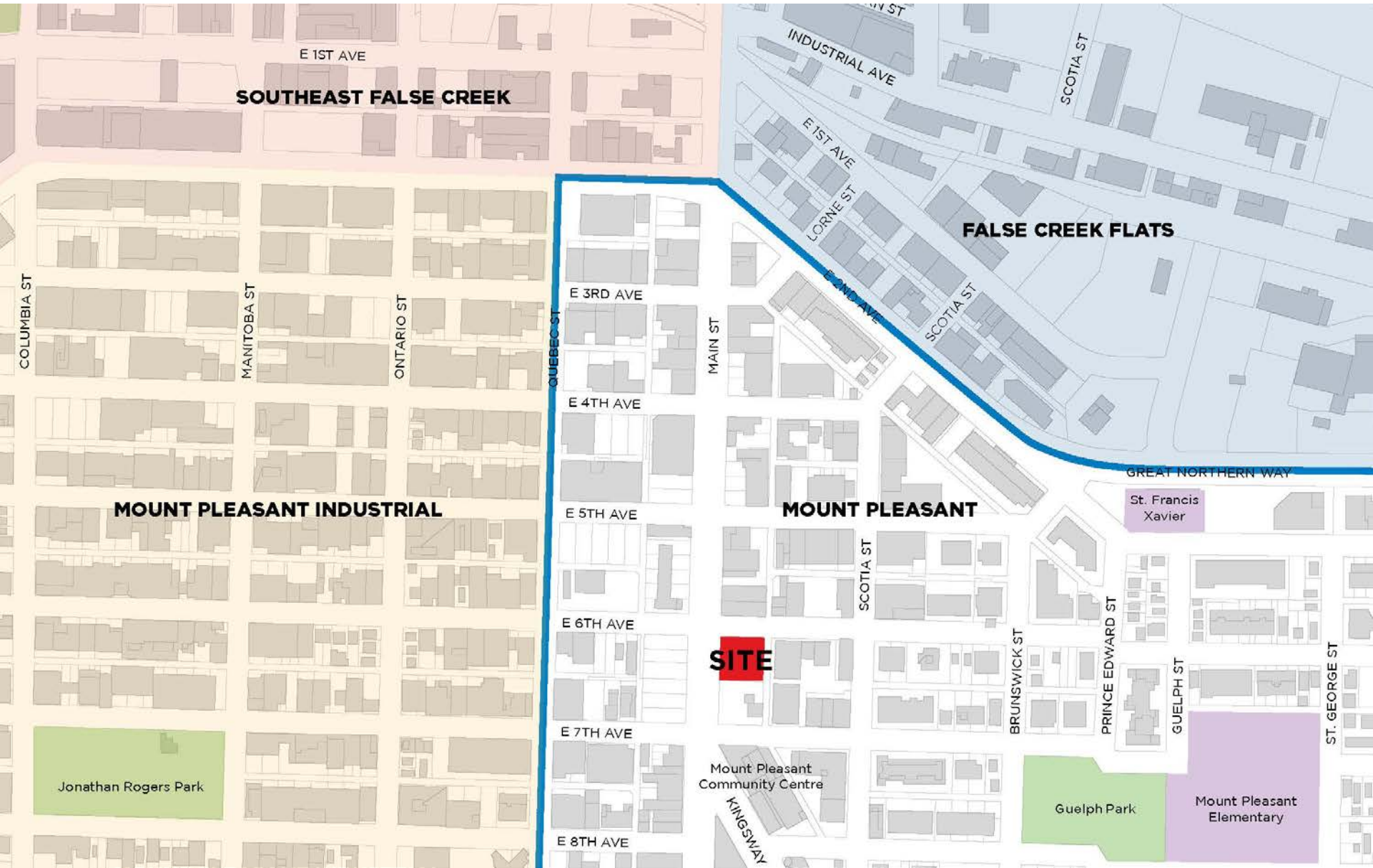




CD-1 Rezoning:
2202-2218 Main Street & 206 East 6th Avenue
PUBLIC HEARING – MAY 14, 2019

Site Context

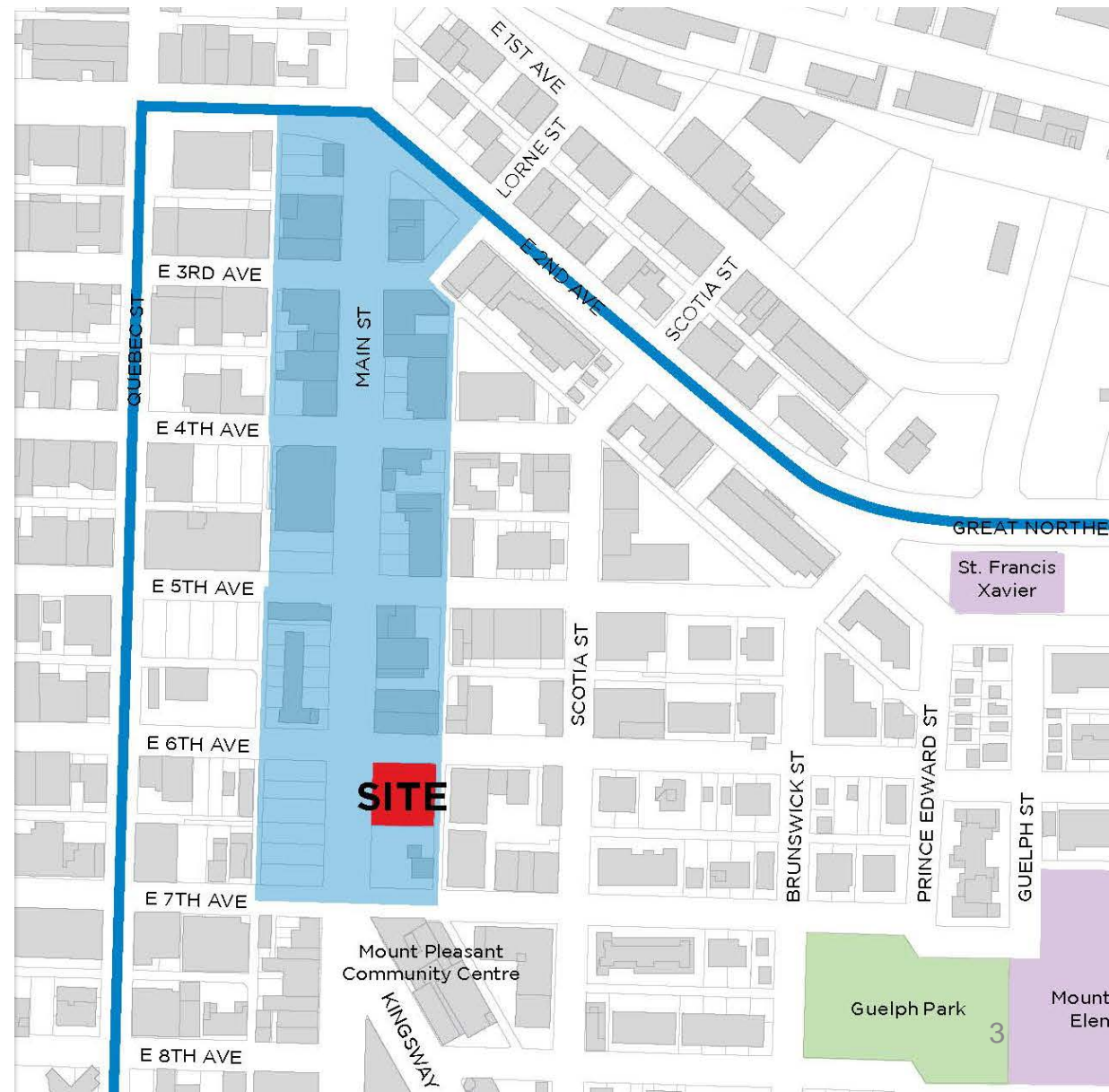


Policy Context

Mount Pleasant Community Plan

“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.”

- Lower Main subarea
- Between 3.0 to 4.9 FSR
- Height up to 6 storeys

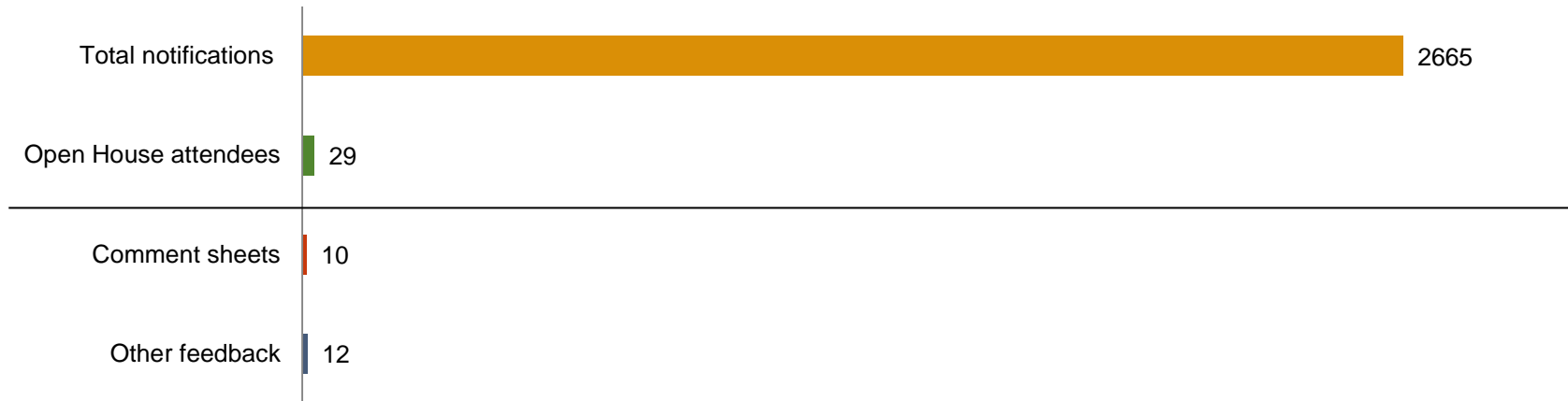


Proposed Development

- **6-storey mixed-use (with mezzanine levels)**
- **At-grade and below-grade commercial space**
- **63 strata-titled residential units**
- **Density: 4.31 FSR (3.91 FSR above grade)**
- **Height: 74 ft.**
- **Floor Area: 75,218 sq. ft.**
- **Mid-block pedestrian walkway with commercial activation**



City-Hosted Open House: December 11, 2017



Feedback:

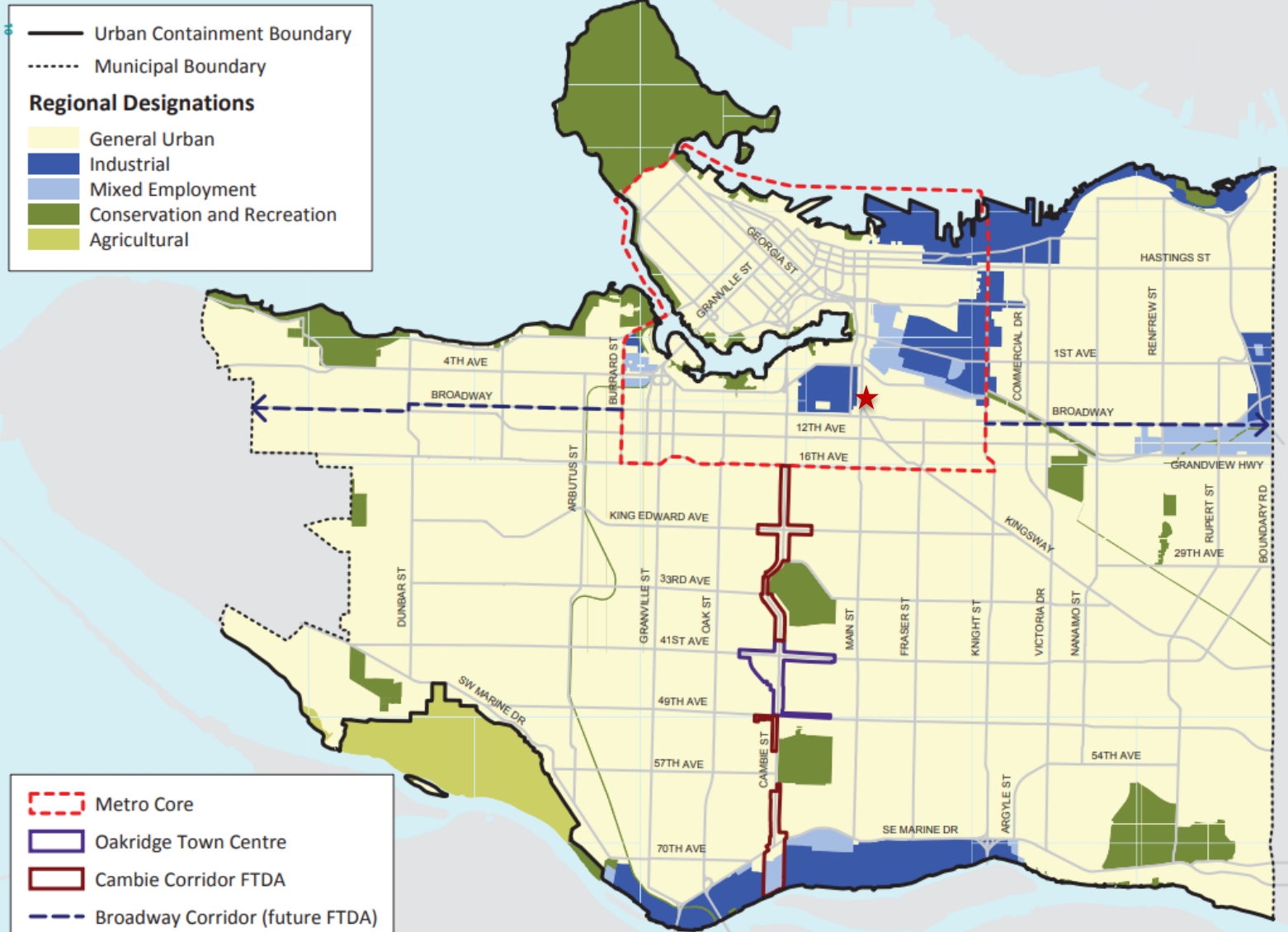
- Support for mid-block walkway and public art
- Concern over building height and impacts to view and rooftop use

Staff response:

- Higher ground floor (on north side) required to mediate the 8-ft. cross slope on the site

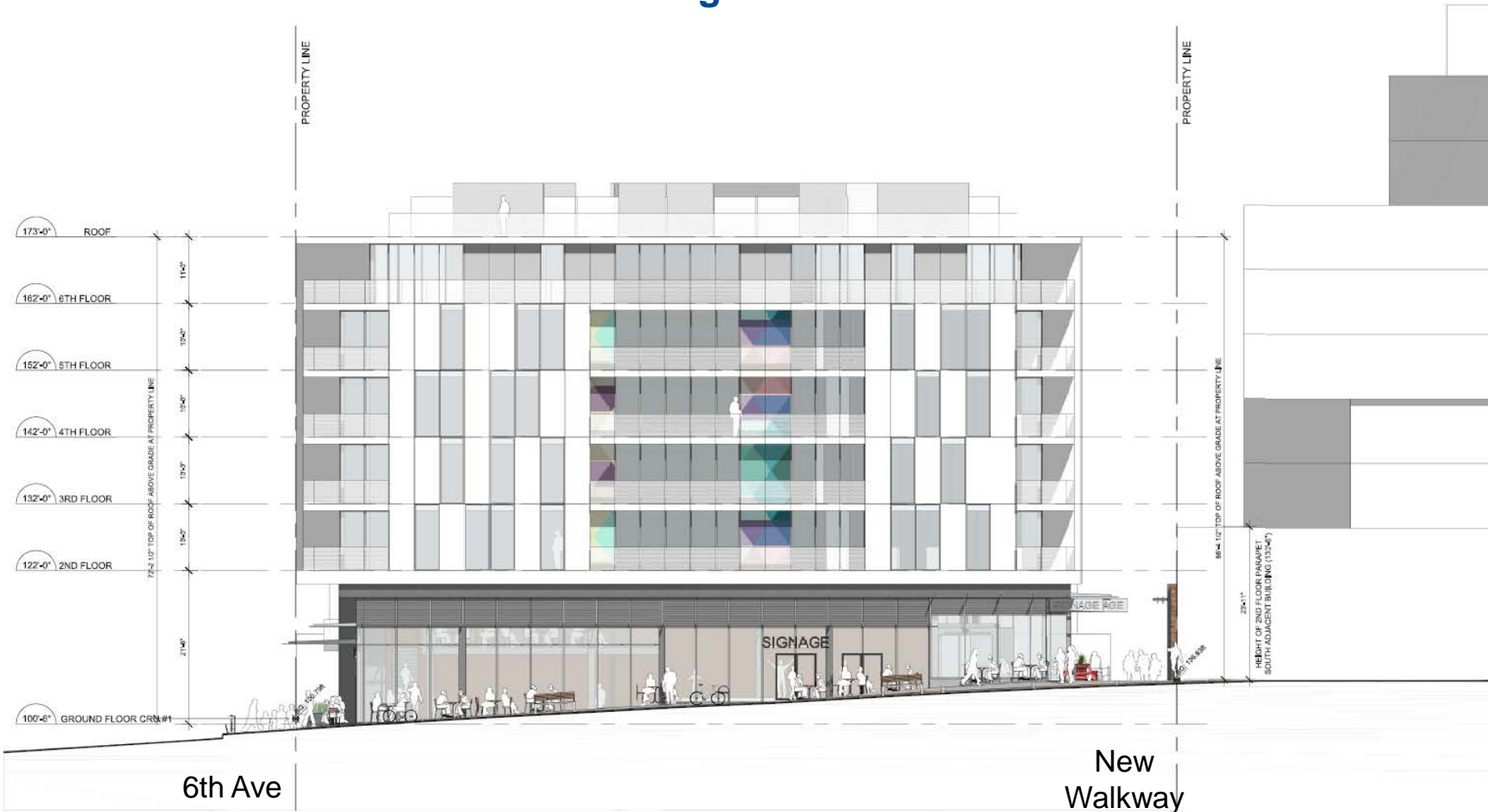
Regional Context Statement

Map 1. Regional Land Use Designations, Urban Centres and Frequent Transit Development Areas



Height

West Elevation – Main Street Frontage



Height

North Elevation – 6th Avenue Frontage



Conclusion

