



REFERRAL REPORT

Report Date: May 25, 2021
Contact: Yardley McNeill
Contact No.: 604.871.7582
RTS No.: 14542
VanRIMS No.: 08-2000-20
Meeting Date: June 22, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1850 Main Street

RECOMMENDATION

- A. THAT the application by Franc Architecture, on behalf of Cressey Main Holdings Ltd., to rezone the property located at 1850 Main Street [*PID: 030-608-031, Lot 1 Block 15 District Lot 200A Group 1 New Westminster District Plan EPP85971*] from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.00 to 5.02 and building height from 18.3 m (60 ft.) to 32.6 m (107 ft.) to permit the development of an 11-storey mixed-use building consisting of commercial retail and 130 secured for-profit affordable rental housing units, not be referred to Public Hearing because the applicant has made no offer of a Community Amenity Contribution (CAC) or of any material public benefits in respect to the rezoning application, notwithstanding the increased development rights associated with the proposed application.

ALTERNATIVELY

Should Council consider it appropriate to refer the proposed rezoning application to a Public Hearing, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration, but notes that the Summary and Recommendations of staff that will be presented at the Public Hearing will be to refuse the application following the Public Hearing:

- A. THAT, the application by Franc Architecture, on behalf of Cressey Main Holdings Ltd., the registered owner of the property located at 1850 Main Street [*PID 030-608-031; Lot 1 Block 15 District Lot 200A Group 1 New Westminster District Plan EPP85971*], to rezone the land from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.00 to 5.02 and building height from 18.3 m (60 ft.) to 32.6 m (107 ft.) to permit the development of an 11-storey mixed-use building consisting of commercial retail, 130 secured for-profit affordable rental housing units and with

no voluntary Community Amenity Contribution nor the inclusion of any below-market rental units, be REFERRED to a Public Hearing together with:

- (i) plans prepared by Franci Architecture, received December 10, 2020;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) Conditions of Approval contained in Appendix B;

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

- B. THAT, following the Public Hearing, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, if the application is referred to Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

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

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

- E. THAT Recommendations A through D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a 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 1850 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for an 11-storey building with 130 units of secured for-profit affordable rental housing and ground-floor retail. The total floor area is 8,710 sq. m. (93,757 sq. ft.), floor space ratio (FSR) is 5.02, and building height is 32.6 m. (107 ft.).

The height, FSR, land use, and form of development meet the intent of the *Mount Pleasant Community Plan* and *Implementation Policy*. The application for 130 units of secured for-profit affordable rental housing increases the supply of rental housing and advances the *Housing Vancouver Strategy*.

This application was subject to a proforma review by Real Estate Services (RES), which is consistent with the *Community Amenity Contributions Policy*. The review concluded that the proposed rezoning would generate a land lift and that a Community Amenity Contribution (CAC) of approximately \$4,400,000 would be an appropriate public benefits offering. This assumes that the residential rental portion of the project would be eligible for the for-profit affordable rental housing waiver under both the *Development Cost Levy By-law* and the *Utilities Development Cost Levy By-law*. If the Utilities DCL needs to be paid, then the CAC would be in the order of \$3,780,000. The cash CAC would be allocated to the *Mount Pleasant Public Benefits Strategy*.

Prior to the rezoning submission, staff informed the applicant that a cash CAC would be anticipated for a project of this scale and location, given a change from industrial to residential and commercial, with an FSR increase from 3.0 to 5.02. The applicant's position is that the proposed rezoning does not generate a land lift and have therefore confirmed that they are not prepared to offer a CAC.

CACs help to deliver public benefits to the community by funding growth-related costs based on the increase in land value resulting from a rezoning. Staff have determined that the proposed increase in FSR and the change from industrial use to residential and commercial uses generates a land lift. The applicant is not willing to make a CAC offer and thus the application does not comply with the *CAC Policy*. The General Manager of Planning, Urban Design and Sustainability does not support the rezoning application based on the lack of a public benefits offering commensurate with the uplift in land value and is therefore recommending that the rezoning application not be referred to a Public Hearing.

Should Council not support Recommendation A, staff have provided Alternatives A through E to refer the application without a CAC offer to a Public Hearing for debate and decision with a recommendation of non-support from the General Manager of Planning, Urban Design and Sustainability.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Mount Pleasant Community Plan (2010) and Implementation Policy (2013)*
- *Housing Vancouver Strategy and Three-Year Action Plan (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Rental Incentive Programs Bulletin (2012, amended 2021)*
- *Community Amenity Contributions Policy for Rezoning (1999, amended 2020)*

- *Financing Growth (2004)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2020)*
- *Vancouver Utilities Development Cost Levy By-Law No. 12183 (2018, amended 2021)*
- *Development Cost Levies Information Bulletin (2020)*
- *Green Buildings Policy for Rezoning (2010, amended 2019)*
- *Renewable City Strategy (2015)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Neighbourhood Energy Utility Connectivity Guidelines and Requirements (2020)*
- *Urban Forestry Strategy (2016)*

REPORT

Background/Context

1. Site and Context (Figure 1)

The subject site is irregularly shaped, fronting four streets: Main Street, East 2nd Avenue, Lorne Street and East 3rd Avenue. Located east of Main Street, between 2nd and 3rd Avenues, the site is in the Lower Main sub-area of the *Mount Pleasant Community Plan* ("Plan"). The existing zoning is IC-2.

The total site area is 1,736.1 sq. m (18,687.8 sq. ft.) with a frontage of 57 m (187 ft.) along Main Street and a frontage of 47 m (156 ft.) along 2nd Avenue. The property contains one- and two-storey commercial buildings, constructed in 1947, with surface parking.

Figure 1: Surrounding context and zoning



A number of sites between 3rd Avenue and 6th Avenue along Main Street have been rezoned under the *Plan*. Directly west is a 12-storey mixed-use building with a public plaza, commercial retail, artist production space, social housing and strata residential units. Under construction to

the southwest is a nine-storey building with 145 units of social housing and, to the south, is a six-storey strata building with a childcare centre. In June 2020, Council approved a rezoning in Mount Pleasant at 445 Kingsway. The rezoning includes 215 secured market rental housing units, with 44 moderate income rental (MIR) units. The secured affordability for the 44 MIR units formed the applicant's CAC offer.

The False Creek Flats area is located northeast of the site, governed by the *False Creek Flats Plan*, which calls for intensification of land uses for employment spaces. The blocks immediately to the north are zoned FC-2, which permits diverse and mixed-use developments with rental housing above light industrial and commercial.

One example of a rental project generating development contributions from additional density in the Flats is a site in FC-2 at 220 East 1st Avenue. The owner has applied for a development permit for a 10- and 13- storey building with office, industrial, and 216 units of market rental residential. The market rental portion was subject to a density bonus payment of \$1,280.8/sq. m (\$119/sq. ft.). Density bonus contribution rates are applied to the net additional floor area for new developments in the False Creek Flats Sub-Area E, previously zoned IC-2. Based on a 3.5 FSR market residential density increase, this proposal will generate approximately \$17 million in density bonus contributions and DCLs. The cash contribution derived from this density bonus payment will be allocated towards amenities and affordable housing.

West of the rezoning site is the Southeast False Creek area. There is currently a rezoning application for an 18-storey market rental building containing moderate income rental units.

Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- Parks: Guelph Park (900 m), Hinge Park (1,000 m), and Jonathan Rogers Park (1,100 m).
- Community Space: Vancouver Public Library Mount Pleasant Branch (500 m), Mount Pleasant Community Centre (550 m), and Creekside Community Centre (1,000 m).
- Childcare: St. Francis Xavier Montessori Preschool (3-5 years) (550 m), St. Michael's Church Daycare Centre (3-5 years) (1,000 m), and Mount Pleasant YMCA Kids Club (5-12 years) (1,100 m).
- Transportation: The site is well served by three bus routes and the Main Street-Science World Expo Line Skytrain station (500 m). Three cycling routes are nearby, including the Central Valley Greenway (180 m), Ontario and Off-Broadway Bikeway (200 m), and the Seaside Bikeway (500 m).

Local School Capacity – This site is within the catchment area of Mount Pleasant Elementary School at 2300 Guelph Street and Vancouver Technical Secondary at 2600 East Broadway. Per the Vancouver School Board's (VSB) 2021 *Long Range Facilities Plan*, elementary enrolments in 2019 resulted in a capacity of 297 spaces. By 2029, a shortage of 48 spaces are expected. At the secondary level, Vancouver Tech had a utilization rate of 92% of its 1,700-seat capacity in 2017. The expected shortage by 2029 is 192 spaces.

VSB continues to monitor development and work with the City to help plan for future growth.

2. Previous 2017 Rezoning Application

In February 2017, the same applicant team submitted a similar rezoning application, except that the previous project included 13 moderate income rental (MIR) units as the CAC offer. The 2017 and 2020 applications contained similar land use, height, density, and form of development.

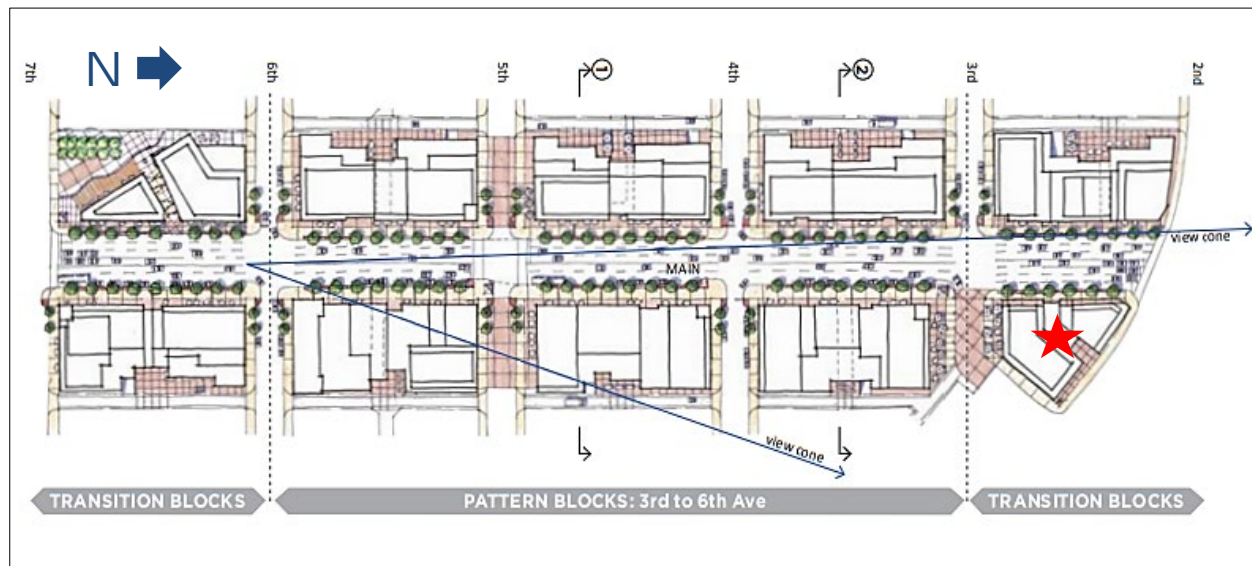
The 2017 application was approved, in principle, following the Public Hearing on July 31, 2018. Subsequently, the owner chose not to bring forward the Housing Agreement to Council for approval and the CD-1 By-law was not enacted. The site remains under its original IC-2 zoning. The previous application was withdrawn in 2020. Information about the withdrawn application is available at <https://rezoning.vancouver.ca/applications/1800-1880main/index.htm>.

3. Policy Context

Mount Pleasant Community Plan and Implementation Policy (“Plan”) – Under the *Plan*, this site can be considered for a maximum FSR of 5.0 and for strata-titled residential development. The maximum permitted building height is 35.5 m (116 ft.).

Shown in Figure 2, the rezoning site lies within the Lower Main sub-area, which includes properties fronting Main Street between 2nd and 7th Avenues. The *Plan* expects this area to transform from a low-rise commercial area into a pedestrian-oriented, mixed-use corridor. New developments are expected to introduce ground-floor uses that provide visual interest with high-quality storefronts, displays, light industrial space, and residential on the upper storeys.

Figure 2: Lower Main (between 2nd and 7th Avenues) and subject site (red asterisk)



The intent for the Lower Main sub-area is to add pedestrian vitality that connects this sub-area to the Upper Main sub-area, which includes Kingsgate Mall. The “Pattern Blocks,” between 3rd and 6th Avenues, are expected to develop as low- and mid-rise buildings and designed with a similar, coherent “look and feel.” The blocks between 2nd and 3rd Avenues and 6th and 7th Avenues are identified as “transition blocks,” which serve as gateways into Lower Main. These blocks are to develop with a distinct architectural expression and are to have additional density and height up to the Main Street view cone. Proposals within a transition block are to be

designed with a robust architectural expression and contribute to the public realm with high-quality storefronts for visual interest.

Mount Pleasant Public Benefits Strategy – The *Mount Pleasant Plan* anticipates 7,000 new residents and 3,000 new jobs by 2041. To accommodate growth, the *Plan*'s public benefits strategy outlines key amenities that are to be delivered including affordable housing, improvements to the public realm, and an increase to the number of childcare spaces. Appendix G details the progress towards the Mount Pleasant Public Benefits Strategy.

Community Amenity Contribution Through Rezoning (“CAC Policy”) – New development creates growth. This growth requires that public benefits, such as infrastructure and amenities, be delivered to address the impacts of new development. CACs are one tool that the City uses to secure public benefits as part of the approval of rezoning projects. To allow for an increase in development potential or change in uses through a rezoning, the City seeks a contribution in the form of cash and/or in-kind CACs to support the delivery of the public benefits. On-site housing affordability is one example of a CAC in which a percentage of the units are reserved for households earning a moderate income. Another example is the offer of a cash contribution, allocated to fund off-site benefits, such as renewal of community facilities. A rezoning proposal is assessed by staff, and may deliver one or both of these forms of CAC.

Under section 6.1 of the *CAC Policy*, should an applicant wish to have their CAC offer reconsidered after having received approval in principle by Council, the procedure is for the applicant to withdraw the application and reapply. The resubmitted application is reviewed under current policies and is brought back to Council for a decision. The previous application, having been withdrawn, is not eligible for enactment and it creates no obligation on the new application, which stands alone in its consideration by Council.

Housing Vancouver Strategy (“Housing Vancouver”) – Comprising the *Housing Vancouver Strategy* (2018-2027) and the *Three-Year Action Plan* (2018-2020), the policy seeks to achieve the right supply of new homes along a continuum of housing types. Targets are based on the goal of retaining a diversity of incomes and households in the city by shifting housing production to meet the greatest need. Overall 72,000 new homes are targeted by 2028, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This application proposes 130 units toward the target for purpose-built rental units.

Rental Incentive Programs Bulletin (“Bulletin”) – The *Bulletin* informs how rental incentives are applied to specific projects. Proposals where the residential floor space is rental are eligible for rental incentives, taken at the applicant's discretion. For-profit affordable rental housing is eligible for the Development Cost Levy (DCL) waiver and/or vehicle parking reductions.

Development Cost Levy By-laws – Under Section 3.1A of the *Vancouver Development Cost Levy By-law* (“DCL By-law”), projects that meet the requirements “for-profit affordable rental housing”, are eligible for a DCL waiver for the residential portion of the building. Eligible projects must comply with the *DCL By-law*, which establishes maximum unit sizes and maximum initial average rents by unit type. Unit sizes and rental rates are listed in the *Rental Incentives Program Bulletin* and are updated on an annual basis.

Strategic Analysis

1. Proposal

The proposal is for an 11-storey mixed-use development containing commercial-retail use at grade and 130 secured for-profit affordable rental residential units above (Figure 4). The 130 rental units are for-profit affordable rental housing and are expected to qualify for a waiver of the City-wide DCL. Commercial floor area of 785 sq. m (8,450 sq. ft.) is proposed, all over three levels of underground parking accessed from Lorne Street. The total floor area is 8,710 sq. m (93,757 sq. ft.), the density is 5.02 FSR and the building height is 32.6 m (107 ft.).

2. Land Use

The site is currently zoned IC-2. The IC-2 District Schedule permits light industrial with limited office and retail uses.

The *Plan* encourages small-scale retail at-grade to enhance the public realm. Residential uses are permitted on the upper storeys. The proposed ground-floor retail with rental residential above is consistent with the *Plan* for mixed-use developments in the Lower Main sub-area.

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

The application is generally consistent with the density, height and setback guidelines that are established in the *Plan* (Figure 3). The proposed building height is 32.6 m (107 ft.). While the *Plan* anticipates a density of 5.0 FSR for this site, the proposed FSR of 5.02 is supported to advance the City's housing objectives for purpose-built market rental.

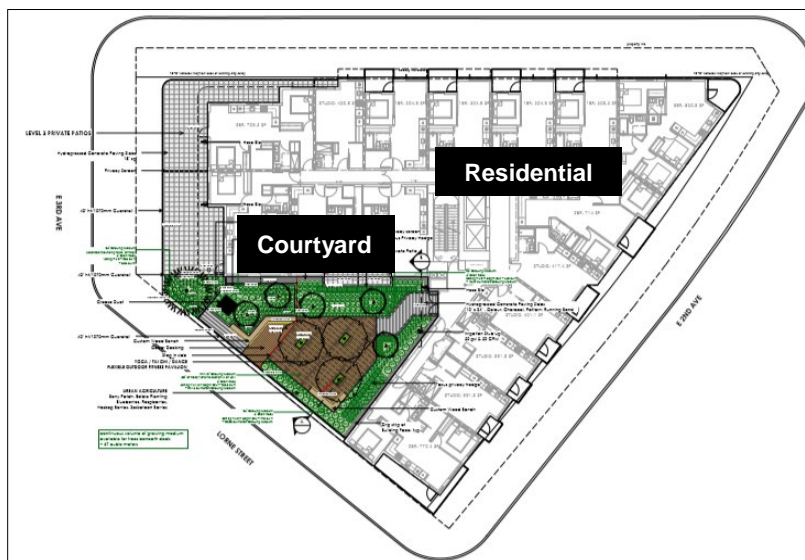
Figure 3: Proposal viewed east from Main Street and 2nd Avenue



The form of development responds to the irregular shape of the property, consisting of a 10-storey building along the Main Street frontage, progressing to 11 storeys at the northern half of the site. At the 2nd Avenue frontage, a lower podium of seven storeys steps down from the 10-storey element. These two elements compose a V-shaped floor plan, allowing for a raised courtyard located between the two armatures with access to natural daylight and ventilation for

the courtyard-facing units (Figure 4). Regarding shared amenity spaces, the proposal contains two outdoor courtyards, a shared indoor amenity space and a fitness centre.

Figure 4: V-shaped floor plan of level 3 with landscaped courtyard



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

Urban Design Panel – Since the form of development of the 2020 application is identical to that of the first submission in 2017, it was determined that a second review by the Urban Design Panel would not be required as the building design, height, and density was unchanged. The Panel recommendations from 2017 have been carried over to the new submission. The Panel recommended support for the first application on June 28, 2017 (see Appendix D). Staff have applied conditions to enhance the form and massing in Appendix B.

4. Housing

Housing Vancouver sets short- and long-term rental housing targets to increase access to rental housing. Rental housing provides a more affordable housing alternative to home ownership for approximately half of Vancouver's population and contributes to City initiatives to ensure diverse and sustainable communities. The rezoning application would contribute to the targets for new purpose-built rental housing units, shown in Figure 5.

Figure 5: Progress towards 10-Year Housing Vancouver targets for purpose-built market rental housing as of March 31, 2021*

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	6,069 units

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

*Includes Developer-Owned Below-Market Rental Housing

Vacancy Rates – Vancouver has experienced low vacancy rates for the last 30 years. Vacancy rates are based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey. A vacancy rate between 3.0% and 5.0% is considered to be a balanced rental market. The city-wide purpose-built apartment vacancy rate in 2020 was 2.8%, or 28 units out of every 1,000 units. The vacancy rate for Mount Pleasant/Renfrew Heights was at 1.4%, such that 14 rental units were empty and available for rent out of every 1,000 rental units.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum 35% of the units are family housing units with two bedrooms or more. These units are to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. Consistent with the policy, the 35% of the units are two or more bedrooms, shown in Figure 6. The proposed CD-1 By-law requires that family housing mix be maintained.

Figure 6: Proposed unit mix

Type	Number	Percentage
Studio	32	24.6%
1-bed	53	40.8%
2-bed	35	26.9%
3-bed	10	7.7%
Total	130	100%

Security of Tenure – All 130 units would be secured as “for-profit affordable rental housing” through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. A covenant will be registered on title to preclude the stratification, separate sale of individual units and rentals for periods of less than one month. Rezoning conditions in Appendix B also provide that the Housing Agreement will include restrictions for the maximum average starting rents and maximum unit sizes that are consistent with the respective maximums set out in the *DCL By-Law*.

DCL Waiver – The applicant has requested a DCL waiver for the residential floor area. To be eligible, the application must meet the maximum average rental rates and unit size restrictions under the *DCL By-law*. These requirements form part of the Housing Agreement in Appendix B. Appendix F contains the DCL waiver analysis, detailing the units by rental type, average unit sizes, and proposed average unit rents.

Section 3.1B(c) of the *DCL By-law* allows for rents to be increased annually from the time of Public Hearing to initial occupancy, as per the maximum allowable increases under the BC Residential Tenancy Act. A final rent roll that sets out initial monthly rents for all units will be required, prior to issuance of the occupancy permit to comply with the maximum increases per the *DCL By-law*. After occupancy, rent increases are regulated by the *Residential Tenancy Act*.

Average Rents and Income Thresholds – Figure 7 illustrates the current allowable *DCL By-law* maximum average rental rates, average rents in newer buildings on the Eastside, and the monthly cost of home ownership. In this proposal, the allowable DCL maximum average rents are comparably lower than the cost of home ownership, particularly for larger units.

Figure 7: Eastside market rents, DCL By-law rents, and cost of ownership

Unit Type	Average Market Rent in Newer Buildings – Eastside (CMHC, 2020)*	Annual Income Required to Afford Average Market Rent in Newer Buildings	DCL By-law Maximum Averages – Eastside (CMHC, 2021)**	Annual Income Required to Afford DCL By-Law Maximum Averages	Monthly Costs of Ownership for Median-Priced Unit – Eastside – (BC Assessment 2020)***	Annual Income Required to Afford Monthly Costs for Ownership
Studio	\$1,549	\$61,960	\$1,653	\$66,120	\$2,379	\$90,800
1-Bedroom	\$1,825	\$73,000	\$2,022	\$80,880	\$2,906	\$112,960
2-Bedroom	\$2,354	\$94,160	\$2,647	\$105,880	\$4,105	\$154,080
3-Bedroom	\$3,200	\$128,000	\$3,722	\$148,880	\$6,048	\$215,760

*Data from the October 2020 CMHC Rental Market Survey for buildings completed in 2011 or later on the Eastside.

**For studio, 1-, 2-, and 3- bedroom units, the maximum DCL rents are based on average rents for residential units built since 2005 in the City, as published by CHMC in the 2020 Rental Market Report from January 28, 2021.

***Based on the assumptions in: median of all BC Assessment sales prices in the Eastside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2019 assessments and property tax rate)

Figure 7 also includes the annual household income required for the starting rents in this project. A studio unit could be affordable for a single person employed in an occupation such as technical inspector or regulatory officer. A two-bedroom unit could be affordable for a couple employed in occupations such as human resources and business services. The rental housing component will provide options that are more affordable than home ownership.

Tenants – A *Tenant Relocation Plan* is not required since there are no existing residential units.

5. Application Revisions

Figure 8 outlines the two important differences between the previous submission and the current 2020 submission.

Figure 8: Rental rates and CAC for the 2017 application and the 2020 application

	2017 Application (131 Rental Units)		2020 Application (130 Rental Units)
Unit Type	Proposed Average Monthly Rents for the 131 Rental Units	Proposed Average Monthly Rents for the 13 Moderate Income Rental (MIR) Units	Proposed Average Monthly Rents for All 130 Rental Units
Studio	\$1,496	\$950	\$1,653
1-bed	\$1,730	\$1,200	\$2,022
2-bed	\$2,505	\$1,600	\$2,647
3-bed	\$3,365	N/A	\$3,722
CAC	<ul style="list-style-type: none"> • 13 MIR units • \$0 cash CAC 		<ul style="list-style-type: none"> • 0 MIR units • \$0 cash CAC

First, the current unit count has been reduced from 131 units to 130 units of secured rental housing, as one two-bedroom unit was deleted.

Second, the 2017 application offered 13 MIR units as part of the 131 rental units. MIR units are secured with starting initial rental rates and rent increases that are only permitted to escalate in accordance with the Residential Tenancy Act to secure affordability, regardless of any change in tenancy or occupancy. As such, Council supported the 13 MIR units as an in-kind CAC offer for the 2017 rezoning application.

Prior to the 2020 resubmission, Planning staff provided clear advice to the applicant that a resubmission would require a subsequent proforma review and should include a CAC offer commensurate in value with the previous in-kind CAC offer of 13 MIR units. The current proposal is for 130 secured for-profit affordable rental units with no MIR units or any other CAC offering.

See the Public Benefits and Financial Implications section of this report for further details.

6. Transportation and Parking

Vehicle spaces and bicycle parking are provided over three levels of underground parking, accessed from Lorne Street. The application includes 46 residential parking spaces, of which 21 are physical spaces and the remaining are car share or accessible spaces. The proposal also contains 36 commercial parking spaces, three loading spaces, 163 Class A bicycle spaces and 14 Class B bicycle spaces.

The current application proposes the same parking and loading provisions as the 2017 rezoning submission. In 2018, the *Parking By-law* was amended to expand the requirements for visitor and bicycle spaces. The development is expected to meet the updated By-law, noting that the Director of Planning has the authority to set relaxations for parking and loading at the development permit stage. As such, staff recommend applying flexibility at the development permit stage to accommodate the parking, loading, and bicycle spaces proposed in the 2017 submission. This flexibility would eliminate the need for design changes to the underground parkade, thereby expediting the permitting process for faster delivery of rental housing.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

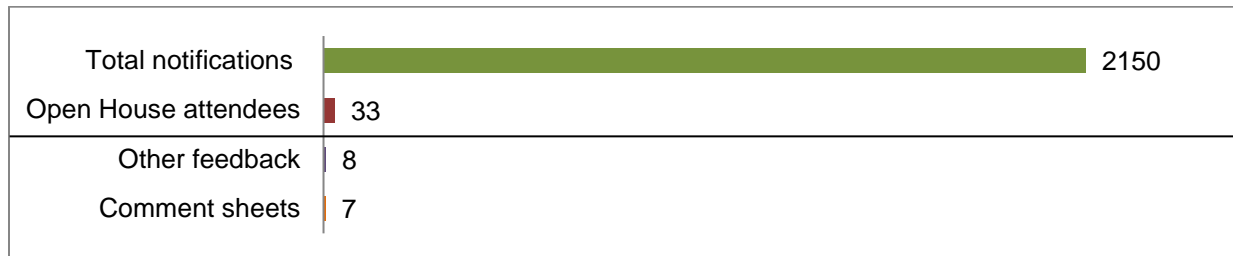
Green Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The *Protection of Trees By-law* aims to maintain a healthy urban forest and requires permits to remove trees that meet certain conditions. The

Response at the Public Hearing in 2018 – At the Public Hearing in July 2018, there were no registered speakers. Council received one letter of support and two letters of opposition.

Public Open House from the 2017 Rezoning Application – The 2017 submission received minimal public feedback. Given the identical height, density, form of development for the 2020 submission, staff determined that a second open house was not required.

The section below provides a summary of the public responses from the open house for the initial application, held on June 1, 2017. A total of 33 members of the public attended the open house and 15 pieces of correspondence were received, shown in Figure 10.

Figure 10: Notification and public response from the 2017 open house



Comments of support included that the proposal suits the site well, appreciation for the building design, the addition of family units and the amount of amenity space.

Comments of concern included:

- *Traffic* – Concern for an increase in traffic, particularly in the lane where 3rd Avenue and Lorne Street meet. The community expected that the new development would create even more safety issues between pedestrians, cyclists and vehicles than what currently exists.
- *Parking* – Concern for insufficient parking which would result in an overflow of vehicle parking on streets. Conversely, there were also comments that there was an oversupply of parking given the site's proximity to rapid transit and to local shops and services.
- *Commercial space* – The community expressed that the size of the retail units were too large given that the *Plan* anticipates small retail frontages to promote entrepreneurship. Members of the public also expressed their desire for more commercial space than what is currently proposed. There were also concerns that new developments and rising rents were pushing out independent businesses.
- *Noise* – Respondents felt that street noise could negatively impact the residential units, thereby emphasizing the importance of acoustic measures to reduce noise.
- *Neighbourhood character* – There was a desire to retain spaces for the arts and culture community, along with sufficient space for light industrial businesses. It was expressed that such organizations were important to the character and identity of Main Street.

Response to Public Comments

Traffic and Parking – The reliance on vehicle trips is expected to be low given the site's proximity to frequent transit, bikeways, and local amenities. Further, the applicant has provided 163 bicycle spaces for 130 rental units as one form of sustainable transportation.

Commercial Space – Regarding the size of the commercial spaces, the individual retail units are less than 465 sq. m (5,000 sq. ft.), which precludes “big box” tenants. The proposal for restaurant and retail also allows for new and expanded ground-floor commercial space which aligns with the intent of the *Plan* for an active public realm.

Noise – Regarding noise, residential buildings are to be designed to mitigate noise experienced by individuals within a building. Specifically, noise levels must meet a minimum acoustic standard when windows are closed. Examples of mitigation strategies include the use of building materials to absorb noise. Acoustic standards are a requirement of residential developments on arterial streets and are secured in the zoning by-law.

Neighbourhood Character – The Lower Main area is envisioned to develop as a mixed-use urban community with residential, office, retail, industrial, and arts and culture uses. The proposal includes the replacement and the expansion of job space, specifically light industrial and commercial uses. These uses are intended to uphold the area's industrial history and provide opportunity for employment space.

PUBLIC BENEFITS

City policies that address changes in land use and density provide the following public benefits:

Development Cost Levies (DCLs) – DCLs apply to new construction and help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit) and engineering infrastructure.

The application is subject to the City-wide DCL and the Utilities DCL, which would be calculated on the floor area specified in the development permit. The applicant has requested and is expected to qualify for a waiver of the City-wide DCL for the for-profit affordable rental housing portion of the building, in accordance with the *Development Cost Levy By-law*. Appendix F provides additional detail on how the application meets the criteria set out in the by-law.

Staff note that housing that meets the requirements for “for-profit affordable rental housing,” is not affordable to all Vancouver residents. The DCL waiver provides opportunities for a range of rent levels, in accordance with the housing objectives in the *Housing Vancouver Strategy*.

Based on the rates effective as of September 30, 2020 and the proposed 7,925.7 sq. m (85,307 sq. ft.) of residential and 785.0 sq. m (8,450 sq. ft.) of commercial floor area, the project is expected to generate approximately \$1,026,895 of DCLs. The estimated value of the waiver of the City-wide DCL for the residential floor area is \$1,537,232.

DCLs are payable at the time of building permit issuance and are subject to future adjustment by Council, including annual inflationary adjustments which takes place on September 30 of each year. 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 – Since the proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art contribution will arise from this application.

Community Amenity Contributions (CACs) – Per the *Financing Growth* policy and the *Mount Pleasant Community Plan*, an offer of a Community Amenity Contribution (CAC) can be anticipated from the owner of a rezoning site. CACs capture a portion of the increase in land value as a result of the rezoning to help fund growth costs. CACs are one funding source to provide growth-related public benefits. This offer can include either the provision of on-site amenities or a cash contribution to fund public benefits to address community needs and area deficiencies based on the impact of the proposed development. Staff's pro-forma review of this project indicated a CAC should be payable as a public benefit to help fund growth costs for the community. The cash CAC would be allocated to the Mount Pleasant Public Benefits Strategy.

The applicant has not offered a cash CAC or in-kind affordable housing units or other public benefits in respect of its rezoning application, commensurate with the increased development rights associated with the rezoning application.

Rental Housing – The applicant has offered for-profit market rental housing as the public benefit. The 130 rental units would be secured as for-profit affordable rental housing for 60 years or the life of the building. The covenants registered on title would preclude the stratification and/or separate sale of individual units.

Appendix H provides a summary of the public benefits for this application if Council refers the application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, a total DCL of approximately \$1,026,895 would be expected from this development. The rental housing component of the project is expected to qualify for a waiver of the City-wide DCL of \$1,537,232.

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

The staff analysis of the applicant's pro-forma indicated a CAC in the order of \$4,400,000 would be an appropriate public benefits offering based on the applicant receiving a City-wide DCL and Utilities DCL. If the Utilities DCL needs to be paid then the CAC would be in the order of \$3,780,000. The applicant, however, has not offered a cash CAC.

There is no public art contribution associated with this rezoning.

CONCLUSION

Staff have reviewed the application to rezone 1850 Main Street from IC-2 to CD-1 to permit the development of an 11-storey mixed-use building with 130 secured for-profit affordable rental housing units. The height, density, and land uses are consistent with the *Mount Pleasant Community Plan*. The provision of secured rental housing units helps to advance the *Housing Vancouver Strategy*.

Real Estate Services staff have concluded that rezoning this site from industrial to a residential use with a higher density would generate a land lift and therefore a CAC offer should be made in accordance with the *CAC Policy*. The previously approved application for this site offered 13 moderate income rental units, but these MIR units have been removed from the new application and the applicant has not made a CAC offer. Per Recommendation A, staff recommend that Council not refer the application to Public Hearing as the applicant has made no offer of a Community Amenity Contribution or of other public benefits in respect of the rezoning application, notwithstanding the increased development rights associated with the proposed application.

Should Council approve referring the rezoning application to Public Hearing, staff have prepared a draft CD-1 By-law, generally as set out in Appendix A. The application, including the form of development as shown in the plans in Appendix E, would be posted at Public Hearing for consideration by Council. After the Public Hearing Council can deny the application or approve the application in principle, subject to the applicant fulfilling the conditions of approval in Appendix B. The General Manager of Planning, Urban Design, and Sustainability does not recommend approval of the rezoning application pursuant to the Public Hearing on the basis that no CAC or any other material public benefits are being offered or delivered, notwithstanding the increased development rights associated with the rezoning application.

* * * * *

1850 Main Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this Section;
 - (c) Institutional Uses;
 - (d) Manufacturing Uses;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of Use

4. The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site area is 1,736.1 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 5.02.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude unenclosed outdoor areas at grade underneath building overhangs, except that they must remain unenclosed for the life of the building.

Building Height

- 6.1 The building height, measured from base surface to the top of the roof deck above the uppermost habitable floor, must not exceed 32.6 m, except that no part of the development shall protrude into the approved view cones, as set out in the City's *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 the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and the minimum distance of the 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 adjoining site.
- 7.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

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

* * * * *

**1850 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Franc Architecture and received December 10, 2020, 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

- 1.1 Demonstrate that the floor elevations of the commercial retail units do not exceed a grade difference of 0.75 m (2.5 ft.) between the adjacent sidewalk grade and the Main Street property line.
- 1.2 Demonstrate that the proposed exterior will be clad with high-quality materials.
- 1.3 Demonstrate that the proposed elevations that would better reflect the specific orientation of each façade to reduce solar gain.
- 1.4 Demonstrate a minimum 2.4 m (8 ft.) building setback from the 3rd Avenue property line to provide enhanced public open space along this sidewalk.
- 1.5 Demonstrate that the unit mix of 26% studio units, 39% one-bedroom units, 27% two-bedroom units and 8% three-bedroom units are included in the development permit drawings. Demonstrate that the two- and three-bedroom units account for 35% of the overall units.

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

Crime Prevention through Environmental Design (CPTED)

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

Landscape Review

- 1.7 Articulate and expand the programming of common amenity space on Level 3 to provide more opportunities for social interaction.

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

- 1.8 Provide high quality, creative and natural materials in landscaped areas, especially in the children's play area.
- 1.9 Improve sustainability by the provision of an extensive green roof on the flat rooftop.
- 1.10 Improve 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.

- 1.11 Submit a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale and should match the architectural site plan.
- 1.12 Section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details should show dimensioned root balls to confirm depth of proposed planting on structures is deep enough to accommodate root balls of proposed trees well into the future. The depth should exceed the BCSLA standard and be minimum 3 ft. for trees and 2 ft. for shrubs.
- 1.13 Provide a high-efficiency automatic irrigation system to be provided for all planted areas.
- 1.14 Provide a Landscape Lighting Plan for security purposes.

Note to Applicant: Lighting details to be added to the landscape drawings. All existing light poles to be shown.

Sustainability

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

Note to Applicant: Provide an updated LEED® checklist and sustainable design strategy at the time of Development Permit application outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the

building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Housing

- 1.16 The proposed unit mix, including 32 studio units (24.6%), 53 one-bedroom units (40.8%), 35 two-bedroom units (26.9%), and 10 three-bedroom units (7.7%) 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.

- 1.17 Design development in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2 and S. 3.4.3).
 - (b) An outdoor amenity on level 8 to include a seating area with direct line of sight to the children's play area.
 - (c) An outdoor amenity space on level 3 to include the necessary supporting infrastructure to support urban agricultural activity by residents (i.e. yard waste composter, a potting bench, tool storage closet or chest, irrigation system/hose).
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2).
 - (d) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair-accessible washroom with baby change table, and a kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3).

Engineering

- 1.18 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink with a copy of the correspondence provided to the City.

Note to Applicant: The City and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.19 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.

- 1.20 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.21 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.
- 1.22 The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (e.g., 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.
- 1.23 Submission of letter confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the Rapid Transit Office for more information on impacts to access and street use for your project at rapidtransitoffice@vancouver.ca.

- 1.24 Clarify residential and commercial garbage storage and pick-up space. Please show containers and totes on plans for recycling and garbage needs and refer to the Engineering Service's garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up, an on-site bin staging area is to be provided and bins are to be returned to storage areas immediately after emptying. Note: the loading space may be suitable for this purpose.

- 1.25 Confirmation from the Vancouver Park Board that they are in agreement with the proposed street tree removals around the site.
- 1.26 Delete benches shown around the proposed street trees on the East 3rd Avenue frontage and show standard treatments consistent with the area public realm plan.
- 1.27 A crossing application is required. Please confirm parking and access design is accepted before the crossing application is submitted so the crossing design can match the required parking/loading opening to the building.
- 1.28 Design development to provide wide continuous weather protection awnings or canopies on Main Street and East 2nd Avenue.

Note to Applicant: A separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property is required. Canopies are to be fully demountable and drained to the building's internal drainage systems. They should also consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

- 1.29 Trees on East 2nd Avenue are to be fully on private property and street trees adjacent the curb are to be provided either side of the finalized bus stop location where space permits. A drawing of the bus stop location will be provided by the City.
- 1.30 Provision of an improved plan showing the Class B bicycle spaces on private property, beyond the statutory right-of-way (SRW).

Note to Applicant: Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line or into the SRW. Page 23 shows Class B bicycle spaces on City right-of-way (ROW) and within the SRW. Should bike racks be desired for placement on public property please make a separate application to Engineering, Street Activities Branch.

- 1.31 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 eight 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.
- 1.32 Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering Services for review.
- 1.33 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- 1.34 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

- (a) Provision of improved on-site maneuvering for the 2 Class B loading spaces. The back-in maneuvering from Lorne Street proposed in the Loading Review dated January 11, 2017 is not supported as Lorne Street will remain open to traffic.
 - (b) Provision of updated turn swaths for the 2 Class B loading spaces. Engineering Services does not support Class B vehicles backing over City sidewalk. Loading and maneuvering to occur to fully on private property. Provision of updated 2019 turn swaths shown in the Loading Supply and Design Review dated October 22, 2019 is required.
- 1.35 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Modify angle of parking space of Residential 21 to provide 21 ft. 8 in. manoeuver aisle width. Parking space should be positioned perpendicular to the access aisle.
 - (b) Design development to align driveway crossing to the loading and driveway access.

Note to Applicant: Currently the driveway conflicts with the Northern Class B loading space.
 - (c) Provision of an additional section drawing though the residential overhead gate on P2 with the design elevations and the vertical clearance under the gate shown on the drawings or note minimum 2.3 m vertical clearance at the overhead gate on the drawings.
- 1.36 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Provision of most current and updated transportation reports including loading management plans.
 - (b) Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (c) Individually number and label all types of parking and loading spaces on the drawings.
 - (d) Dimension of column encroachments into parking stalls.
 - (e) Show all columns in the parking layouts.
 - (f) Provision of dimensions for typical parking spaces.
 - (g) Provision of dimensions for additional setbacks for parking spaces due to columns and walls.

- (h) Provision of dimensions for manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (i) 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.
- (j) Provide details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
- (k) Label areas of minimum vertical clearances on parking levels.
- (l) 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.
- (m) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- (n) Ensure plans are labelled with existing street furniture including bus stops, benches etc.
- (o) Provide the location of all poles and guy wires on the site plan.

Green Infrastructure

- 1.37 Provision of a detailed response toward the Integrated Rainwater Management Plan (IRMP) requirements outlined in the *Green Buildings Policy for Rezoning*s.
- 1.38 Provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for retention, infiltration, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review, which will include the following:
 - (a) In this instance of a zero lot line design staff will consider:
 - (i) The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume.
 - (ii) Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
 - (iii) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.
 - (b) Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.

- (c) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
- (d) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/ impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated.
- (e) Detention tanks shall be considered only where alternative approaches to rainwater retention prove unacceptable. Where detention tanks are to be proposed they should be considered for storing water for alternative uses on site.
- (f) Staff does not accept the inclusion of off-site areas in calculations for infiltration and/or treatment.
- (g) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.
 - (i) Planters designed as flow-through planters can be used to meet the treatment volume requirement.
 - (ii) Consider increasing the depth of soil throughout planted areas and include shallow ponding depths within the planted areas as part of the calculations.
- (h) The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

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

Neighbourhood Energy Utility

- 1.39 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, prior to issuance of development permit.

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law No. 9552* and *Neighbourhood Energy Utility Building Connectivity Guidelines and Requirements* for specific design requirements. The applicant is encouraged to work closely with staff to ensure adequate provisions for NEU compatibility.

- 1.40 The proposed plan for site heating and cooling, developed in consultation with the City, shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.

1.41 The applicant must demonstrate adherence to the following design provisions related to NEU compatibility, prior to issuance of development permit, all to the satisfaction of the General Manager of Engineering Services:

- (a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) room (6 m x 3 m), located on P1 and free of other equipment, for connection to the NEU, prior to the issuance of development permit.

Note to Applicant: The site will be serviced by the NEU at the southwest corner of the building, from East 3rd Avenue and Main Street. 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.

- (b) Provide for a minimum of a 1.8 m-wide clearance continuous pathway from the exterior of the development to the NEU room, including double doorway entry where required, to accommodate installation of the skid mounted ETS.
- (c) The building mechanical system shall 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.

1.42 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.

1.43 In accordance with *Energy Utility System By-law No. 9552* Section 8.2 and Schedule C, the owner must pay the Connection Levy prior to issuance of a building permit.

CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

2.1 Provision of a building setback and a surface statutory right-of-way (SRW) on Main Street and on East 2nd Avenue adjacent the site to achieve a 5.5 m (18 ft.) sidewalk from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade. The SRW agreement must accommodate parking levels from P1 to P3, and portions of levels 2 to 11 and roof within the SRW agreement. The Owner is required to construct the works from existing curb to the edge of the building setback and SRW area to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Street improvements along Main Street and East 2nd Avenue adjacent to the site and appropriate transitions that follow the including the following:

- (1) Front boulevard with street trees where space permits.
 - (2) Broom-finish saw-cut concrete sidewalk to the building face.
 - (3) Curb ramps.
 - (4) Removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.
- 2.2 Provision of a building setback and surface Statutory Right of Way (SRW) on the 3rd Avenue frontage of the site to achieve a 2.4 m (8 ft.) public plaza from the south property line for public/ pedestrian use. The SRW will be free of any encumbrances such as structure, stairs, door swing, landscape and bicycle parking at grade. The SRW agreement will accommodate any portion of the below grade parking on levels P1 to P3, and portions of the building at levels 2 to 11 and the roof within the SRW area.
- 2.3 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the 1 Class B loading space between the commercial and residential uses and label the spaces as "Residential and Commercial Loading."
- 2.4 Entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 3 two-way shared vehicles and the provision and maintenance of 3 shared vehicle parking spaces for use exclusively by such shared vehicles, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (a) Provide three two-way shared vehicles to the development for a minimum period of three years.
 - (b) Enter into an agreement with a two-way Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the shared vehicles;
 - (c) Provide and maintain the shared vehicle parking spaces for use exclusively by such shared vehicles;
 - (d) make arrangements to allow members of the Shared Vehicle Organization access to the shared vehicle parking spaces;
 - (e) provide security in the form of a Letter of Credit for \$50,000 per shared vehicle; and
 - (f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
 - (g) A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also

indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

Note to Applicant: An updated commitment letter is required at the Development Permit stage.

- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the rezoning site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. The adjacent water main is sized at 200 mm, should the project require a greater service demand then upgrading will likely be required, should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (b) Provision of a new connection from Guelph Park into the storm system is required.

Note to Applicant: Guelph Park's as-builts (record drawings) indicate that the park is serviced from a main connected to the sanitary manhole on Prince Edward Street and lane south of East 6th Avenue. Elimination of the park's runoff from the sanitary system would reduce the flow into the sanitary system and negate a larger system upgrade downstream of the development site. Provision of a new connection from Guelph Park into the storm system is required.

- (c) Provision of a storm water and rainwater management plan that meet the objectives of the City-wide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives:
 - (i) Retain or infiltrate 50% of the six-month storm event volume (24 mm) onsite.
 - (ii) Treat the six-month event (48 mm) onsite.
 - (iii) Maintain the pre-development two-year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the

post development estimate shall use the 2100 IDF curve to account for climate change.

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

- (d) Provision of elimination/undergrounding of the existing wood poles and overhead utilities from adjacent the site. Confirmation from all affected utilities and any City utility that use the poles is required. Any resulting need for switches, kiosks, cabinets are to be provided for on site.
- (e) Provision of new concrete curb and gutter, pavement to typical road widths, concrete sidewalk, street trees, new or upgraded street lighting on Lorne Street and on 3rd Avenue adjacent to the site, including relocation of all existing infrastructure to accommodate the new roads is required. All in keeping with Mount Pleasant Public Realm guidelines.
- (f) Provision of new or upgraded street lighting on the Main Street and 2nd Avenue frontages of the site and a lighting study to determine the adequacy of the existing lighting and design as required.
- (g) Provision of a new concrete bus slab in the curb lane on 2nd Avenue adjacent the site, the relocation of bus stop 59762 (Eastbound East 2nd Avenue on the far side of Main Street) and provision of weather protected seating on 2nd Avenue adjacent to the bus stop.
- (h) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (i) 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.

- (j) Provision of a \$75,000 cash contribution for the future installation of a pedestrian signal at East 3rd Avenue and Main Street.
- (k) Provision of curb ramps, boulevard and concrete sidewalk on Main Street and East 2nd Avenue, per the public realm plan in the Mount Pleasant Plan.

- 2.6 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works

contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- (a) A new connection from Guelph Park into the storm system per condition 2.6(b).
- 2.7 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

Neighbourhood Energy Utility

- 2.8 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 General Manager of Engineer Services, 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.

Housing

- 2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/ or Section 219 Covenant securing all residential units as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required.
 - (b) A no stratification covenant is required.
 - (c) None of the units are to be rented for less than one month at a time.
 - (d) A rent roll is to be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and prior to development permit issuance and DCL calculations during the building permit application review process.

- (e) The average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	Proposed Average Monthly Starting Rents
Studio	\$1,653
1-bed	\$2,022
2-bed	\$2,647
3-bed	\$3722

- (f) The average size of the dwelling units of each unit type is not greater than:

Unit Type	DCL By-law Maximum Average Unit Size
Studio	42 sq. m. (450 sq. ft.)
1-bed	56 sq. m. (600 sq. ft.)
2-bed	77 sq. m. (830 sq. ft.)
3-bed	97 sq. m. (1,044 sq. ft.)

- (g) A final rent roll will be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the Public Hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (h) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: The condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into the City by by-law enactment pursuant to Section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Environmental Contamination

2.10 If applicable:

- (a) Submit a site disclosure statement 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.

Note to applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1850 Main Street
DRAFT CONSEQUENTIAL AMENDMENTS

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

SIGN BY-LAW NO. 11879

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

“1850 Main Street [CD-1 (#)] [By-law #] C-3A”

NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 (#)] [By-law #] 1850 Main Street”

* * * * *

1850 Main Street
URBAN DESIGN PANEL SUMMARY FOR THE 2017 REZONING APPLICATION

URBAN DESIGN PANEL

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

EVALUATION: SUPPORT with Recommendations

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

The *Urban Design Framework* anticipates mixed-use developments up to a height prescribed by the view cone at approximately 116 feet and a density of 5.0 FSR. The policy identifies these blocks as “transition blocks”, which should be distinguished by a robust architectural expression, along with additional scale. This proposal is for an 11-storey mixed-use development with commercial units and 131 rental housing units, a height of 113.4 feet and density of 5.02 FSR.

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

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

Applicant's Introductory Comments: The applicant noted the residential units will be attractive and livable. There is proposed amenity space and roof space that have attractive attributes. The ground floor will be retail and east 2nd Ave will be smaller tenancies. The replacement establishment will be a fitting substitute. The sustainability measure is intended to be LEED Gold. East 2nd Ave has amenity spaces proposed. There is a quieter lawn area with a public realm that fits into Mount Pleasant. The intent of the plan is to have an eclectic look and 'mix it up' from the rest of the block. There are vertical screens planned on the windows. The applicant team then took questions from the panel.

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

THAT the Panel **SUPPORT** the project with the recommendations to be reviewed by staff:

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

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

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

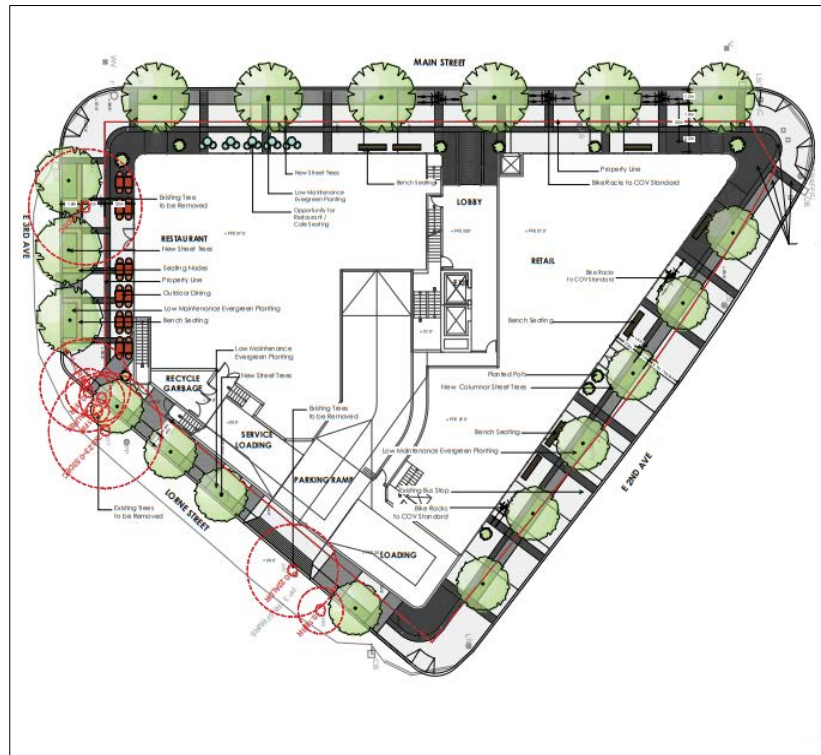
The landscape design is good, and a green roof is recommended. The kids play area should have more natural materials, especially in the play hut area. The benches should be more interesting. Look at the shading devices at different orientations to save energy. The building should have loading and unloading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

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

* * * * *

1850 Main Street FORM OF DEVELOPMENT DRAWINGS

Site plan



Proposal looking south from 2nd Avenue



Proposal looking east from Main Street and 2nd Avenue



Level 1 floor plan



Level 2 floor plan



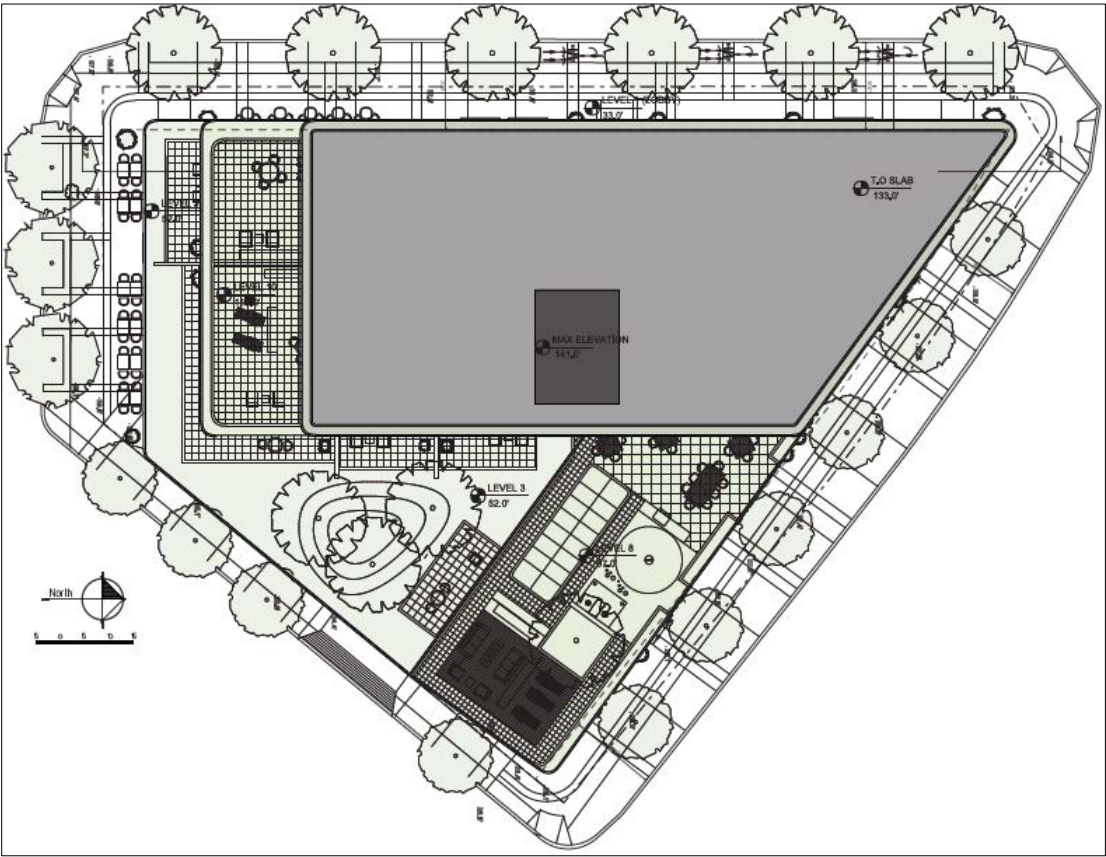
Level 3-8 floor plan



Level 9-11 floor plan



Landscape plan



North elevation



South elevation



West elevation



1850 Main Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

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

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition 29 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Proposed Number of Units	DCL By-law Maximum Average Unit Size
Studio	32	42 sq. m (450 sq. ft.)
1 bedroom	53	56 sq. m (600 sq. ft.)
2 bedrooms	35	77 sq. m (830 sq. ft.)
3 bedrooms	10	97 sq. m (1,044 sq. ft.)

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

Unit Type	Proposed Number of Units	DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent** ¹
Studio	32	\$1,653	\$1,653
1 bedroom	53	\$2,022	\$2,022
2 bedrooms	35	\$2,647	\$2,647
3 bedrooms	10	\$3,722	\$3,722

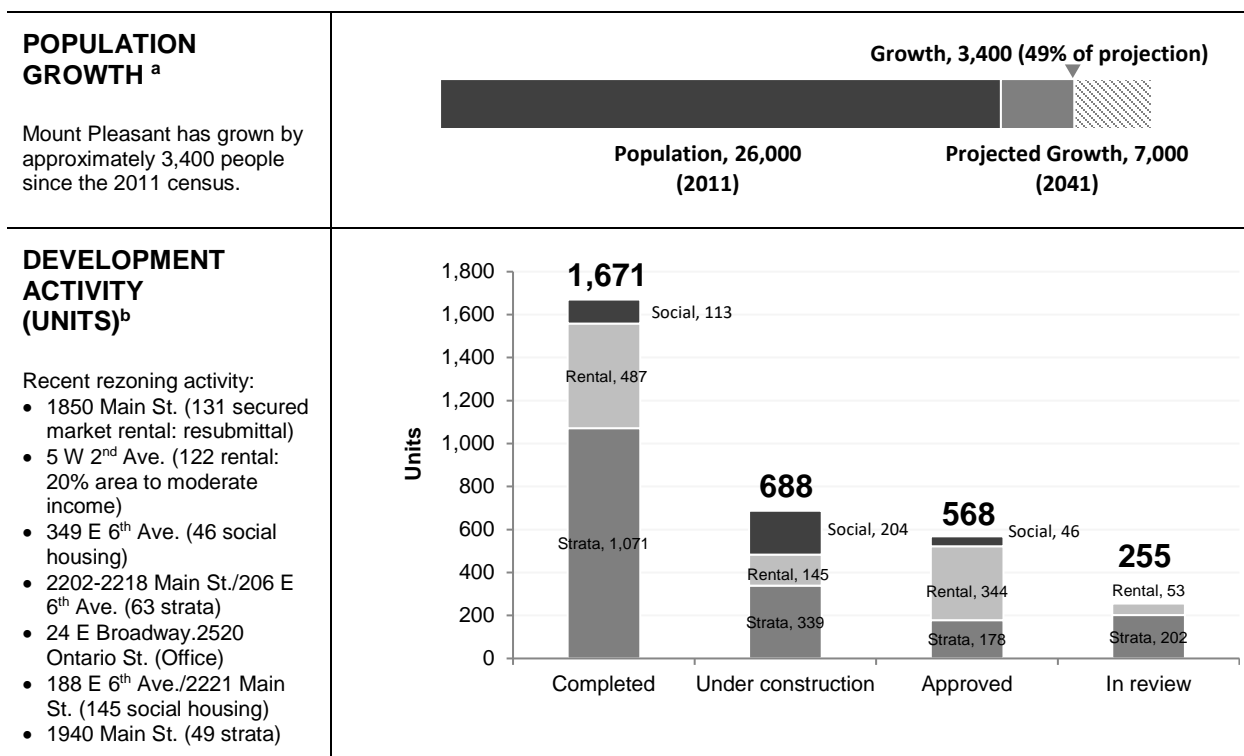
* Both the maximum and proposed rents are subject to annual adjustment per the DCL By-law.

¹ The average rents for all 130 units by unit type, must not exceed the DCL By-law maximum average unit rent.

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

* * * * *

1850 Main Street
PUBLIC BENEFITS IMPLEMENTATION TRACKING
MOUNT PLEASANT COMMUNITY PLAN (2010)
Updated Year-End 2020



PUBLIC BENEFITS ACHIEVED ^a

Category	Anticipated Public Benefits (+) ^c by 2040	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 shortfall of approx. 750 units	• 487 secured market rental units • 113 social housing units ○ 204 social housing units ○ 145 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/cycling networks, and pilot projects + Explore opportunities to repurpose road space on Broadway in conjunction with development of Millennium Line extension	• Improvements to E 10 th Ave (Prince Edward St to Main St), 14 th Ave., and Quebec St. ○ Ontario Greenway upgrades (16 th Ave to 2 nd Ave) ○ Interim Plaza at 14 th Ave and Main St.	5%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art	• Capital grants to arts societies • Public art ○ Artist production space (Main St. and 2 nd Ave.)	20%
Heritage	+ 10% allocation from cash CACs in Mount Pleasant	○ 10% allocation from cash CACs in Mount Pleasant	N/A
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 6 th and 7 th Ave + Plazas and mini parks through major redevelopment sites + Pursue opportunities for public open spaces on flanking streets along Broadway and Main St	• 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.

**1850 Main Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

11-storey mixed-use building containing commercial-retail units and 130 secured for-profit affordable rental units. The residential units qualify as for-profit affordable housing, where City-wide DCL charges may be waived.

Public Benefit Summary:

The proposal would provide 130 residential units secured as for-profit affordable rental housing.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
Floor Space Ratio	3.00	5.02
Floor Area (sq. ft.)	56,063 sq. ft.	93,757 sq. ft.
Land Use	Commercial/Industrial	Commercial/Residential

Summary of Development Contributions Expected Under Proposed Zoning:

City-wide DCL ¹	\$128,525
City-wide Utilities DCL ¹	\$898,370
Cash Community Amenity Contribution	\$0
TOTAL	\$1,026,895

Other Benefits (non-quantified components):

- 130 units of for-profit affordable rental housing secured for the longer of 60 years and the life of the building.

¹Based on rates in effect as of September 30, 2021. 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.

1850 Main Street APPLICANT AND PROPERTY INFORMATION

Applicant Information

Applicant/Architect	Franch Architecture
Developer/Owner	Cressey Main Holdings Ltd.

Property Information

Address	Property Identifier (PID)	Legal Description
1850 Main Street	030-608-031	Lot 1 Block 15 District Lot 200A Group 1 New Westminster District Plan EPP85971

Development Statistics

	Permitted Under Existing Zoning	Proposed	
Site Area	1,736.1 sq. m (18,688 sq. ft.)	1,736.1 sq. m (18,688 sq. ft.)	
Zoning	IC-2	CD-1	
Land Use	Commercial/Industrial	Commercial/Residential	
Floor Space Ratio	3.00	5.02	
Floor Area	5,208.3 sq. m (56,063 sq. ft.)	Commercial: 785 sq. m (8,450 sq. ft.) Residential: 7,925 sq. m (85,307 sq. ft.) Total: 8,710 sq. m (93,757 sq. ft.)	
Maximum Height	18.3 m (60 ft.)	32.6 m (107 ft.)	
Parking Spaces	As per Parking By-law	Residential: 21 Retail: 5 Restaurant: 31 Total: 57	
Bicycle Spaces	As per Parking By-law	Class A for Commercial and Residential: 163 Class B for Commercial and Residential: 14	
Loading and Passenger Spaces	As per Parking By-law	<u>Class B Loading</u> Rental: 1 Retail: 0 Restaurant: 1 Total: 2	<u>Class A Passenger</u> Rental: 1 Retail: 0 Restaurant: 0 Total: 1
Residential Unit Mix	No residential on site	Studio: 32 1 bedroom: 53 2 bedroom: 35 3 bedroom: 10 Total: 130	
Green Assets	No on-site trees	19 new street trees, 4 on-site street trees, outdoor play space, and a landscaped boulevard (confirmed at the development permit stage)	

* * * * *