



POLICY REPORT

Report Date: October 22, 2019
Contact: Karen Hoesse
Contact No.: 604-871-6403
RTS No.: 13399
VanRIMS No.: 08-2000-20
Meeting Date: November 5, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1940 Main Street

RECOMMENDATION

- A. THAT the application by Formosis Architecture, on behalf of Main Street Arts 2 Investments Inc. (PortLiving), to rezone 1940 Main Street [*Lots A and B, both of Block 16, District Lot 200A, Plan 7965, and Lot 4, Block 16, District Lot 200A, Plan 197, PIDs: 010-249-702, 010-249-745 and 010-249-770 respectively*] from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to provide residential and commercial uses and to increase the floor space ratio (FSR) from 3.0 to 3.75 and building height from 18.3 m (60 ft.) to 22.7 m (74.5 ft.) to permit development of a six-storey mixed-use building consisting of at-grade and below-grade commercial retail space, 49 strata-titled residential units, and a 37-space City-owned childcare facility, be referred to public hearing together with:
- (i) plans prepared by Formosis Architecture, received December 20, 2018;
 - (ii) draft by-law provisions, generally as presented in Appendix A;
 - (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; and

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 subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 in Schedule C 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 CD-1 By-law.

- E. THAT Recommendations A to D 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 1940 Main Street 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, 49 strata-titled residential units and a 37-space childcare facility. The proposed density is 3.75 FSR (3.05 FSR above grade, 0.7 FSR below grade) and height is 22.7 m (74.5 ft.). A childcare facility would be delivered turnkey to the City. It is proposed that the residential units could also be used as a hotel. The *Mount Pleasant Community Plan* established that this stretch of Main Street is no longer designated industrial, but mixed use (general urban), in the Metro Vancouver Regional Growth Strategy and in the Regional Context Statement Official Development Plan.

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 in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

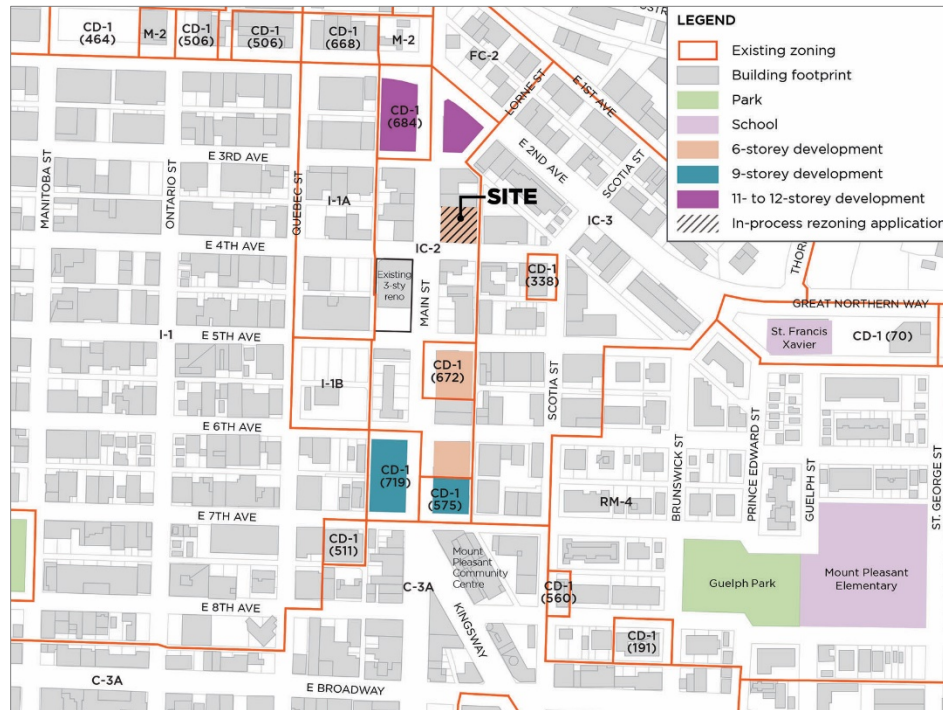
- *Mount Pleasant Community Plan* (2010) and *Implementation Policy* (2013)
- *Broadway Plan Interim Rezoning Policy* (2018)
- *Interim Hotel Development Policy* (2018)
- *View Protection Guidelines* (1989)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Childcare Design Guidelines* (1993)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *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 Rezonings* (1999, last amended 2018)
- *Regional Context Statement Official Development Plan* (2013)

REPORT

Background/Context

1. Site and Context

The site is located on the northeast corner of Main Street and East 4th Avenue, in the Lower Main sub-area of the Mount Pleasant community (see Figure 1). It is comprised of three legal parcels, with a total site size of 1,618.7 sq. m (17,424 sq. ft.) and frontages of 40.2 m (132 ft.) on both Main Street and 3rd Avenue. The site slopes down approximately 2.6 m (8.5 ft.) towards the northwest.

Figure 1: Surrounding context and zoning in Lower Main

The site is well-served by frequent transit service, with bus routes along Main Street and East 2nd Avenue. The Main Street-Science World SkyTrain Station is a five-minute walk to the north. Three bikeways are located within close proximity: Off-Broadway, Ontario and Central Valley. The Mount Pleasant Community Centre is located three blocks to the south.

The site is currently occupied by various auto-related service uses, including auto dealer and auto repair businesses, as well as a propane depot. The existing building does not have a heritage designation and it is not listed on the Vancouver Heritage Register.

The Lower Main area, centred on Main Street, is transforming from a predominantly low-rise, industrial context to a mixed-use one, with several nearby sites having undergone rezoning applications under the community plan in recent years.

- To the north are two approved mid-rise developments: a 12-storey mixed-use building comprised of market and social housing units for low-income artists and artist production space (enacted in 2017), and an 11-storey mixed-use building (approved but not yet enacted).
- To the south are also two recently-approved six-storey mixed-use buildings.
- To the east of Main Street, the area is zoned IC-3 and developed with mid-rise residential and artist live-work buildings. The Native Education College (NEC) is a block away from the site.
- To the west is the Mount Pleasant Industrial Area, zoned I-1, and developed with multi-story industrial and commercial buildings.

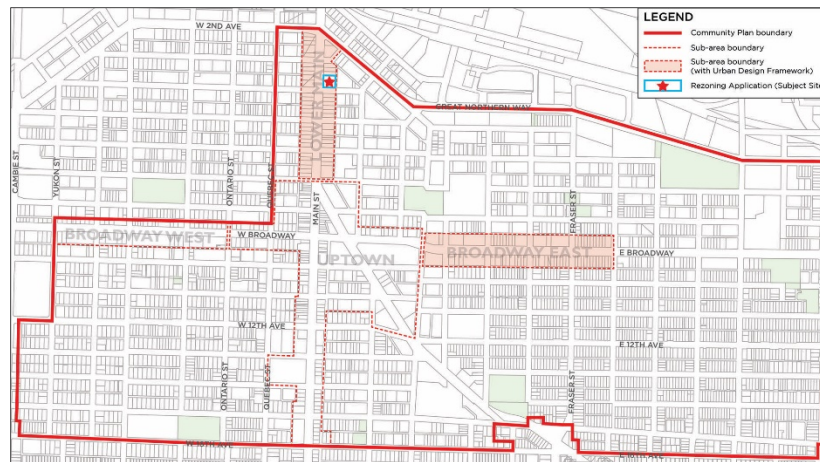
The site is also limited in height by View Cone #22, which protects public views of the North Shore Mountains.

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 in this area between 3rd and 6th Avenues to a maximum of 3.0 FSR and six storeys to respect view cone dimensions on the east side of Main Street. The community plan reinforces the “hilltown” character through the stepping of overall building form to meet the intent of the prescribed building heights. A height of six storeys for the north half of the block can also be anticipated. At this location, the community plan allows for residential uses on upper storeys with a choice of tenure.

Broadway Plan Interim Rezoning Policy – The subject site is within the study area of the Broadway Plan, currently underway. The policy (Policy 1 of the *Broadway Plan Interim Rezoning Policy*) for considering rezoning applications during the planning process allows for in-stream enquiries and applications to continue being considered if the applicant has received a written response (within the past three years, at time of adoption of this policy) stating that the rezoning application would be considered. This application qualifies under this provision.

Figure 2: Mount Pleasant sub-areas and subject site



Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-used development with at-grade and below-grade commercial retail space and 49 strata-titled residential units with opportunity for hotel use. A City-owned 37-space childcare facility, with a total floor area of 430.5 sq. m (4,634 sq. ft.), is proposed on Level 2, with the outdoor play area oriented to the southeast of the site (see Figure 3). Entrance from the childcare is from East 4th Avenue, with pick-up and drop-off areas proposed on East 4th Avenue.

Figure 3: Perspective looking northeast from Main Street at 4th Avenue

2. Land Use

The community plan established that Main Street between 2nd and 7th Avenues would develop into an urban community with a mix of residential, office and retail uses, with expanded arts and culture spaces, and the creation of small public open spaces. As such, this stretch of Main Street is no longer designated industrial, but mixed use (general urban) in the Metro Vancouver Regional Growth Strategy and the Regional Context Statement Official Development Plan.

This application is consistent with the community plan, proposing a mixed-use development with:

- 2,039.6 sq. m (21,954 sq. ft.) of below- and above-grade commercial space that fronts Main Street and wraps around the building to the south side; and
- 4,030.7 sq. m (43,386 sq. ft.) of residential use, and approximately 430.5 sq. m (4,634 sq. ft.) of excludable floor area for the childcare facility.

The application is also proposing a hotel use be permitted for a portion or all of the strata residential units above the ground floor should the applicant choose to do so. The hotel would be through partnership with Sonder Canada, an emerging hospitality provider. The hotel use would be accommodated through a master lease of the strata residential units between the owner and Sonder Canada for a set term (typically five years), after which the lease would be re-assessed by the owner. At that point, the units would either continue as a hotel use for another set term, or would revert back to residential use.

Provision of a hotel use is encouraged by the City's *Interim Hotel Development Policy*, which aims to address the continued shortfall in hotel rooms in the city by creating opportunities for increased supply to support the tourism economy and associated jobs. Sites in the downtown and city core areas (where this site is located) are particularly important due to their proximity to

major convention facilities, major offices, the concentration of tourism destinations and regional economic importance. The applicant would initially be required to construct the project for residential use, and apply for a Development Permit for the hotel use should they pursue the partnership with Sonder Canada upon project completion.

3. Density, Height and Form of Development (see application drawings in Appendix E and project statistics in Appendix H)

The community plan anticipates heights up to six storeys (approximately 19.8 m or 65 ft.) and a density of 3.0 FSR for this site, respecting view cone dimensions on the east side of Main Street and allowing a range of residential and commercial uses. The proposal is generally consistent with the density, form of development and setback guidelines established in the community plan.

Existing Zoning – The existing zoning for this site is IC-2. The intent of this district schedule is to allow for light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. A maximum FSR of 3.0 and height of 18.3 m (60 ft.) are allowed, with additional restrictions dependent on proposed uses.

Density – The proposed density of 3.75 FSR includes 3.05 FSR above-grade and 0.7 FSR below-grade commercial floor area. The above-grade FSR is generally in keeping with the density provision under the community plan, which is intended to regulate urban design performance above grade. The below-grade commercial space provides the leasing flexibility needed to support commercial and retail vibrancy in the area; therefore, the total density of 3.75 FSR is supported. Given the provision of a childcare facility and site constraints including a view cone, the minor increase in FSR of 0.05 beyond the allowable density is supportable. Floor space associated with the childcare facility is excluded from the overall FSR.

Height and View Cone – The development site is constrained by a significant (8.5 ft.) crossfall, as well as the Main Street view cone (Figure 4). The application proposes a height of 22.7 m (74.5 ft.). While the building height is slightly over what is outlined within the community plan, the stepped building massing is generally appropriate for this site and its sloping condition. The building massing and additional 3.7 m (12 ft.) setback from the north property line on the uppermost floor reflects the intent of the policy to reinforce the “hilltown” character of the area.

Further, a design condition in Appendix B seeks to ensure that no portion of the building, including roof deck access, elevator overruns, and any mechanical apparatus and screens, intrude into View Cone 22.

Figure 4: View Cone 22



Form of Development – In accordance with the community plan, the proposed building presents a strong, continuous, six-storey streetwall along Main Street. Elevations along 4th Avenue and the lane, however, are articulated and staggered away from the street and lane respectively. The intent of this staggering is to maximize sunlight access for the childcare facility on Level 2, and specifically the outdoor childcare play area which has a south-east orientation. Figure 5 below shows the building massing viewed from 4th Avenue, with the proposed childcare’s outdoor space shown on the second floor.

Commercial retail units (CRUs) are proposed along Main Street and 4th Avenue. The scale of the proposed storefronts, ranging between 7.6-10.7 m (25-35 ft.), meets the intent of the community plan and reinforces the pedestrian scale. Further, for one of the units facing Main Street, an entire below-grade floor is attached with access directly from within the unit. This would be the largest CRU in the development, able to accommodate a large tenant without sacrificing the fine-grained pedestrian scale at grade.

Figure 5: Proposed Development
(view from southeast corner of East 4th Avenue and lane)



Public Realm and Lane Activation – In addition to at-grade CRUs which help activate the public realm, a corner urban plaza is proposed at the south-west corner of the site (Figure 6). The plaza will be activated through the adjacent retail spaces, outdoor seating, a glass elevator (which provides entry to the childcare facility on Level 2), and residential lobby access. It also provides natural light to the below-grade commercial/retail space via skylights. Further design development is sought through conditions in Appendix B to improve the public realm along Main Street, including provision of weather protection for the plaza.

Figure 6: Proposed Corner Plaza
(view from northeast corner of Main Street and East 4th Avenue)



The lane is further activated by the ground floor retail storefront that wraps around the corner from 4th Avenue, as well as the proposed public art and mural. Figure 7 below shows a conceptual illustration of the lane at the interface with 4th Avenue. Further confirmation and design development of the mural as part of the City's Mural Program is being sought as part of this application.

Figure 7: Mural at the Lane (design for illustrative purposes only)



Livability – Staff are seeking further improvements to the livability of residential units through the provision of usable private outdoor space for each dwelling unit (in the form of open residential balconies), sufficient common amenity space for the building, and the provision of a children’s play area on the amenity deck (located on Level 3) in accordance with the *High-Density Housing for Families with Children Guidelines*. Staff support the proposed enclosed balconies along the Main Street as a noise mitigation measure for residential uses located along busy thoroughfares.

Urban Design Panel Review - The Panel reviewed and unanimously supported this application on March 20, 2019 (see Appendix D), citing the proposal’s high quality architecture, good building expression, and successful contribution to the public realm.

In summary, staff conclude that the overall design responds well to the expectations set forth in the community plan, as well as the site context and its sloping conditions. Staff support the proposed height, density and form of development subject to the conditions outlined in Appendix B.

4. Housing

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

Housing Mix – 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 from a minimum of 25 per cent to 35 per cent. Rezoning applications that include any residential strata housing are required to include a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with at least two bedrooms.

As submitted, this application proposes 39 per cent of the total residential strata-titled units as two or more bedrooms (19 units). It includes 53 per cent studios (26 units), 8 per cent one-bedroom units (4 units), 27 per cent two-bedroom units (13 units), and 12 per cent three-bedroom units (6 units).

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 112 parking spaces for residential, commercial and childcare uses (including two care share spaces), three Class B loading spaces, and 71 Class A bicycle spaces. The proposal meets the minimum requirement for residential parking spaces but is deficient in visitor and childcare staff parking spaces, one Class C loading space, and Class A bicycle parking. All required parking, loading and bicycle spaces are to be provided in accordance with the *Parking By-law* at the Development Permit stage, except that two additional Class B loading spaces are to be provided in lieu of the required Class C loading space (for a total of four Class B loading spaces). The curbside childcare pick-up/drop-off space along 4th Avenue is not supported and will need to be relocated to meet the *Childcare Design Guidelines*.

Should the strata units be converted to a hotel use, the required number of parking stalls would be comparable. Retail parking would not be impacted. One additional Class A and one Class B loading space each would also be required for the hotel use, which could be waived subject to an accepted Loading Management Plan and registration of a Shared Loading Agreement.

Engineering conditions related to transportation and parking 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 a preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets and a preliminary Rainwater Management Plan.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. In 2015, City Council approved the *Renewable City Strategy*, which sets the target for 100% of energy used within the city to be from renewable sources by 2050. Low carbon neighbourhood energy systems were identified as a key tool in achieving this target in high density areas of the city. In February 2018, Council approved plans for expansion of the existing City-owned low carbon Neighbourhood Energy Utility (NEU) into areas of Mount Pleasant, including the provision of service to the Lower Main area.

In alignment with the *Green Buildings Policy for Rezoning*s, the *Energy Utility System By-law No. 9552* requires all new developments within the designated service area to connect to the City-owned low carbon NEU. Conditions of rezoning have been incorporated in Appendix B that provide for NEU compatibility and immediate connection to the City-owned low carbon NEU if deemed feasible by the General Manager of Engineering Services.

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.

There are no existing trees on site. One tree within the City’s boulevard was assessed for this site and is proposed for retention, along with the planting of five new City trees.

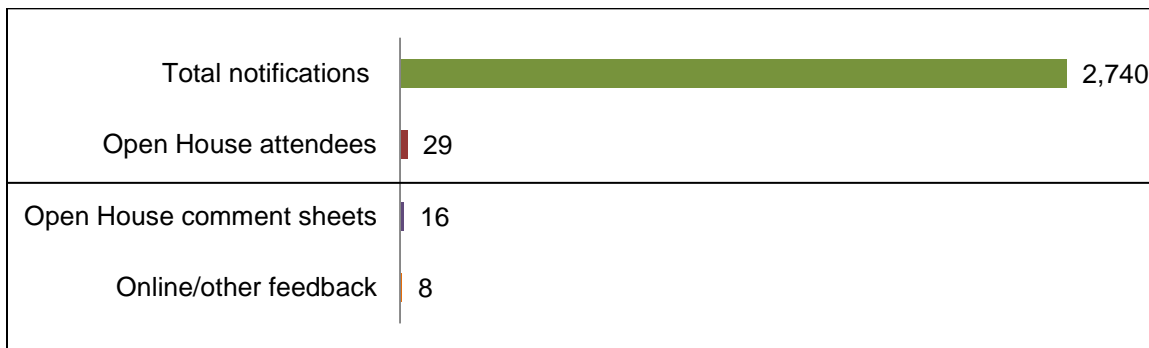
Public Input

Public Notification – A rezoning information sign was installed on site on February 15, 2019. Approximately 2,740 notifications were distributed within the neighbouring area on or about February 26, 2019. 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 March 12, 2019 at The Beaumont Studios, located at 316 West 5th Avenue. Staff, the applicant team and approximately 29 people attended.

Public Comments – Staff received 24 responses regarding the rezoning application through open house comment forms, emails and online comment forms (see Figure 8). A short summary of public feedback is provided below; a full description of the public response is in Appendix D.

Figure 8: Notification and Public Response



Support for the proposal cited the following themes:

- Appealing building design and aesthetics
- Provision and design of childcare facility
- Location and neighbourhood fit
- Appropriate building height and density
- Diversity of commercial retail units

Concerns for the proposal cited the following themes:

- Too much parking provided considering proximity to other modes of transportation
- Lack of affordable housing options
- Building height out of scale with adjacent buildings

Response to Public Comments – Public feedback has assisted staff in assessment of the application. Response to key feedback is as follows:

Parking – The proposal complies with the *Parking By-law* requirements by providing the minimum required number of residential and commercial parking stalls. The proposal is required to provide and maintain parking, loading and bicycle spaces in accordance with provisions of the *Parking By-law* as set out above, with the exception of modified loading requirements. Visitor parking will also need to be incorporated.

Housing Tenure – The community plan allows for residential use in the Lower Main area and allows for choice of housing tenure. Opportunities for market housing in midrise apartments along Main Street, such as those provided in this project, are aligned with the intent of the community plan to provide options for singles, couples, young families and seniors to stay in Mount Pleasant. Opportunities for the delivery of affordable market rental housing and social housing exist throughout the neighbourhood.

Height – Staff note that the proposal is slightly taller than a typical six-storey development due to an over-height ground floor, which is required to mediate the 2.6 m (8.5 ft.) cross-slope on the site; however, the proposed building massing is generally appropriate for this site and generally meets the intent of the community plan for a six-storey midrise form.

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 2,039.6 sq. m (21,855 sq. ft.) of commercial floor area and 4,030.7 sq. m (43,386 sq. ft.) of residential floor area, and the child care facility is eligible for a \$10 nominal DCL charge under both DCL bylaws. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,569,906 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 an in-kind CAC consisting of the construction and delivery of a purpose-built 37-space childcare facility turn-key to the City (valued at \$4,700,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction, which will help to achieve the *Mount Pleasant Community Plan Public Benefits Strategy*.

Staff have reviewed the applicant's development proforma and conclude that the CAC 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

Based on rates in effect as of September 30, 2019, it is anticipated that the project will generate approximately \$1,569,906 in DCLs.

There are no public art contributions associated with this rezoning.

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

As noted in the Public Benefits section, the applicant has offered a 37-space childcare facility turn-key to the City (valued at approximately \$4.7 million), which will help achieve the *Mount Pleasant Community Plan Public Benefits Strategy*.

Upon completion of construction, staff will seek Council approval to appoint a non-profit operator for the childcare in a subsequent report. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components. Funding requirement will be considered as part of capital planning and budget processes.

CONCLUSION

Staff have reviewed the application to rezone the site at 1940 Main Street from IC-2 to CD-1 to permit development of a mixed-use development consisting of at-grade and below-grade

commercial retail space, 49 strata-titled residential units and a 37-space childcare facility, 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.

* * * * *

**1940 Main Street
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

- 1.1 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

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

Uses

- 3.1 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, Hotel, 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

- 4.1 No portion of the first storey of a building shall be used for residential purposes except for entrances to the residential portion.
- 4.2 A Hotel Use will only be permitted after obtaining an Occupancy Permit for all dwelling units.
- 4.3 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.
- 4.4 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 1,618.7 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 combined must not exceed 3.75, except that:
- (a) the total floor space ratio for above grade floor area must not exceed 3.05; and
 - (b) the total floor space ratio for Dwelling Uses must not exceed 2.49.
- 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 balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 12% of the residential floor area being provided;
 - (b) enclosed balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided;
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (iii) the open balconies must not be enclosed for the life of the building.
 - (c) any excluded residential areas for dwelling uses which have been converted to hotel use;
 - (d) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (e) 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;
 - (f) 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; and

- (g) all residential storage areas approved for Dwellings Uses which have been converted to hotel units.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, including recreation facilities and meeting rooms accessory to a residential and hotel use, to a maximum total floor area of 403 m²;
 - (b) Child Day Care Facility secured to the City's satisfaction for public use and benefit; and
 - (c) unenclosed outdoor areas underneath building overhangs, provided they are at grade level, except that they must remain unenclosed for the life of the building.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 22.7 m to the top of parapet, except that 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

- 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 ().

* * * * *

**1940 Main Street
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 Formosis Architecture, received December 20, 2018, 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 of common amenity space by:
 - (a) Provision of children's play area on the third floor outdoor amenity deck to meet the *High-Density Housing for Families with Children Guidelines*; and
 - (b) Provision of enlarged indoor and outdoor amenity space to be proportionate to the proposed development.

Note to Applicant: This could be provided by merging Studio B (Unit 309) with the proposed amenity space, and increasing both the indoor and outdoor amenity spaces. Design consideration to provide some covered outdoor space is encouraged.

For the indoor amenity space, a multi-purpose/meeting room with a wheelchair accessible washroom and kitchenette should be provided in accordance with the *High-density Housing for Families with Children Guidelines*. The loss of one unit and a commensurate reduction in density is expected.

2. Provision of open balconies for all dwelling units, with exception of units only facing Main Street.

Note to Applicant: Enclosed balconies are only acceptable for noise mitigation measures along a major vehicular corridor, i.e. Main Street. Dwelling units not facing Main Street should provide open balconies. In dwelling units with an enclosed balcony in addition to an open balcony, the enclosed balcony will be counted towards FSR, and further reduction in density may be required to meet policy.

3. Confirmation of ground floor retail frontage sizes along Main Street and East 4th Avenue to demonstrate how they support the neighbourhood-serving retail environment which is reflective of community plan guidelines.

Note to Applicant: Smaller retail frontages that reinforce a scale of walking and shopping (7.6 m (25 ft.) to 10.7 m (35 ft.)) are desired to give vertical scale to the street environment. For longer facades with larger tenants, small CRUs should be incorporated fronting Main Street to break up the scale of the main tenant.

4. Design development of public realm by:
 - (a) Minimizing impact of parkade extrusion and eliminating landscape planters along Main Street to ensure pedestrian interest.
 - (b) Confirmation of participation in the Mural Program to activate the lane, as indicated in the application.
 - (c) Provision of public realm plan, including but not limited to:
 - (i) hard and soft landscaping elements;
 - (ii) sidewalk and paving design;
 - (iii) street/site furniture;
 - (iv) continuous, generous, and effective weather protection, with special regards to the proposed public urban plaza;
 - (v) site lighting plan; and
 - (vi) CPTED plan with special regards to the lane improvements.

5. Design development of north façade articulation to minimize the blank wall expression, including the provision of a public realm plan, including but not limited to, consideration of the Mural Program as a strategy for creating visual interest and articulation of the northern façade, which may remain a blank wall until future development occurs on the remainder of the block.

6. Design development to maintain high-quality materials proposed (such as glass elevator and stair enclosure at corner plaza), and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic.

7. Confirmation of compliance with the view cone building height limit.

Note to Applicant: No elevator overruns, pop-up roof access, roof screens and guards, or mechanical apparatus may protrude into View Cone #22.

8. Design development to comply with all requirements for the proposed residential use, prior to consideration of converting dwelling units to a Hotel Use.

9. Confirmation that no commercial use ancillary to the Hotel Use is located above grade.

Note to Applicant: Any future commercial uses ancillary to Hotel Use may only be located at grade, and subject to the conditions of use contained within the associated CD-1 bylaw.

10. 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)

11. 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

12. Design development to the interface between public and private realm on Main Street, to allow for storefront activation while creating a balance between soft and hard landscapes.

13. Design development to provide a children's play area on the amenity deck.

Note to Applicant: This can be achieved by re-arranging the programming areas on the roof level to allow for a designated play area, or by providing a variety of multi-purpose natural features (such as balancing logs and boulders) that can serve as both children's play equipment and seating elements for adults. Refer to Urban Design Condition #1(a).

14. Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab, especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 0.9 m (3 ft.) of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

15. Further design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting on the roof level, where possible;
- (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

16. 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.

17. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

18. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

19. Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

20. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

21. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604.871.6131), to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

22. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

23. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).
24. Provision of an outdoor Lighting Plan.

Housing

25. The proposed unit mix, including 26 studio units (53%), 4 one-bedroom units (8%), 13 two-bedroom units (27%), and 6 three-bedroom units (12%) is to be included in the Development Permit drawings.

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

Social Policy

26. Design development to ensure that the 37-space childcare is licensable by Community Care Facilities Licensing and meets the intent of the *City's Childcare Design Guidelines* and *Childcare Technical Guidelines*. Each program within the childcare centre is required to have an adequate amount of contiguous indoor and outdoor space. A minimum gross indoor area of 429 sq. m (4,617 sq. ft.) and not less than 493 sq. m (5,303 sq. ft.) of adjacent outdoor area, with adequate space for each program, is required.

Note to Applicant: For design of childcare and supporting areas, consider function and safety requirements. The path from drop-off parking to elevator must not require children walking in the drive aisle.

27. Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.
28. Design development of the outdoor childcare space to maximize solar access and to ensure that the full outdoor area is supervisable and licensable. Storage must be accommodated on site for program equipment and strollers (for both parents' use and for the program's use).

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

29. Provide five pick-up/drop-off parking spaces, and two staff parking spaces, dedicated and signed to the childcare.
30. Design development to minimize the number of balconies overhanging the outdoor play space and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies.

Sustainability

31. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (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

32. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & 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.
33. 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.
34. 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.
35. Provision of generous and continuous weather protection on the Main Street and East 4th Avenue frontages.

36. 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.”*
37. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces to be individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Dimensions for typical parking spaces.
 - (e) Dimension loading spaces and show the required load throats.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.
 - (n) Provide wheel-stops for parking spaces that are adjacent to other parking spaces.
 - (o) Provision of a Loading Management Plan (LMP), including:

- (i) How the loading facility will operate with and without a Hotel Use ;
- (ii) Management of the facility, including on-site loading manager;
- (iii) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;
- (iv) Specify routing of the trucks from the arterial streets to and from the loading space;
- (v) Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions;
- (vi) An expected Schedule of Loading Activity table for all uses;
- (vii) Identification of loading bays that can be used for unscheduled loading deliveries;
- (viii) Loading Management and Communications Protocol for all tenants; and
- (ix) Details of wayfinding and signage used for the Class B loading proposed in the underground parking.

Note to Applicant: A Shared Management Agreement may be required as part of the Development Permit application, and may need to be amended should a Hotel Use be included.

Neighbourhood Energy Utility

- 38. 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.
- 39. The building(s) heating and domestic hot water system shall be designed to be compatible with the NEU system to supply all heating and domestic hot water requirements, if connection is deemed feasible by the General Manager of Engineering Services at the time of Development Permit issuance. If connection is determined to be feasible, the applicant must adhere to the following design provisions related to NEU compatibility, all to the satisfaction of the General Manager of Engineering Services:

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law No. 9552* and *Neighbourhood Energy Utility Building Connection Guideline* (2016 or later as amended) for specific design requirements. The applicant is encouraged to work closely with staff to ensure adequate provisions for NEU compatibility.

- (a) The building mechanical system must utilize the NEU system for all the space heating and domestic hot water requirements for the development and must not incorporate any prohibited heat production equipment in accordance with *Energy Utility System By-law No. 9552* Section 5.2.

- (b) The proposed plan for site heating and cooling, developed in consultation with the City, shall be provided prior to the issuance of development permit.
- (c) The applicant must provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) room (6 m x 3 m) for connection to the NEU, prior to the issuance of development permit.

Note to Applicant: This site will be serviced by the NEU at the northwest corner of the building. The ETS room must be located on P1 to align with the NEU service location. If the ETS room cannot be located at the above NEU service location, the Owner will be responsible for the cost of pipe and installation from the NEU service location to the alternate location, as approved by the General Manager of Engineering Services. Applicant must coordinate with City staff to ensure proposed ETS room location is acceptable.

Note to Applicant: To accommodate installation of the skid mounted ETS, the applicant must ensure a 1.8 m (5.9 ft.) wide clearance continuous pathway from the exterior of the development to the NEU room and any doorways must be double door entry to facilitate ETS passage.

Prior to the issuance of building permit, a detailed design review of the building HVAC and mechanical heating system must be completed to ensure compliance with NEU design and technical requirements.

Green Infrastructure

Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the *Green Buildings Policy for Rezoning* and detailed fully in the *Rainwater Management Bulletin*. The applicant should take into account the following:

- 40. As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
 - (a) Provide justifications for not prioritizing Tier 1 Volume Reduction methods including Green Roofs, & Rainwater Harvesting & Reuse.
 - (b) Absorbent Landscaping is proposed to provide Volume Reduction for the first 24 mm and is considered a Tier 2 Retention, not Tier 1 as stated. Provide landscape drawings with proposed depths to support this claim and for any landscaping on grade consider directing runoff from nearby hard surfaces into these areas.
 - (c) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - (i) Buildings, patios and walkway locations
 - (ii) Underground parking extents

- (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
 - (iv) All routing of water throughout the site
 - (v) Area and depth of landscaping
- (d) A detention tank of 30 m³ is proposed to capture the volume of 24 mm falling on site that is not captured in landscaping. Since on-site retention of the remaining 24 mm is not possible, consider resizing the proposed tank to meet the pre-development peak flow release rate as specified in Condition 41.
41. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (a) Staff note that nothing has been provided to demonstrate how this requirement will be met. For this calculation the 10 year, 5 minute time of concentration should be used as this development.
 - (b) A tank may not be required on this site to control for the peak flow rate, if distributed flow control can be demonstrated, (i.e. flow controls/ restrictors located on roofs, patios and amenity spaces), which, in combination, could provide sufficient attenuation.
42. As per the water quality requirements, the volume of water (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.
- (a) Staff note that a stormceptor is listed to meet this requirement.
 - (b) Clarify what will be used and for proprietary treatment devices:
 - (i) Provide product information for all treatment practices.
 - (ii) Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
43. Prior to Development Permit issuance, an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure) must be submitted to the satisfaction of the Integrated Water Management Branch and may ultimately be included in the covenant registered on title as referenced in condition 44. The O&M Manual shall be

tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details.

The O&M Manual shall include, but not be limited to the following components:

- (a) Phasing considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);
 - (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for **each individual** component of the system;
 - (c) Fact sheets (or similar reference material) for proposed plantings;
 - (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators); and
 - (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.
44. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered on the property's title. The Engineer of Record will be required to inspect the rainwater management system as necessary during and after construction, in order to determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.
45. In the interest of moving the project forward in a timely manner, the applicant's consultant is encouraged to contact the Integrated Water Management branch to discuss the above comments. Please contact:

Torben Ruddock, P.Eng.
Senior Green Infrastructure Engineer
Integrated Water Management Branch
Tel: 604 829 9792 Email: Torben.ruddock@vancouver.ca

PART 2: CONDITIONS OF BY-LAW ENACTMENT

Engineering

1. Consolidation of Lot 4, Plan 197, and Lots A & B, Plan 7965; all of Block 16, DL 200A to create a single parcel.
2. Make arrangements for the release of Easement & Indemnity Agreement 410612M (commercial crossing) prior to building occupancy.

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

3. Provision of a building setback and a Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the west property line along Main Street to achieve a 5.5 m (18.0 ft.) distance measured from the back of the existing City curb.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, vents, stairs, planter walls, door swing, benches, chairs and tables, trees, and bicycle parking. Delete all at grade encroachments proposed with this SRW area.

4. Provision of a building setback and a Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the south property line along East 4th Avenue to achieve a 4.5 m (14.8 ft.) distance measured from the back of the existing City curb.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, vents, stairs, planter walls, door swing, benches, chairs and tables, trees, and bicycle parking. Delete all encroachments proposed with this SRW area.

5. Provision of a Statutory Right of Way (SRW) or Plaza Agreement for public use of the proposed plaza.
6. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for a Class B loading space between the commercial and residential uses, specifying times of use between commercial and residential uses. Label the space as 'Residential and Commercial Loading' on the drawings.
7. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Integral Group dated February 12, 2019, no water main upgrades are required to service the development.

Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 1940 Main Street will require the following in order to improve combined/sanitary sewer flow conditions:

- (i) Separate 60 m of 150 mm combined sewer on lane east of Main Street between East 4th Avenue (MH __FJCY0Y) and East 3rd Avenue (MH __FJCY0Z). The existing combined main may be repurposed as a sanitary main, subject to a condition assessment by the developer and approval by the City. If this sewer is determined to be in unacceptable condition, a new 200 mm sanitary main will be required. A new 300 mm storm main will need to be constructed.
- (ii) Separate 35 m of 450 mm combined sewer on lane west of East 2nd Avenue between lane east of Main Street (MH __FJCY0Z) and Lorne Street (MH __FPHJIX). The existing combined main may be repurposed as a sanitary main, subject to a condition assessment by the developer and approval by the City. If this sewer is determined to be in unacceptable condition, a new 450 mm sanitary main will be required. A new 300 mm storm mail will need to be constructed and will connect to the existing storm main on East 3rd Avenue (MH__ FJCY10).
- (iii) The applicant may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer. Contact Utilities.Servicing@vancouver.ca for direction prior to commencing any flow monitoring.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

Development to be serviced to the existing 150 mm or proposed 200 mm sanitary main on lane east of Main Street.

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, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- (c) 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 B.C. 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.

- (d) 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.

- (e) Provision of a curb bulge on East 4th Avenue at the intersection of Main Street adjacent to the site, including adjustment to all existing infrastructure to accommodate the proposed street improvement.
- (f) Provision of a new boulevard and sidewalk to building face on Main Street and East 4th Avenue frontages that conforms to the Mount Pleasant Public Realm Plan guidelines.

- (g) Removal of the existing driveway crossings on both Main Street and East 4th Avenue, and provision of new curb and gutter.
- (h) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (i) Provision of new curb ramps on the northeast corner at the intersection of Main Street and East 4th Avenue adjacent the site, as per City standard.
- (j) Provision of 50% funding for a new traffic signal at Main Street and East 4th Avenue.
- (k) Relocation of the fire hydrant on the northeast corner of Main Street and East 4th Avenue to accommodate the traffic signal design.
- (l) Provision of upgraded street lighting adjacent to the site to current City standards and IESNA recommendations.
- (m) Provision of lane lighting on standalone poles with underground ducts, should the development bring about the requirement to underground the existing overhead infrastructure and remove any existing supporting structure where current lighting is attached.
- (n) Provision of new service kiosk, as required.

Note to Applicant: The Services Agreement may require provision of funding to the City for the services or a component thereof.

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 connecting to and securing adequate space for the Neighbourhood Energy Utility (NEU), which may include but are not limited to agreements which:
 - a) Grant the City Engineer, and other employees of the City, access to the building mechanical system, thermal energy system-related infrastructure, and suitable space required for the Energy Transfer Station within the development for the purpose of enabling NEU connection and operation.

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.

Social Policy

- 10. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Real Estate, Managing Director of Social Policy and Projects and Director of Facility Planning and Development, for the construction and turn-key delivery of an air space parcel with improvements on one level for the 37-space childcare facility, an adjacent outdoor space of contiguous dedicated childcare outdoor area as part of the development at this site, subject to the following provisions:
 - a) The facility is to meet the City's Childcare Design and Technical Guidelines and Community Care Facilities Licensing (CCFL) licensing requirements, and comprises of a minimum of 429 sq. m (4,617 sq. ft.) interior space and a minimum of 493 sq. m (5,303 sq. ft.) of exterior space, located on the second floor of the development, fully fit, finished, equipped, and supplied, including storage and any additional amenity spaces and along with dedicated parking stalls required under the Parking By-law.
 - b) All within a fee-simple air space parcel (with shared systems maintained by the market residential airspace parcel strata or commercial airspace parcel strata/owner (as applicable), with fair and equitable sharing of costs related thereto), transferred to City ownership for a nominal cost of \$1.00 (free and clear of any financial charges, liens and other encumbrances);
 - c) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior-to rezoning enactment; all LC's must be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02: <https://policy.vancouver.ca/AF00202.pdf>
 - d) To the extent possible, the facility is to be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the development.

Sustainability

- 11. For buildings containing 20 units or more, the applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owners of the building to report energy use data, on an aggregated basis, for the building as a whole and certain

common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

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.

* * * * *

1940 Main Street
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:

“1940 Main Street [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 #] 1940 Main Street”

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

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

To Schedule C, Council adds:

“

Address	By-law No.	CD-1 No.	Parking Requirements
1940 Main Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements, except that 2 Class B loading spaces can be provided in lieu of 1 Class C loading space, for a total of 4 Class B loading spaces.

“

* * * * *

**1940 Main Street
ADDITIONAL INFORMATION**

1. URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed this rezoning application on March 20, 2019. The application was supported with recommendations.

EVALUATION: SUPPORT (9)

• **Introduction:**

Rezoning Planner, Mateja Seaton, described the site as being a three-lot assembly, located at the northeast corner of Main St and 4th Ave, approximately 0.4 ac (17,424 sq. ft.) in size. The site has a combined frontage and depth of approximately 132 ft. along both Main St and E 4th Ave. There is also approximately 2.6 M (8.5 ft.) grade change on site, sloping downhill along Main St to the north.

The site is currently zoned IC-2 and occupied by auto-related commercial businesses, including the Tireland Auto Centre. The site is located within a 10-minute walk to Main Street-Science World SkyTrain Station and Olympic Village to the north, Guelph Park and Mount Pleasant Elementary School to the south-east, and three blocks north of Mount Pleasant Community Centre. The site is also serviced by three bus routes along Main St, and is within a few blocks of the Ontario Street and Off-Broadway bikeways.

The application is being considered under the *Mount Pleasant Community Plan* (MPCP) and *Mount Pleasant Community Plan Implementation Strategy*, which identifies the site as being in the Lower Main area (area of Main St between 2nd and 7th Avenues). At this location, the Plan allows mid-rise apartments up to 6 storeys between 3rd and 6th Avenues, with a maximum density of 3.0 FSR. The plan encourages the activation of frontages at the ground level, and a mix of uses at grade. Residential uses are permitted on the upper storeys or limited to the lane. The site is also limited in height by View Cone #22, which protects public views of the North Shore Mountains.

The application is for a six-storey mixed-use building with retail at and below grade, over three levels of underground parking accessed from the lane. The proposed height is approximately 21.9 m (72 ft.). The proposed FSR is 3.0, with an additional 0.7 FSR of commercial use below grade (for a total floor area of 64,444 sq. ft.). The intent of the Plan is to regulate the anticipated building form, which is not impacted by the provision of commercial space at the lower level. There are 49 market residential units proposed – 53 % studio, 8% 1-bed, 27% 2-bed, 12% 3-bed), which meets the *Family Room: Housing Mix Policy for Rezoning Projects* requirements. The applicant is also proposing a 37-space childcare on Level 2. 112 parking stalls and 77 bicycle stalls are provided.

Development Planner, Ji-Taek Park, described the project as being in the Lower Main area (as identified by the community plan), is marked by the “Threshold” at Main St & 2nd Ave, and transitioning to “Triangle Block” at Kingsway and Main, and connected by six-storey mid-rise buildings between 3rd and 6th Ave, and is intended to create a pedestrian-oriented connection between the established upper Main Street neighbourhood and new lowland neighbourhoods in

False Creek Flats. Retail frontages scaled to support the neighbourhood-serving retail environment are envisioned for Main St. It should also be noted that the MPCP seeks to create a network of active lanes, providing alternate pedestrian connectivity.

Due to sloping site conditions, the proposed building presents as a seven-storey form (with a building height of 71 ft. 8 in.) towards the north property line, which is above that permitted in the MPCP. The built form is mainly sculpted to accommodate the proposed childcare on the second floor.

The building is also set back from the property line along Main St from 4th Ave for sidewalk improvements (5.5 m (18 ft.) and 4.5 m (14.8 ft.)). Advice from the Panel is sought on the following:

1. Does the Panel support the proposed massing, height, and density?
2. How successful are the proposal's public realm interfaces?
 - (a) At store frontages along Main St & 4th Ave;
 - (b) At the proposed public plaza at the intersection; and
 - (c) Along the lane interface.
3. Please provide initial commentary on the overall architectural and landscape expression and materiality of the proposed development.

• **Applicant's Introductory Comments:**

The concept behind the design of the building is based on its uses. The building form moves to the character of the buildings. The parti is simple. There is a stronger streetwall that happens on the Main St side; this allows distinguishing the units along the south side. There are some units along the Main St.

With the massing, the intent is to get a strong corner on the renderings. The side street is the local street. There is a transition between Main St and the side street and still allows for a lot of shelter to the space below.

There is active retail space along the ground level and residential above the second floor. Retail is mostly fronting Main St and 4th Ave.

The building has a colorful pallet inspired by the playfulness of the other projects in the neighborhood. There is also a space left for artists and future artistic projects.

There is a plaza on the corner, an amenity area with a bar area for seating, and private roof decks. The design goal with the private roof decks is to frame views.

The daycare has open space on the second floor. The daycare is sculpted back and at a bit of an angle to allow for more sunlight. It is a 37-space daycare with elements of play such as sand and music. The landscape concept was of a more naturalized play. There is lots of planting and jumping logs to screen the edges. There are elements for interactive music play and urban agriculture. There are paving surfaces and a bit of concrete to imprint some fun elements.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by Ms. Marshall and seconded by Ms. Amela and was the decision of the Urban Design Panel:

- THAT the Panel **SUPPORT** the project with the following recommendation to be reviewed by City Staff:
 - Not to be reviewed at DP stage.

- **Related Commentary:**

There was general support. The proposed massing, height and density are good. The massing is subtly different from what is typically seen on Main St, which is a positive. The building's integration of the daycare and the transition to the open space are well handled.

This is high quality architecture with a great expression of the buildings. The exploration of color and material is great.

In respect to the facades, a simple grid and having the decks recessed from the buildings is successful.

The large pieces of glass will protect from wind but still have a visibility factor.

Overall, the public realm is successful. The corner treatment at E 4th Ave is successful. The corner plaza is a lovely addition.

The Panel agreed a common amenity space on the rooftop would be very successful.

The lane is well handled, just be aware it does not lag behind, and of vandalism.

The opening up below grade to retail is excellent.

The Panel supported the inclusion of the murals program. The corner treatment at E 4th Ave could be a location for a public art program.

The childcare is in a great location and the City's standards to ensure a high quality daycare is much appreciated. The Panel suggested that the family units in the building have access to spots in the daycare. The deck from the daycare is nicely visible from the street.

An element that is lacking is an outdoor amenity for the strata building and sun shading.

The Panel noted the following suggestions:

- It is awkward to use planters to pick up grade at the Main St frontage. Planters under building overhangs or weather protection are not needed and never work.
- Consider maintenance of the vertical fins on the west face. Look at different strategies of the south to the west for solar shading.

- The North face party wall is presently a bit bland and requires a better strategy, possibly taking advantage of developing some form of art or mural.
 - Review the parking entry to integrate better with the project.
 - Review the size of the amenity space and look to see if it is possible to relocate it to the roof.
 - The amenity space is great; however, proportioned to the building, it seems small. When developing the details of the Main St landscape and streetscape, take advantage of the playfulness and incorporate it.
 - Additional built in seating will help with memorable landscaping with the grade change. In regards to the solar shading with the south elevation, be aware of not over shading.
-
- **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 the site on February 15, 2019. A community open house was held on March 12, 2019. A total of 2,740 notifications were distributed within the neighbouring area on or about February 26, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Figure 1: Notification Area



March 12, 2019 Community Open House

A community open house was held from 5:00-8:00 pm on March 12, 2019, at the Beaumont Studios, 316 West 5th Avenue. Staff, the applicant team, and a total of approximately 29 people attended the Open House.

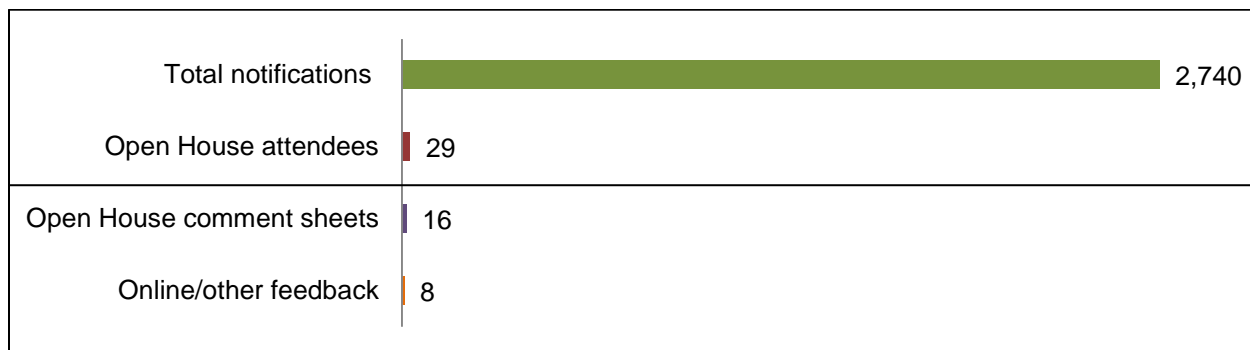
Public Response

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

- 16 comment sheets, and 8 letters, e-mails, online comment forms, and other feedback were received from the public in response to the March 12, 2019 open house.

The majority of the responses received were supportive of the proposed building design, provision of a childcare facility, and the development's contextual fit within the neighbourhood. The most frequent concern expressed was in relation to the provision of too much parking. Respondents suggested greater consideration for proximity to transit and active transportation networks in the area, as well as the provision of more car share spaces.

Figure 2: Notification and Public Response



* Note that all reported numbers above are approximate

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. 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.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Appealing building design and aesthetics:** Respondents considered the building attractive.
- **Provision and design of childcare facility:** Respondents were appreciative of the provision of a childcare space and the design of the outdoor play space.
- **Location and neighbourhood fit:** Those who commented considered the proposed development to be an appropriate addition to the neighbourhood.
- **Appropriate building height and density:** Respondents considered six storeys to be appropriate for the neighbourhood with some respondents expressing a desire to see an increase in the proposed building height.
- **Diversity of commercial retail units:** Respondents were appreciative of the proposed diversity of commercial uses below grade and believe these uses will be an appropriate addition to existing commercial uses in the neighbourhood.

Generally, comments of concern fell into the following areas:

- **Excess parking:** Respondents felt that the amount of parking should be reduced considering proximity to transit, walking, and cycling networks in the area. Some

respondents would like to see an increase in the number of spaces allocated for car sharing.

- **Lack of affordable housing options:** Respondents felt that this project does not address the need for more rental units and more affordable housing in Vancouver.
- **Building height:** Respondents considered six storeys to be out of scale with the adjacent buildings. Some expressed concern that the building height will block views of Downtown and will therefore decrease the values of those properties.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Maintain or increase the number of allocated carsharing spaces
- Appropriate setback to back lane
- Appreciation for the proposed unit mix
- Public plaza is well designed

General comments of concern:

- Location of the childcare space is within close proximity of an arterial and might contribute to respiratory and health issues for children
- Preference for more family-sized units
- Building is not appealing
- Increased traffic will lead to further safety issues at various intersections, including Main Street and 4th Avenue
- Four parking spaces for the childcare centre is insufficient

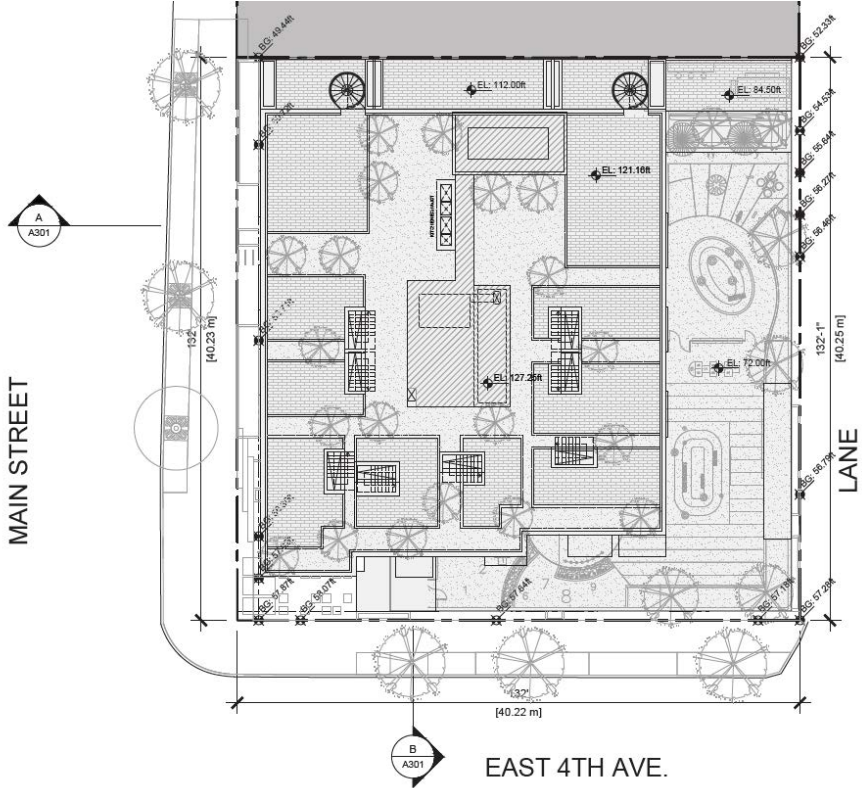
Neutral comments/suggestions/recommendations:

- Include community members and local artists in the consultation process for public art program
- Eliminate steps in plaza in favour of a gentle slope
- Lane should be used in a way to contribute to the urban space and as a community amenity
- Redesign lobby to have access to the public plaza

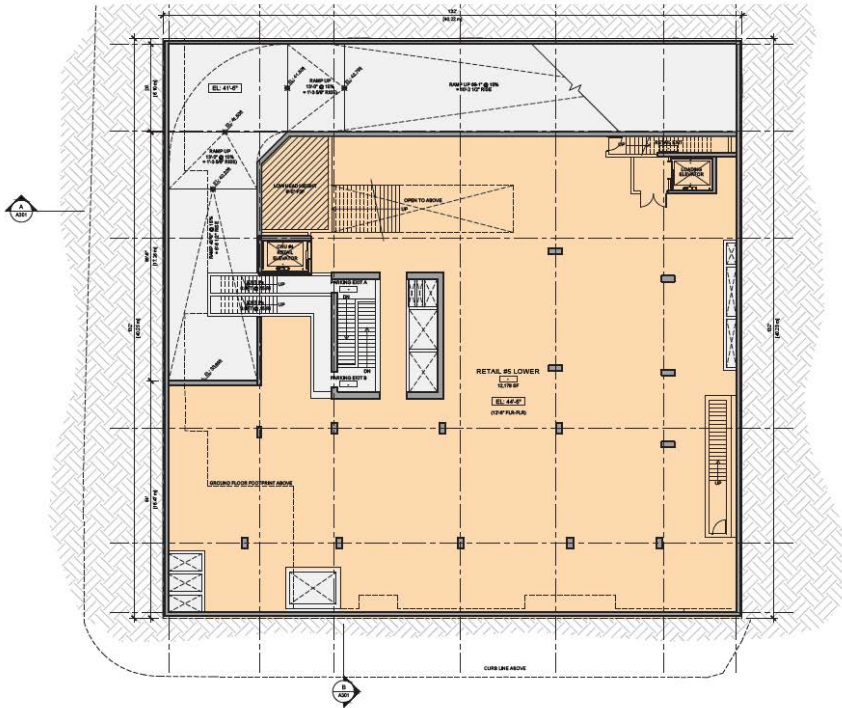
* * * * *

1940 Main Street
FORM OF DEVELOPMENT

Site Plan



Below Grade Retail Floor Plan



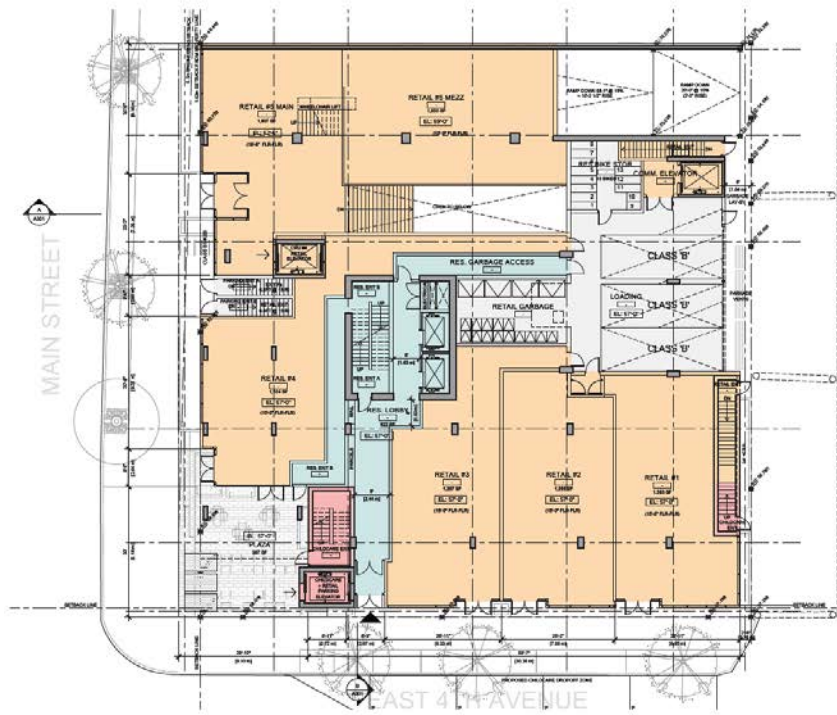
Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

B1 Lower
Retail Plan

LEGEND

[Orange Box]	RETAIL
[Red Box]	CHILDCARE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Grey Box]	PER EXEMPT
[White Box]	LOADING GARAGE, ELEC. + MECH.

Ground Floor Plan



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Ground
Floor
Plan

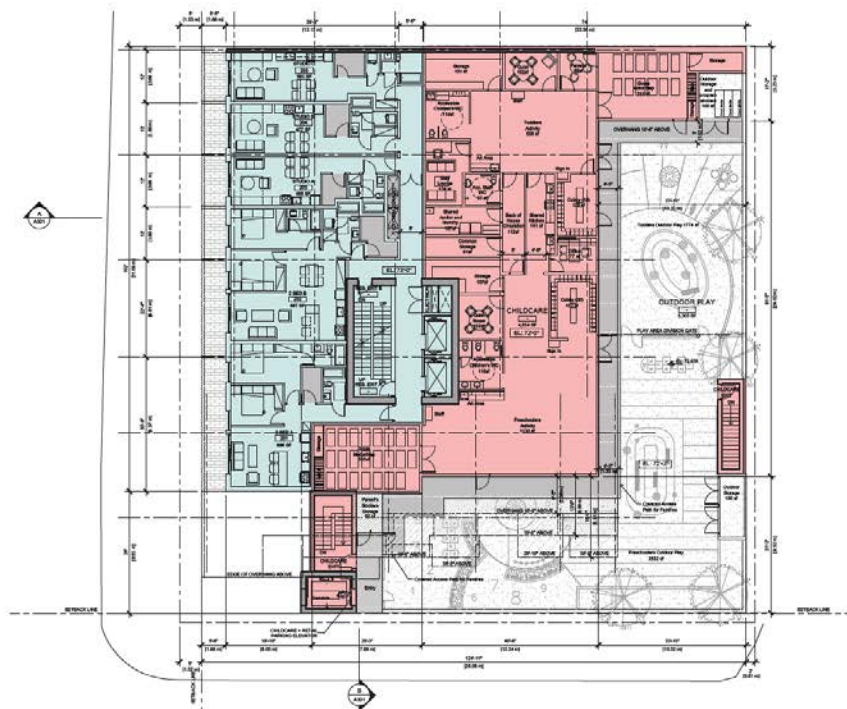
LEGEND

■	RETAIL
■	PLAYCARE
■	AMENITY
■	RESIDENTIAL
■	FIBRE OPTIC
	LOADING, GARAGE, ELEC. + MECH.

04 Drawings

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Level 2 Floor Plans



Main Street Arts 2
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2nd Floor
Plan

LEGEND

■	RETAIL
■	CHILD CARE
■	AMENITY
■	RESIDENTIAL
■	FIBRE OPTIC
	LOADING, GARAGE, ELEC. + MECH.

04 Drawings

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Level 3 Floor Plans



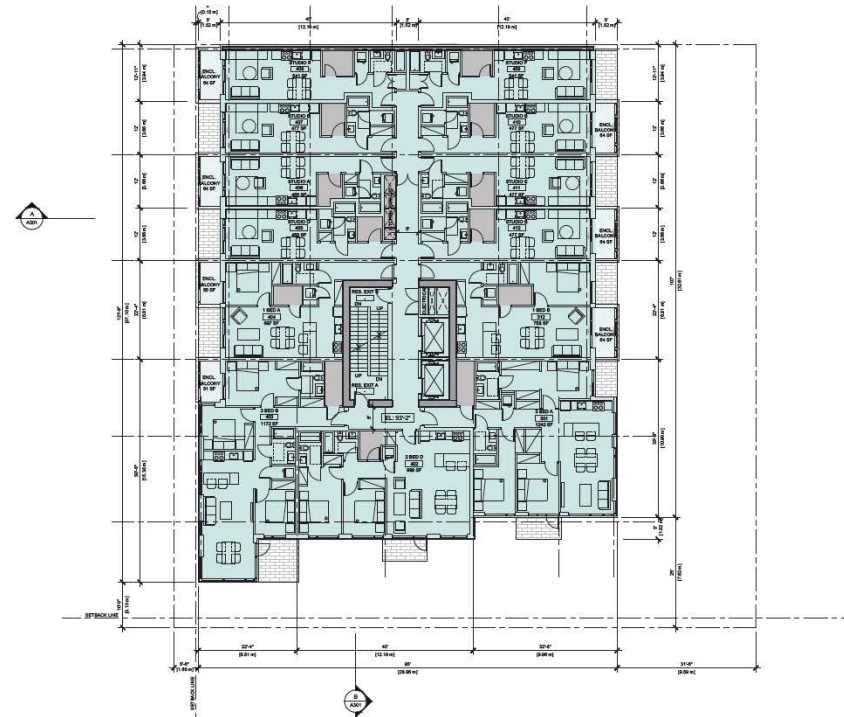
Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

3rd Floor Plan

LEGEND

[Light Blue Box]	RESIDENTIAL
[Light Green Box]	AMENITY
[Light Orange Box]	CHILD CARE
[Light Purple Box]	RETAIL
[Grey Box]	PIR ELEVATOR
[White Box with Dotted Pattern]	LOADING, GARBAGE, ELEC + MECH

Level 4 Floor Plans



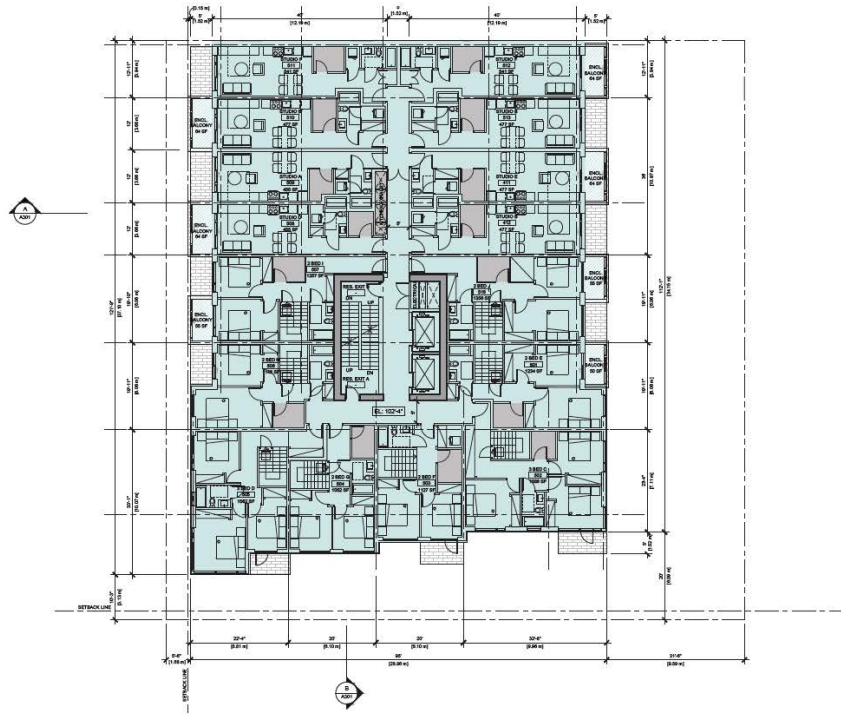
Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

4th Floor Plan

LEGEND

[Light Blue Box]	RESIDENTIAL
[Light Green Box]	AMENITY
[Light Orange Box]	CHILD CARE
[Light Purple Box]	RETAIL
[Grey Box]	PIR ELEVATOR
[White Box with Dotted Pattern]	LOADING, GARBAGE, ELEC + MECH

Level 5 Floor Plans



Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

5th Floor Plan

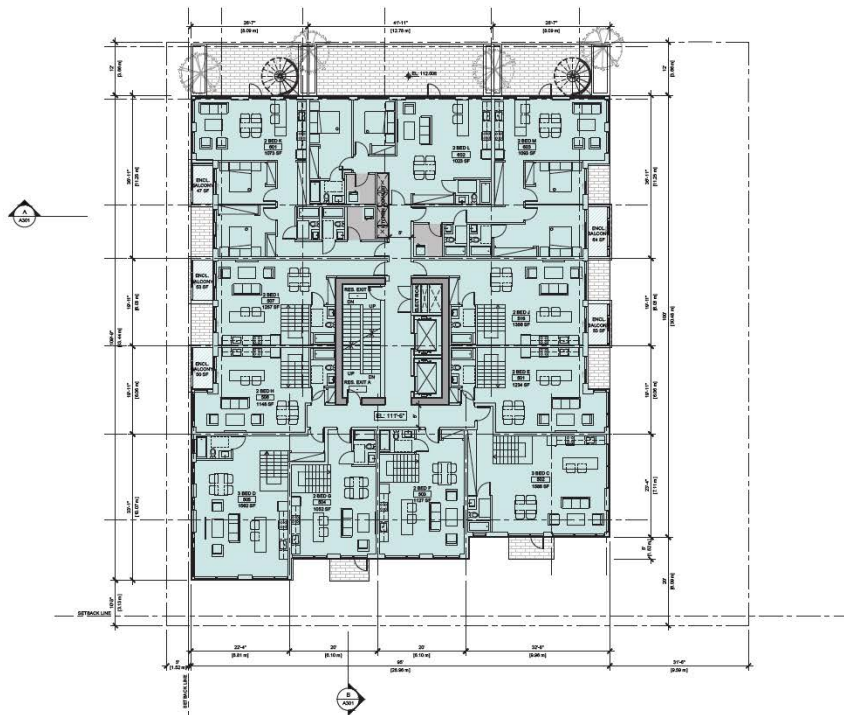
LEGEND

[Light Orange Box]	RETAIL
[Light Green Box]	CHILD CARE
[Light Blue Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Grey Box]	FAR EXEMPT
[White Box]	LOADING, GARBAGE, ELEC + MECH

04 Drawings

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Level 6 Floor Plans



Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

6th Floor Plan

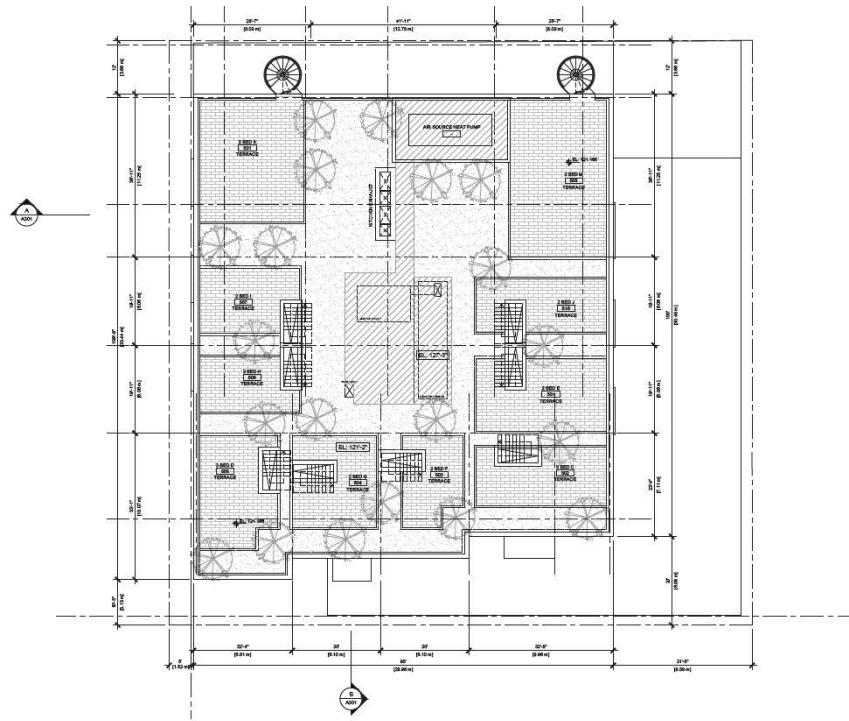
LEGEND

[Light Orange Box]	RETAIL
[Light Green Box]	CHILD CARE
[Light Blue Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Grey Box]	FAR EXEMPT
[White Box]	LOADING, GARBAGE, ELEC + MECH

04 Drawings

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Roof Plan

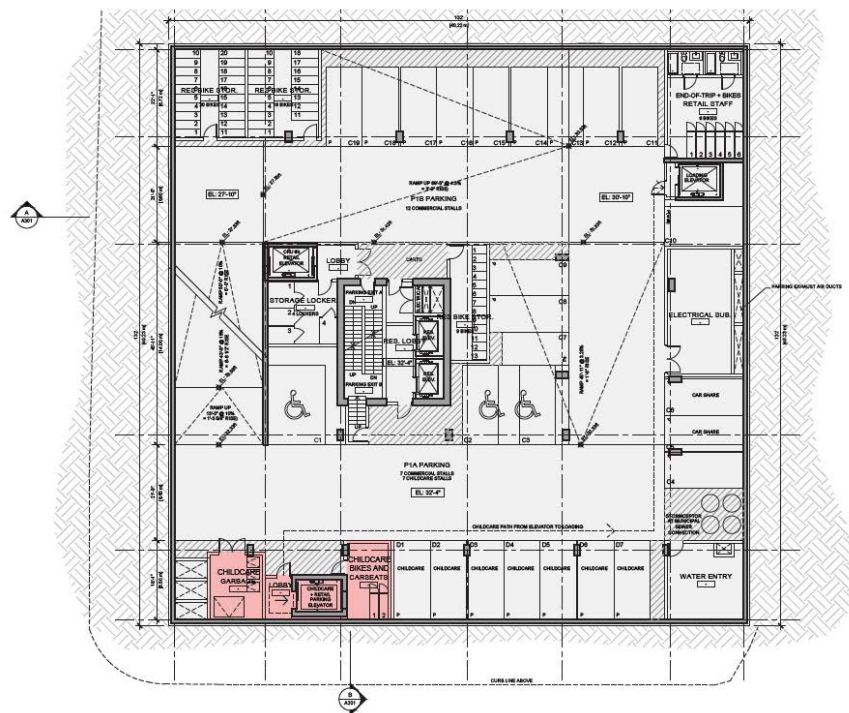


Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

Roof Plan



P1 Parking Plan

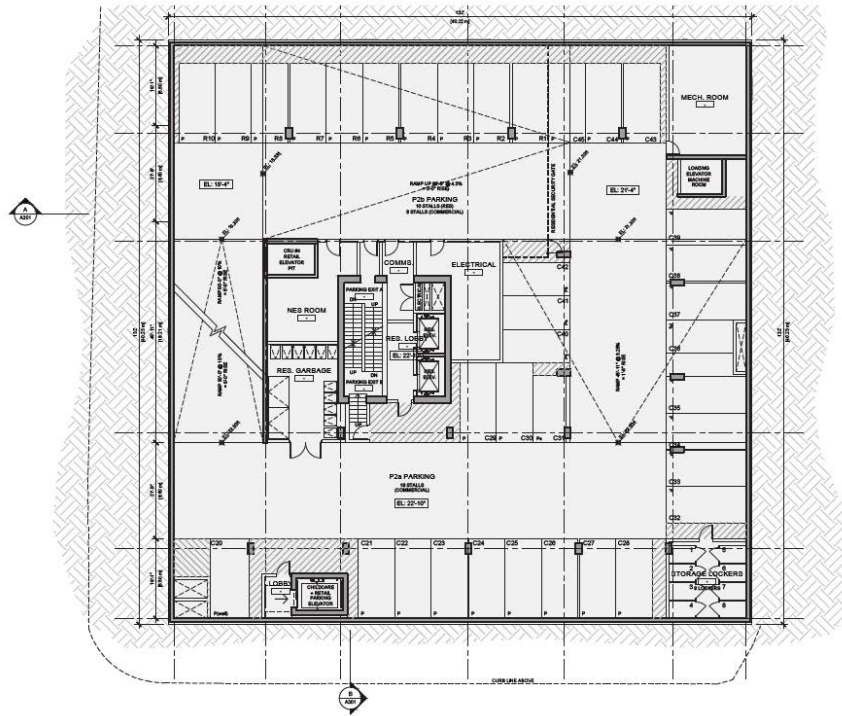


Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

P1 Parking Plan

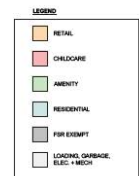


P2 Parking Plan

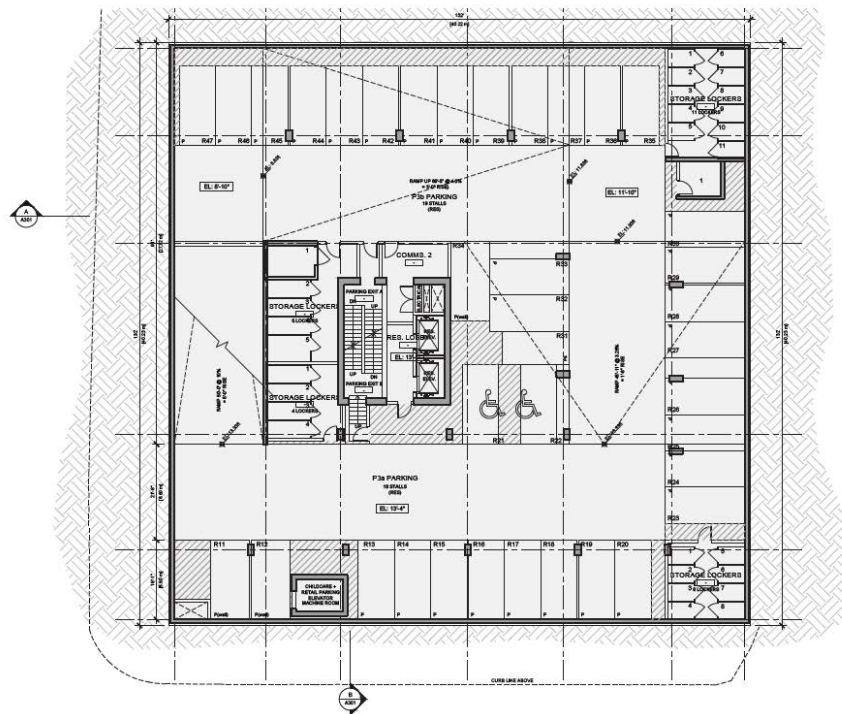


Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

P2 Parking Plan



P3 Parking Plan



Main Street Arts 2
1940 MAIN STREET | VANCOUVER | BC | 2018-12-20

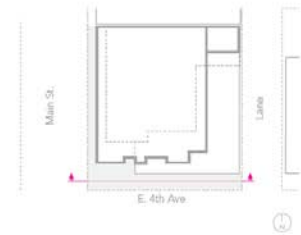
P3 Parking Plan



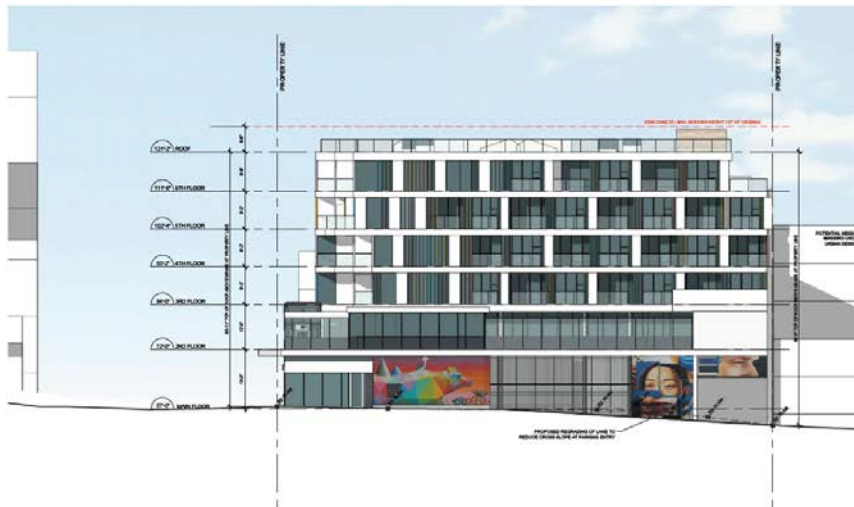
South Elevation



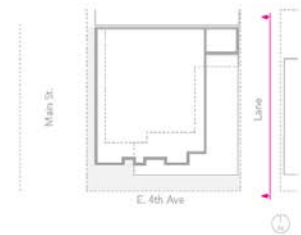
South Elevation



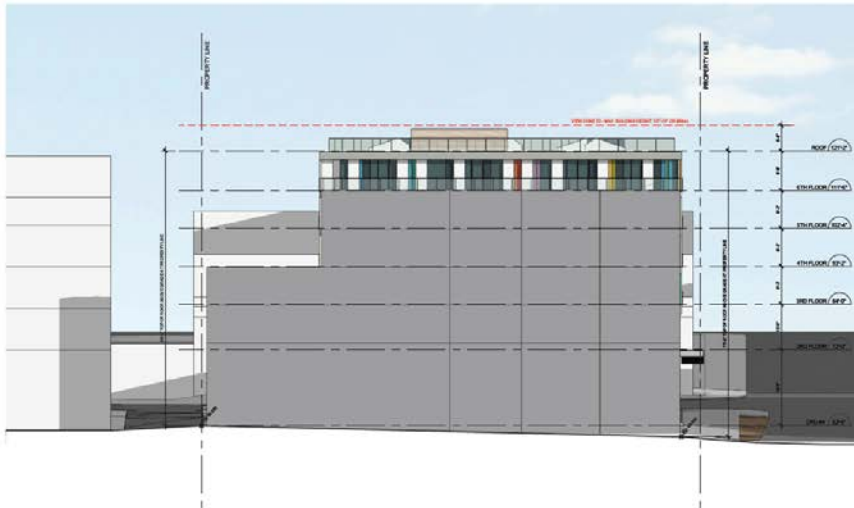
East Elevation (Lane)



East Elevation



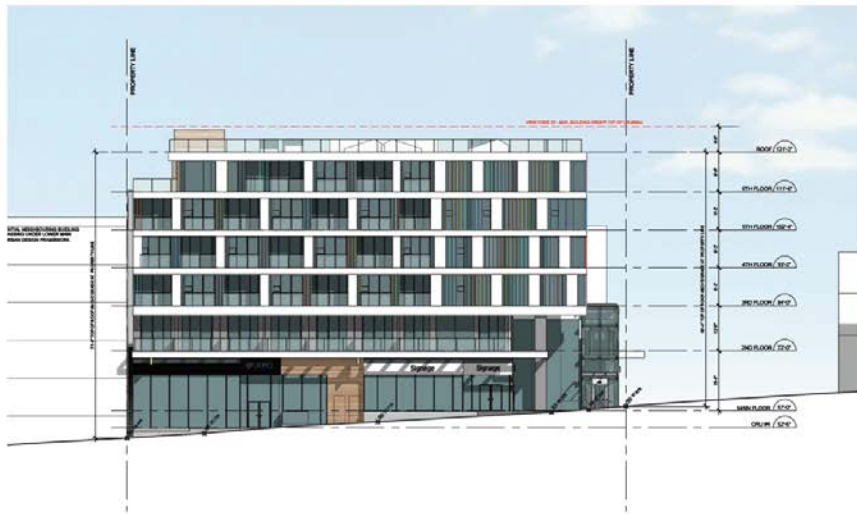
North Elevation (Mid-block)



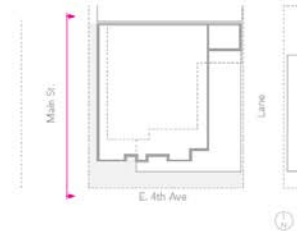
North Elevation



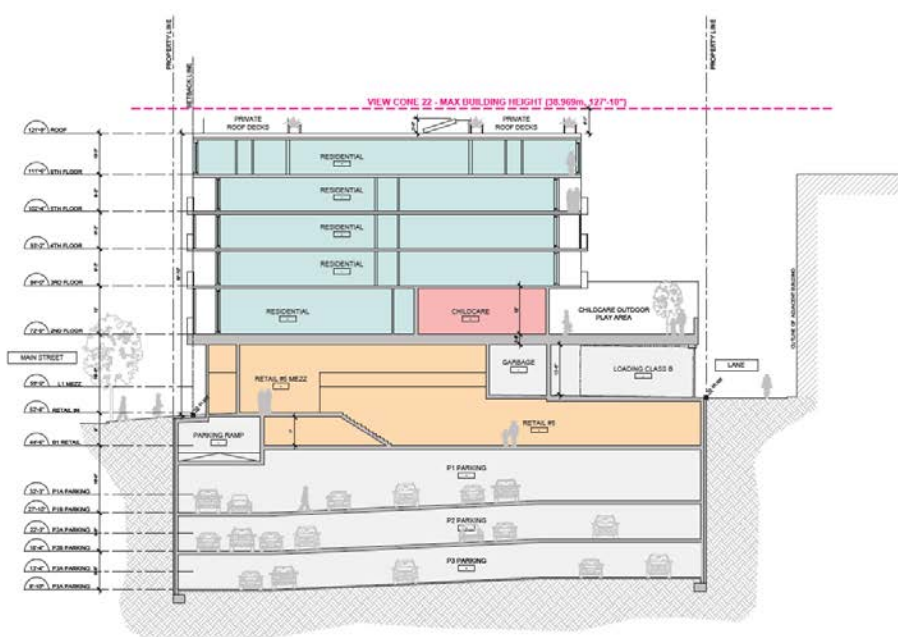
West Elevation (Main Street)



West Elevation

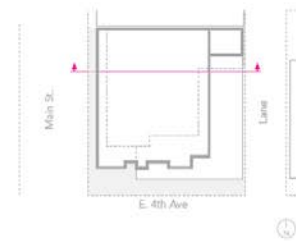


Building Section (East-West)

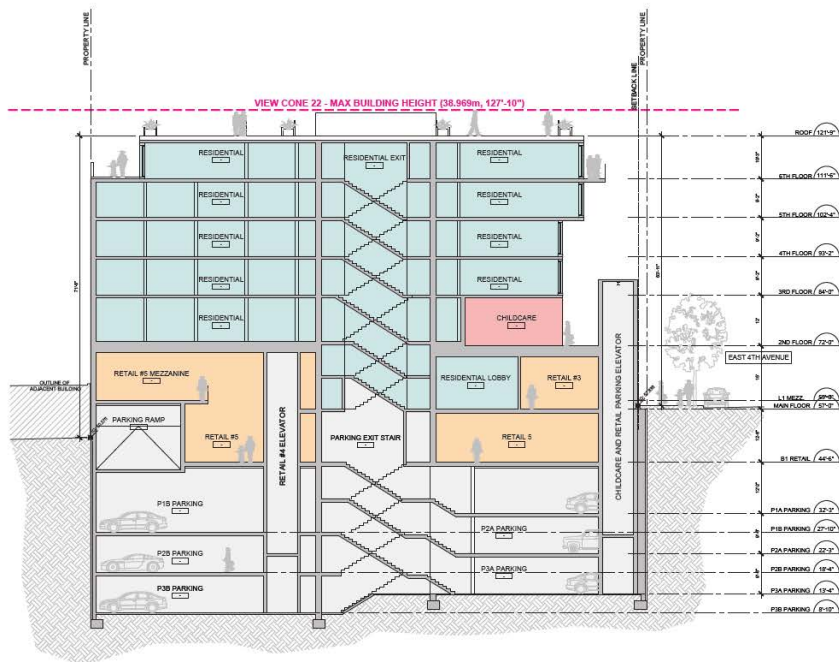


Main Street Arts 2
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Building Section A

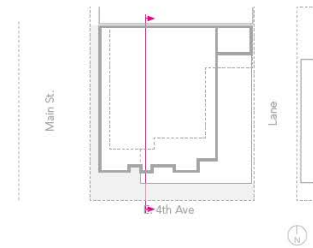


Building Section (North-South)



Main Street Arts 2
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Building Section B



Shadow Studies



Landscape Plan



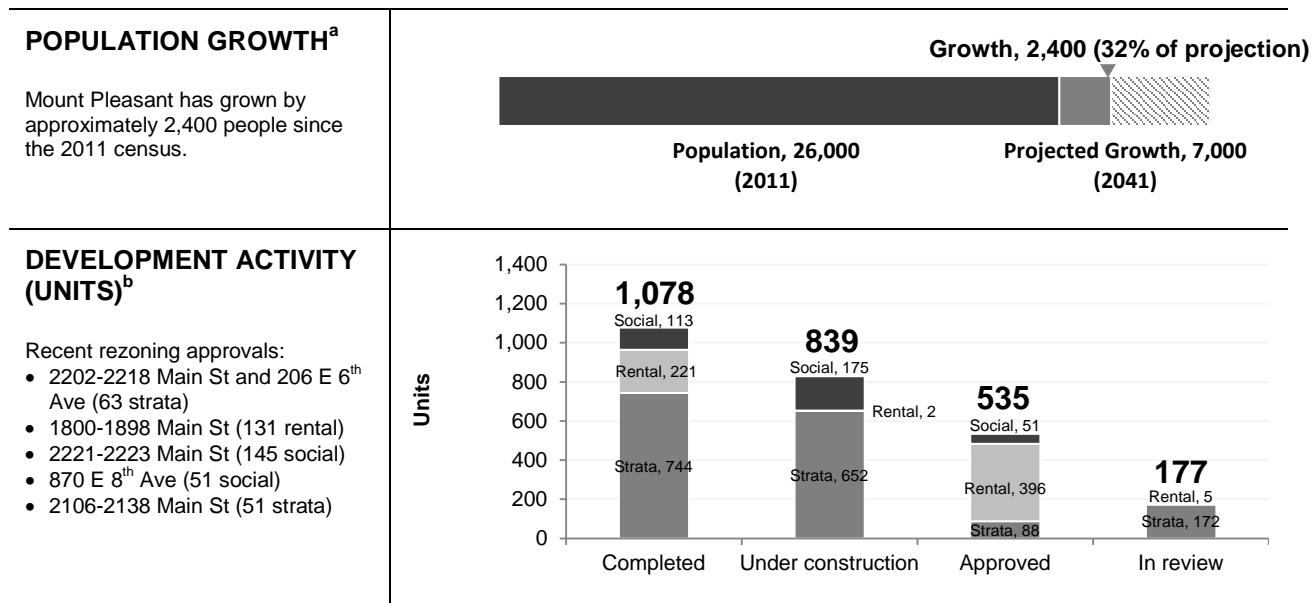
Perspective (view from Main Street to the northeast)



Perspective (public plaza and outdoor childcare space on Level 2)



**1940 Main Street
PUBLIC BENEFITS IMPLEMENTATION TRACKING
MOUNT PLEASANT COMMUNITY PLAN (2010)
Updated Mid-Year 2019**



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Public Benefits (+) ^c	Completed (•) or In Progress (◦)	% ^d
Housing ^b	+ 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 • 221 secured market rental units • 95 units converted from hotel to social housing^g ◦ 175 social housing units ◦ 2 secured market rental units 	20%
Childcare	+ Approx. 150 spaces for children 0-4 + Approx. 120 spaces for children 5-12		0%
Transportation/ Public Realm	+ 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	<ul style="list-style-type: none"> • Improvements to E 10th Ave and Kingsway ◦ Improvements to Quebec St. 	5%
Culture	+ 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 • Public art ◦ Artist production space 	20%
Civic/Community	+ Review recreational and library services every 10 years to determine if additional services are required		0%
Heritage	+ 10% allocation from cash community amenity contributions in Mount Pleasant	◦ 10% allocation from cash community amenity contributions in Mount Pleasant	0%
Social Facilities	+ Renew and co-locate Family Place and Neighbourhood House expansion through renewal and co-location		0%
Parks	+ 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 ◦ Public open space on City-owned site at 2221 Main St. 	15%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a Base population is from the Mount Pleasant Implementation Package approved in 2013. Mount Pleasant population projections were based on the Mount Pleasant Local Area, which includes Southeast False Creek and the Mount Pleasant Industrial Area.

^b Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^c See chapter 5 of the [Mount Pleasant Implementation Package](#) for detailed information about the City’s commitments to deliver public benefits in Mount Pleasant.

^d Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 5 of the [Mount Pleasant Implementation Package](#).

^e Converted units are not included in the Development Activity chart.

* * * * *

**1940 Main Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building containing at-grade and below-grade commercial retail units, 49 strata-titled residential units, and a 37-space childcare facility.

Public Benefit Summary:

The project would generate a DCL payment and a 37-space childcare facility to be given turnkey to the City 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 = 1,618.7 sq. m /17,424 sq. ft.)	3.0	3.75 (3.05 above grade)
Floor Area (sq. ft.)	52,272	65,340
Land Use	Commercial/Industrial	Commercial/Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,125,108
City-wide Utilities DCL ¹	\$444,798
In-kind CAC: 37-space childcare	\$4,700,000
Total	\$6,269,906

¹ Based on rates in effect as at September 30, 2019; 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.

* * * * *

**1940 Main Street
PROPERTY, APPLICANT AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
1940 Main Street	010-249-702	Lot A, Block 16, District Lot 200A, Plan 7965
1940 Main Street	010-249-745	Lot B, Block 16, District Lot 200A, Plan 7965
1940 Main Street	010-249-770	Lot 4, Block 16, District Lot 200A, Plan 197

Applicant Information

Applicant/Architect	Formosis Architecture
Developer/Owner	Main Street Arts 2 Investments Inc. (PortLiving)

Development Proposal Information

	Permitted Under Existing Zoning	Proposed Development	Staff Recommendation
Zoning	IC-2	CD-1	
Site Area	1,618.7 sq. m (17,424 sq. ft.)	1,618.7 sq. m (17,424 sq. ft.)	
Uses	Commercial / Industrial	Commercial / Residential	
Floor Space Ratio	3.00	Comm.: 1.26 Res.: 2.49 Total: 3.75	Above grade: 3.05 Below grade: 0.7
Floor Area	4,856 sq. m (52,272 sq. ft.)	Comm.: 2,039.6 sq. m (21,954 sq. ft.) Res.: 4,030.7 sq. m (43,386 sq. ft.) Total: 6,070.3sq. m (65,340 sq. ft.)	
Height	18.3 m (60 ft.)	Six storeys (plus mezzanine level) 22.7 m (74.5 ft.)	
Unit Mix	---	Studio: 26 (53%) One bedroom: 4 (8%) Two bedroom: 13 (27%) Three bedroom: 6 (12%) Total: 49 (100%)	
Parking, Loading and Bicycle Spaces	As per Parking By-law	112 parking spaces 3 Class B loading spaces 71 Class A bicycle spaces	4 Class B loading spaces Parking and bicycle spaces as per <i>Parking By-law</i>
Natural Assets	0 on-site trees 1 City tree	0 new on-site trees 5 new City trees	