

## SUMMARY AND RECOMMENDATION

**2. TEXT AMENDMENT: CD-1 (719) 188 East 6th Avenue (formerly 2221-2223 Main Street)**

**Summary:** To amend CD-1 (719) (Comprehensive Development) District to permit the addition of a social service centre (the Mid-Main Community Health Clinic) as well as a structural change to the roof slab. An increase in the maximum building height by 0.14 metres (0.5 feet) to 30.94 m and an increase in floor space ratio (FSR) of 0.13 to 3.43 are proposed.

**Applicant:** Catalyst Community Development Society

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of December 10, 2019.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application, by Catalyst Community Development Society, on behalf of the City of Vancouver, to amend the text of CD-1 (Comprehensive Development) District (719) By-law No. 12304 for 188 East 6th Avenue [*PID 030-594-456 and PID 030-594-464, Lot 1 and Lot 2 Block 37 District Lot 200A Group 1 New Westminster District Plan EPP82953*], to increase the floor space ratio (FSR) in sub-area 1 from 3.30 to 3.43 and to increase the maximum building height in sub-area 1 from 30.80 m (101.0 ft.) to 30.94 m (101.5 ft.) to permit the addition of a social service centre and a structural change to the roof slab, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 (719) Text Amendment: 188 East 6th Avenue (formerly 2221-2223 Main Street)" be approved in principle.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Rositch Hemphill Architects and received on August 20 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

**[TA: CD-1 (719) Text Amendment: 188 East 6th Avenue  
(formerly 2221-2223 Main Street)]**