



REFERRAL REPORT

Report Date: November 28, 2023
Contact: Allison Smith
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RTS No.: 16071
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Henriquez Partners Architects, on behalf of 2015 Main Property Inc.¹, the registered owner of the lands located at 2015 Main Street and 190 East 4th Avenue [*PID 030-389-437; Lot A Block 24 District Lot 200A New Westminster District Plan EPP80624*], to rezone the lands from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 6.27 and the maximum building height from 18.3 m (60 ft.) to 79.3 m (260 ft.) with mechanical appurtenances permitted up to a maximum of 3.6 m (12 ft.) above the permitted building height, to permit the development of a 25-storey, mixed-use building containing 210 secured-rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

¹Represented by Westbank Projects Corp.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received September 29, 2022, with an addendum received September 13, 2023 with communal balconies, subject to the Conditions of Approval described in Part 1 of Appendix B, including the design and development conditions to provide for private outdoor space, and provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

- E. THAT Recommendations A to 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 2015 Main Street and 190 East 4th Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 25-storey, hybrid mass-timber, mixed-use building containing 210 secured-rental housing units, of which 20% would be secured at below-market rents, under the *Broadway Plan* (“Plan”). Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Urban Forest Strategy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Latecomer Policy (2021)

REPORT

Background/Context

1. Site and Context

The site is comprised of one lot that occupies the western side of Main Street, between 4th and 5th Avenues (Figure 1). The total site area is 3,240.5 sq. m (34,880 sq. ft.), with a frontage of 80.5 m (264 ft.) along Main Street and a depth of 40.3 m (132 ft.). A lane abuts the rear of the site to the west. Neighbouring sites are primarily zoned IC-2, I-1, I-1A and I-1B (Industrial) Districts with a number of sites along Main Street rezoned to CD-1.

The property is developed with a large, two-storey commercial building of 5,289.6 sq. m (56,937 sq. ft.) on the northern portion of the lot, tenanted by WeWork, a co-working space that is intended to remain. A surface parking lot occupies the southern portion of the lot, for which the current application proposes a new mixed-use rental building of 15,026.2 sq. m (161,740 sq. ft.) (Figure 2). The combined total floor area of the existing commercial building and the proposed building is 20,315.8 sq. m (218,677 sq. ft.).

There is a significant grade change on the site, sloping downwards from south to north. There are no existing residential tenants on site.

Figure 1: Location Map

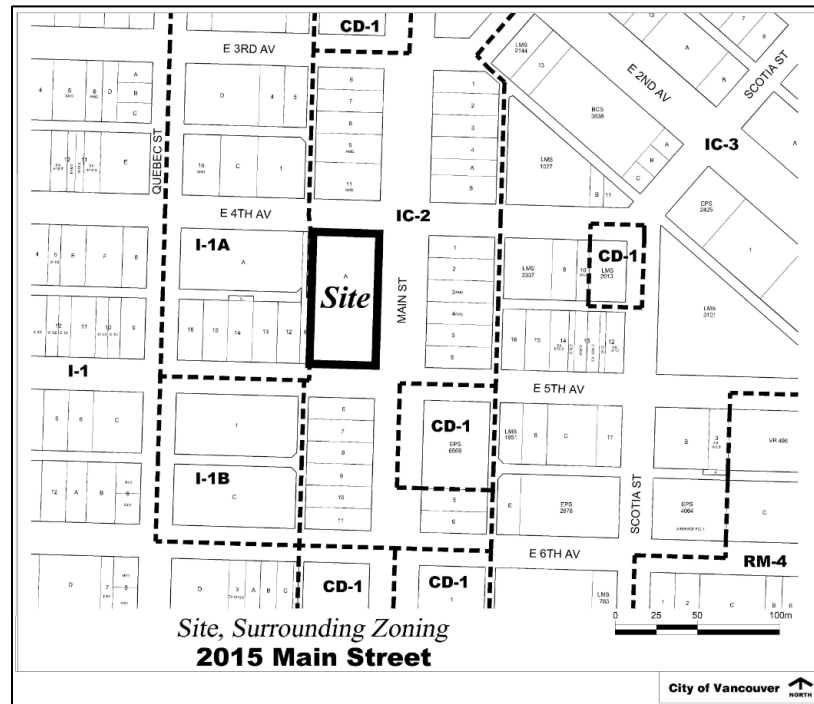


Figure 2: Subject Site



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Guelph Park (550 m), Jonathan Rogers Park (700 m) and Creekside Park (850 m).
- **Community Space:** Mount Pleasant Community Centre (300 m), Mount Pleasant Library (300 m) and Creekside Community Centre (850 m).
- **Childcare:** West Village Children's Centre (750 m), St. Michael's Church Daycare Centre (750 m), Mount Pleasant YMCA Kids Club (800 m), Tenth Avenue Alliance Wee Care Day Care Centre (800 m) and Creekside Child Development Centre (850 m).

Local School Capacity – The site is located within the catchment area of Simon Fraser Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Simon Fraser will be operating above capacity in the coming years, with a capacity utilization at 176% by 2031 and Eric Hamber will be operating under capacity, at 79% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide the long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years.

The site is located within the *Broadway Plan* which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report (2022) – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report \(HNR\)](#) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of secured rental housing including a component of below market rental units and address the data and findings within the HNR.

Broadway Plan (2022) – The *Broadway Plan* (the “*Plan*”) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant Centre – Area G (MCEG) sub-area of the *Plan*.

The *Plan* sets out form of development and livability requirements. Specifically, policy 11.1.20 stipulates that “*All residential units should have access to private outdoor space, i.e. patio and/or balconies*”. This Council-approved policy is grounded in the importance of private outdoor space providing quick and direct access to fresh air and nature, enhancing well-being

and overall livability throughout the Broadway Corridor. The rezoning application as shown in the applicant's drawings does not meet this policy requiring private outdoor space for all units.

High-Density Housing for Families with Children Guidelines (1992, last amended 2022) –

The intent of the *High-Density Housing for Families with Children Guidelines* (the “Guidelines”) is to address issues of site, building and unit design which relate to livability for high-density housing developments. The *Guidelines* indicate private open space should be a minimum of 1.8 m deep by 2.7 m wide (approximately 5 sq. m (52 sq. ft.)). Using this standard for the proposed building with 210 rental housing units, the aggregate minimum floor area of private outdoor space required is approximately 1,020 sq. m (10,979 sq. ft.).

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted, including 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for market and below-market rental housing units.

Strategic Analysis

1. Proposal

Figure 3: Views of Proposed Building from Main Street (Looking West and Northwest)



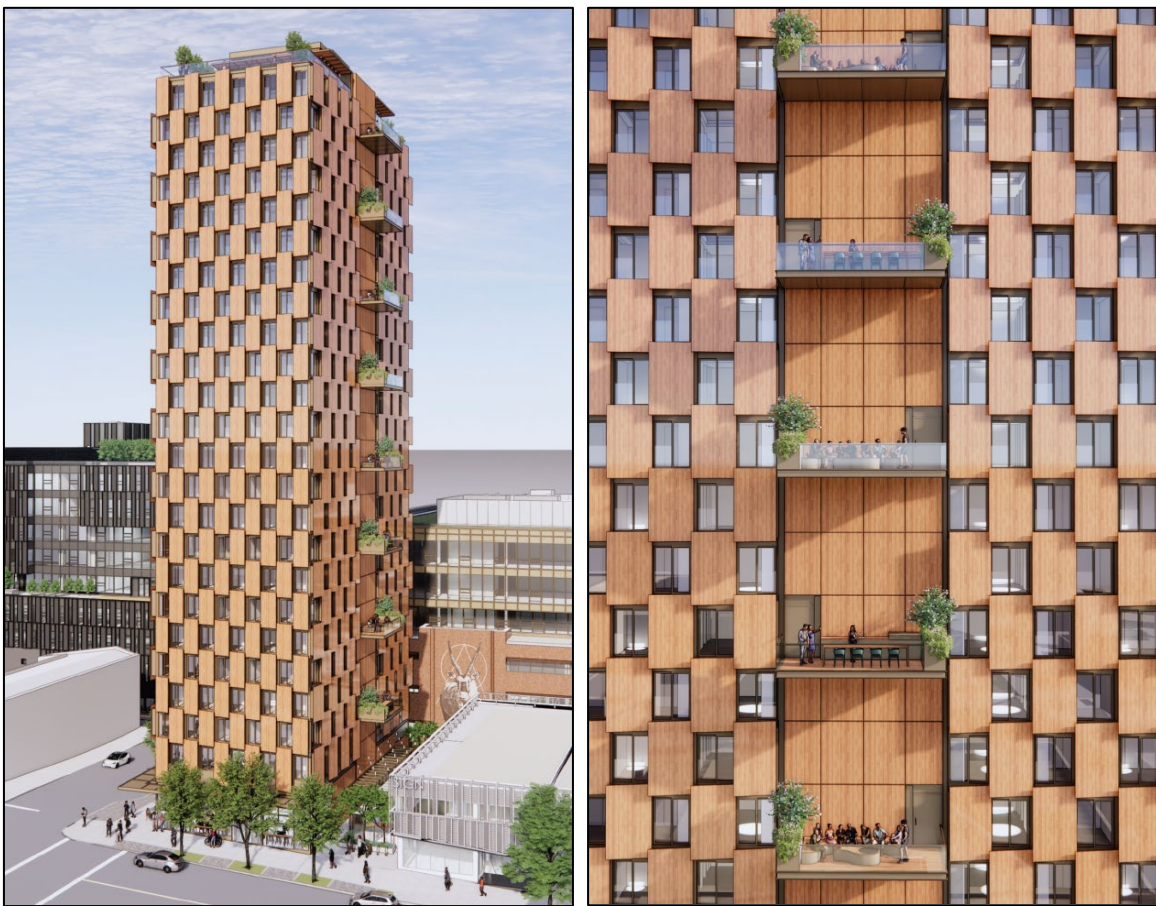
The application is to permit a 25-storey, hybrid mass timber, mixed-use building with 210 secured-rental housing units and commercial space at grade, on the southern portion of the

site (Figure 3). Of the residential floor area, 20% would be secured at below-market rents. The existing two-storey commercial building would be retained on the northern portion of the site.

As permitted through revisions to the Parking By-law, the application does not include vehicle parking spaces, except for loading, visitor and accessible parking spaces. A total of 343 residential Class A bicycle spaces, residential storage, and electrical and mechanical rooms are located underground. Loading is proposed from the lane.

The application proposes a building without private outdoor space for individual units, which is not compliant with *Broadway Plan* policy 11.1.20 requiring private open space. While each unit includes a full-height operable window with an integrated guard (commonly known as a Juliet balcony), none of the apartment homes are provided with functional private outdoor space.

Figure 4: Views of Proposed Building with Communal Balconies (September 13, 2023 Addendum)



The applicant submitted an addendum on September 13, 2023, to increase the amount of common outdoor amenity area proposed at grade and to propose communal balconies on every third floor (Figure 4 and Appendix F) in lieu of approximately 5.0 sq. m (52 sq. ft.) per unit of private outdoor space required under the *High-Density Housing for Families with Children Guidelines*. The communal balconies are approximately 22 sq. m (236 sq. ft.) each in size, and there are eight in total for a combined aggregate area of approximately 176.9 sq. m (1,903 sq. ft.). While shared amenity space is supported, these spaces do not meet the Policy and

Guidelines of private outdoor space for each individual residential unit. See Section 3. Form of Development, Height, and Density for more information.

Policy 11.1.21 of the *Broadway Plan* allows special consideration of exemplary and commensurate common outdoor amenities in lieu of private balconies or roof decks if warranted by unique development conditions. To be deemed a 'commensurate common outdoor amenity', spaces equal to the aggregate floor area of all required private outdoor spaces should be provided. As noted in the Policy section of this Report, the aggregate total of private outdoor area for a 210-unit building would be approximately 1,020 sq. m (10,979 sq. ft.).

The combined area of the communal balconies, common outdoor space at grade and outdoor rooftop amenity area is 709.7 sq. m (7,639 sq. ft.), representing approximately 3.4 sq. m (36.6 sq. ft.) of outdoor space per dwelling unit. Should common outdoor amenity areas as currently proposed be permitted as an alternative to private open space for all units, the aggregate area of the common outdoor amenity spaces would represent approximately 70% of what is required for private open space under Council's policies.

Staff have included a condition in Part 1 of Appendix B (condition 1.1), to require the applicant to provide private outdoor space for all residential units, in keeping with section 11.1.20 of the *Plan*. The condition is further supported by the minimum size requirements for private open space outlined in Housing condition 1.40(d), a standard rezoning condition for all applications proposing residential uses.

2. Land Use

The proposed mix of residential and commercial uses are consistent with the intent of the Mount Pleasant Centre – Area G (MCEG) sub-area of the *Plan*.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix F and project statistics in Appendix H)

This proposal is being assessed against Council-adopted development guidance for high-rise, mixed-use buildings in the MCEG sub-area of the *Plan*.

Livable, accessible, and diverse housing is a foundational objective of the *Plan* and a fundamental part of resilient community building. To ensure the predictable and efficient approval of new homes, applications are expected to comply with the tested residential built form and site design guidance in the *Plan*. Significant variances are reserved for projects providing a major public benefit, such as a public childcare facility, rapid transit infrastructure, or restoration of a heritage resource.

Form of Development – The proposed building is expressed as a simple, rectangular-form tower set on a double-height retail and residential entry level delineated by a solid wood canopy extending over the public realm. The tower is clad in pre-assembled modules expressing a repeating grid pattern when viewed from the south. The narrow footprint of the tower results in a vertical circulation core that is 'offset' to the north, and visible for the full height of the building. An amenity and mechanical penthouse forms a simple crown at the top of the tower. The proposal complies with setbacks, residential tower floorplate size and tower separation requirements.

Figure 5: View of the Proposed Building at the Intersection of Main Street and 5th Avenue

Hybrid-Timber Construction – Section 2 of the Zoning and Development By-law stipulates that a building may only be considered as a ‘Mass Timber Building’ if the majority of structural members (more than 50%) are made of wood with a minimum dimension of 96 mm (3.78 in.). Based on the materials submitted with this application, City staff are unable to determine if the building meets the official definition of a Mass Timber Building, and are seeking supplemental materials in the Conditions of Approval in Appendix B.

The application suggests a ‘hybrid-timber’ structural system: a composition of heavy steel columns and beams, a concrete core and cross-laminated timber floor slabs topped in concrete. With fewer design and functional limitations than an all mass timber construction, hybrid-timber is becoming a common means by which low-embodied carbon mass timber buildings are being integrated into large-scale developments in Vancouver.

Vancouver is a leader in hybrid-timber development in North America, with an increasing number of large developments incorporating mass timber as primary structural elements approved or under review. Noteworthy examples include: 1190 Burrard Street (Social Housing, Institutional, 17 storeys [55 m]); 1055 Dunsmuir Street (Office, 16 storeys [70 m]); 3571 Sawmill Crescent (Residential, 18 storeys [60 m]); and the new Vancouver Art Gallery (Institutional, 11 storeys [68 m]). If approved, at 25 storeys (79 m), 2015 Main Street would be the tallest approved hybrid-timber building in the city.

Figure 6: Examples of Hybrid-Timber Residential Towers with Private Outdoor Space
Left: 1190 Burrard Street (Under Construction). Right: 3571 Sawmill Crescent (DP in Review)



Private Outdoor Space – Properly designed balconies increase usable living space and provide residents with access to fresh air and views without having to leave the comfort of their homes. Access to private outdoor space is considered integral to the livability of small apartment homes in dense urban environments and is a requirement of the *Plan*. The value of these spaces was noted during the Pandemic as an asset for residents sharing an apartment.

Over half of the dwelling units in the proposed tower are oriented partially, or fully, to the south. Without the intervention of solar shading devices, these units may be subject to solar heat gain and over-reliance on mechanical cooling, especially in the hot summer months. Access to private outdoor space and the ability to generate a natural cross-breeze can significantly improve thermal comfort for building occupants.

The application would be the only tall hybrid-timber residential application in Vancouver without balconies. Figure 6 illustrates examples of hybrid-timber residential towers in Vancouver with private outdoor space.

The applicant has raised a number of concerns over the requirement to provide private balconies, as follows:

- Balcony assemblies in mass timber buildings present several challenges with respect to structural and building enclosure detailing, significant risk of moisture damage, combustibility of wood overhangs, increased thermal bridging, and significant costs and constructability concerns.

- Balconies in tall buildings are required to be of non-combustible materials, which is difficult to achieve in mass timber buildings, or for projections of more than 610 mm to be equipped with sprinklers, which significantly increases complexity and costs.
- The provision of projecting or recessed balconies is technically challenging and not financially viable. The net zero carbon strategy has been enabled by developing a cost-effective solution that would not be possible with the addition of balconies.

As noted earlier, conditions have been included in Appendix B to require design development to be undertaken to include private balconies for all units. These conditions allow for alternatives to private balconies (such as private Juliet balconies, communal balconies, common outdoor rooftop amenity areas, or a combination of these) to be explored for studio and one-bedroom units if dictated by project viability and construction techniques, and as long as the building meets the mass timber definition in the Zoning and Development By-law.

Staff have assessed the extent of changes that would be required to satisfy these conditions and determined the changes could be incorporated into a future development permit package for review at that time. No additional floor area would result from adding balconies to the building.

Height – Towers are generally limited to sites with a frontage of 45 m (150 ft.), per the *Plan*. The frontage for the site, inclusive of the area containing the existing two-storey office building, is 80 m (260 ft.) and complies with policy for a tower development. Developments in sub-area MCEG are anticipated to be between 12 and 25-storeys in height. The proposal has a height of 25-storeys, which includes a partial storey for a common rooftop amenity space.

The tower encroaches into the lower section of the Queen Elizabeth Park view cone noted as Council-approved protected public view 3.2.4a. To support provision of additional job space and affordable housing options near rapid transit, the *Plan* considers incursions into this view for specific project types at limited locations, for which this proposal is eligible.

Density – As per the drawings and project statistics submitted in the addendum, received September 13, 2023, the proposed density is an aggregate of the existing large two-storey commercial building and the proposed tower, with floor areas of 5,289.6 sq. m (56,937 sq. ft.) and 15,026.2 sq. m (161,740 sq. ft.) respectively. In combination, these generate a total floor area of 20,315.8 sq. m (218,677 sq. ft.) and an FSR of 6.27 for the entire site, and under the maximum permitted 8.5 FSR anticipated in the *Plan*.

Residential Amenity Areas – The proposal provides a variety of shared indoor amenity areas to serve building residents, however these are significantly smaller than typically anticipated for residential buildings of this scale (as is also the case with the shared outdoor amenity areas, as discussed earlier). In keeping with the *Plan*, a condition of rezoning is included to increase the amount of both outdoor and indoor shared amenity spaces, see Appendix B.

Public Realm – The application generally achieves the active public realm and pedestrian interface expected by the *Plan*, with at-grade retail uses fronting Main Street and 5th Avenue. Staff have provided a condition to further enrich the public realm at the north side yard and along the lane at the development permit stage.

Shadowing – The width of the tower and the orientation of the site results in shadowing that is primarily directed north onto this block, and across the eastern sidewalk of Main Street. The proposal does not cast shadows on any adjacent parks or public school yards.

Urban Design Panel (UDP) – The Urban Design Panel reviewed the September 29, 2022 submission materials. The rezoning application and the proposed form of development received support from the UDP on December 7, 2022 with the following recommendations (see Appendix E):

- Increase the shared outdoor amenity space.
- Refine the public realm at grade particularly at the lane.
- Recommend a play space for children.

Staff conclude that the proposal complies with the density and height of the *Plan*. Staff have included conditions in Appendix B to integrate private open space for all residential units and to increase the amount of shared amenity spaces, as per the *Plan's* livability policies.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 210 housing units, including 168 market-rental units and 42 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (see Figure 7).

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30th, 2023

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Housing Units	Market Rental	16,000	13,827 (86%)
	Developer-Owned Below Market Rental	4,000	1,453 (36%)
	Total	20,000	15,280 (76%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017

2. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak area, which this site is located, is 0.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Plan* requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy for overall family units. A design development condition has been included to ensure the *Plan* policy requirement for a minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. A provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 8: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Proposed Average Unit Size (sq. ft.)	Below-Market Units Average Starting Rents (2022) ¹	Average Market Rent in Newer Buildings – Eastside (CMHC, 2022) ²	Average Household Income Served	DCL By-Law Maximum Averages – Eastside (CMHC, 2022) ³	Average Household Income Served
Studio	388	\$1,077	\$1,653	\$66,120	\$1,884	\$75,360
1-bed	425	\$1,216	\$1,925	\$77,000	\$2,122	\$84,880
2-bed	672	\$1,683	\$2,619	\$104,760	\$2,888	\$115,520
3-bed	820	\$2,293	\$3,212	\$128,480	\$3,704	\$148,160

¹Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2022 Rental Market Report.

²Data from October 2022 CMHC Rental Market Survey for buildings completed in 2013 or later on the Eastside

³For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2022 Rental Market Report.

Average Rent and Income Thresholds – Figure 8 below sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, and will be targeted to moderate income households.

Average market rents in newer rental buildings on the east side are also shown in the middle two columns in Figure 8. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 8 and 9.

Figure 9: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Eastside (BC Assessment 2021) ¹	Annual Income Required to Afford Monthly Costs for Apartment Ownership – Eastside	Down-payment at 20% – Eastside Apartment
Studio	\$2,200	\$88,000	\$79,550
1-bed	\$2,885	\$115,400	\$108,000
2-bed	\$3,809	\$152,360	\$141,300
3-bed	\$5,565	\$222,600	\$213,000

¹Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 8) with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 210 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP and additional *Tenant Stability and Protection* policies as set out in the *Broadway Plan*.

5. Transportation and Parking

The site is well served by transit, with various bus routes along Main Street, 2nd Avenue and Broadway. The Main Street-Science World station on the Expo Line is 700 m north of the site. The future Mount Pleasant and Great Northern Way stations on the Broadway Subway will be located four blocks south and three blocks east, respectively.

As permitted under the Parking By-law, the application does not include on-site vehicle parking spaces for the new residential units, except for loading, visitor and accessible parking as required per the Parking By-law. There are 343 residential Class A bicycle spaces proposed on four underground levels of the new building. A reduction in residential parking spaces can be supported subject to the applicant demonstrating acceptable Transportation Demand Management (TDM) measures at the development permit stage.

Engineering conditions in Appendix B include upgrades to the existing bikeway along 5th Avenue, laneway improvements, a new traffic signal at the intersection of Main Street and 4th Avenue, and upgrades to the existing traffic signal at Main Street and 5th Avenue.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The

applicant has submitted preliminary modelling analysis with design and construction strategies to meet energy and emissions and embodied carbon targets in the Building By-law, a summary of the resilient building measures, and commitment to fulfil energy system sub-metering and enhanced commissioning requirements.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

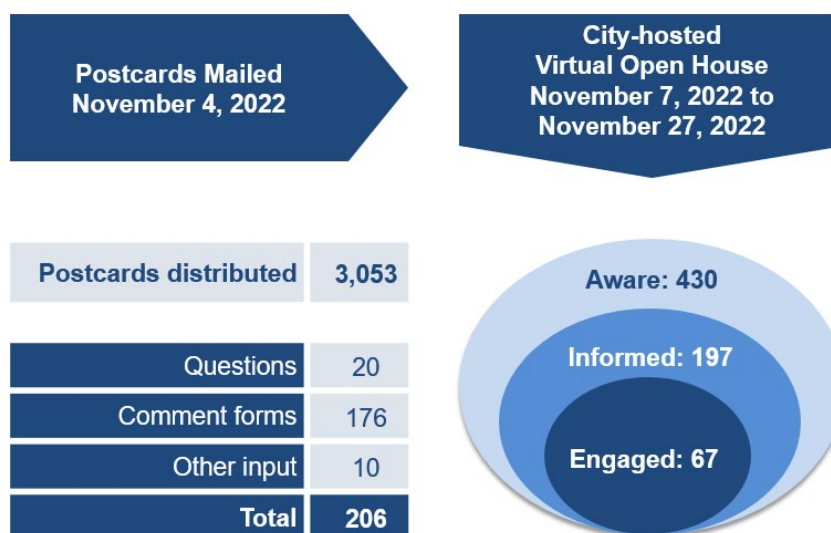
There are nine existing trees on the site, all of which are proposed for removal. There are 12 street trees on City right-of-way adjacent to the site for which protection of these street trees during construction is required. See Appendix B for landscape conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on October 24, 2022. Approximately 3,053 notification postcards were distributed within the neighbouring area on or about November 4, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from November 7, 2022 to November 27, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. A digital model was posted for online viewing.

Figure 10: Overview of Notification and Engagement



Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 430 visitors accessed the webpage and 206 submissions were received.

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Sustainability:** Support for green construction and the use of mass timber.
- **Location and Housing Stock:** Support for increasing the housing supply, specifically rental and affordable housing at this location, given the proximity to amenities.
- **Transportation:** Support for having zero residential vehicle parking spaces and only bicycle spaces to encourage public transit and active forms of transportation.
- **Building design and neighbourhood context:** The design of the building is supported. The building will fit in with the existing neighbourhood and will contribute positively to the character of the area.

Generally, comments of concern fell within the following areas:

- **Livability:** Units should have balconies. Being able to go outside and having fresh air is important for mental health.
- **Parking:** Concerns about zero on-site vehicle parking include:
 - It is unrealistic that residents would not own cars and would only rely on biking or public transit. There were concerns about accessibility since some people own cars as they cannot bike or walk long distances.
 - Since zero parking is proposed, there was a belief that resident and commercial parking would overflow onto the local roads and displace street parking spots.
- **Height and neighbourhood context:** The proposed building is too tall. This will block sunlight and views of the North Shore and does not fit with the character of Mount Pleasant.
- **Affordability:** There are insufficient affordable units proposed. The supply of affordable housing in Vancouver is already limited. It is also questionable whether the units will actually be affordable as “below market” is often times still unaffordable given the high rent costs in Vancouver.

Response to Comments – The proposed height, scale, uses and proportion of below-market units are consistent with the intent of the *Plan* for the MCEG sub-area.

A reduction in residential parking spaces can be supported subject to transportation reduction strategies at the development permit stage; however, visitor, loading and accessible parking conditions have been applied, as required per the Parking By-law. In relation to concerns around liveability and balconies, staff have included a rezoning condition to require balconies for all units pursuant to *Plan* policy.

8. Public Benefits

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including the 20% of the residential floor area at below-market rents, and have determined no CAC is expected.

Development Cost Levies (DCLs) – The site is subject to both the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on rates in effect as of September 30, 2023 and the proposed 14,487 sq. m (155,937 sq. ft.) of residential floor area and 539 sq. m (5,803 sq. ft.) of commercial floor area, it is expected that the project will pay DCLs of \$2,296,238. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$3,399,427. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

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

Public Art Program – The application is subject to a public art contribution estimated at \$320,245. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide secured market and below-market rental housing, DCLs, and a public art contribution. See Appendix G for details.

CONCLUSION

The proposed land use, housing mix, and public benefits are consistent with the intent of the *Plan*. If approved, this application would contribute 210 secured-rental residential units to the City’s rental housing stock, with 20% of the residential floor area secured at below-market rents.

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

* * * * *

2015 Main Street and 190 East 4th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to a new CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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 area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. 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 this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Agricultural Uses;
 - (b) Cultural and Recreational Uses;

- (c) Dwelling Uses, limited to Mixed-Use Residential Building;
- (d) Institutional Uses;
- (e) Live-Work Use;
- (f) Manufacturing Uses;
- (g) Office Uses;
- (h) Retail Uses;
- (i) Service Uses;
- (j) Transportation and Storage Uses;
- (k) Utility and Communication Uses;
- (l) Wholesale Uses; and
- (m) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 No portion of the first storey of a building fronting Main Street, to a depth of 10.7 m from the front wall of the building and extending across its full width of that frontage, may be used for residential purposes except for entrances to the residential portion.
- 5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;

- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 3,240.5 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.27.
- 6.3 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.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (ii) bicycle storage; and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs, if the Director of Planning first approves the design;

- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area for non-dwelling uses below base surface.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

- 7.1 Building height must not exceed 79.3 m, except that no part of the development shall protrude into an approved view corridor, as set out in the City of Vancouver's View Protection Guidelines.
- 7.2 Despite section 7.1 of this by-law, the Director of Planning may permit projections into public view corridor 3.2.4a (lower Queen Elizabeth Park) up to the underside of public view corridor 3.2.4 (upper Queen Elizabeth Park).
- 7.3 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures:
 - (a) the height to the top of the permitted mechanical appurtenances must not exceed 82.9 m; and
 - (b) the permitted mechanical appurtenances may project into public view corridor 3.2.4a (lower Queen Elizabeth Park).

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

- 8.5 An obstruction referred to in section 8.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:
- (a) the minimum distance of unobstructed view is at least 3.7 m; or
 - (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

**2015 Main Street and 190 East 4th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Henriquez Partners Architects, received September 29, 2022, with an addendum received September 13, 2023, 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 Design development to provide private outdoor space, such as roof decks or balconies, for all dwelling units pursuant to *Broadway Plan* policy 11.1.20 and 11.1.21.

Note to Applicant: Alternatives to this condition, sought under 11.1.21 are to support the viability of hybrid-timber construction and will only be considered for studio and one-bedroom units if the applicant demonstrates to the satisfaction of the Director of Planning:

1. That meeting the policy will significantly impact financial viability and construction techniques; and
2. The building will meet the definition of Mass Timber Building in the Zoning and Development By-law.

Alternatives to private outdoor space for all dwelling units should contain a minimum total floor area equal to the aggregate area of private outdoor space required for each of the impacted units (5.0 sq. m (52 sq. ft.) per unit as outlined in the *High-Density Housing for Families with Children Guidelines*). Alternatives may include: private Juliet balconies, communal balconies, common outdoor rooftop amenity areas, or a combination of these. Also refer to Sustainability Condition 1.18.

- 1.2 Design development to increase the floor area of outdoor amenity spaces to be commensurate to the number of units.

Note to Applicant: A minimum of 2.0 sq. m per dwelling unit of common outdoor amenity areas is strongly recommended. Accommodations should be made for a variety of activities for residents of all age groups, such as: outdoor kitchen areas, hobby gardening beds, children's play structures, and sports equipment.

This condition may require significant design development to the overall form of the building.

1.3 Design development to improve the interface of the building with the public realm as follows:

- (a) Provide direct physical and visual connections between interior spaces and at-grade outdoor seating areas;
- (b) Redesign the publicly accessible outdoor area at the north side of building, and reconfiguring the adjacent indoor program, to encourage use of the space. Or, provide for passive controls to limit public access to this area; and
- (c) Prioritize pedestrian-oriented activation in the design of lane-facing building elements.

Note to Applicant: Active laneways are an important part of the character of Mount Pleasant, particularly with the increasing importance of murals to the identity of the neighbourhood. Suggested design strategies include:

- Reconsidering the layout of the interior program to provide for enhanced visual and physical access between the lane and the indoor program;
- Designing back-of-house spaces in a manner that contributes an appealing pedestrian realm, while facilitating safe building operations;
- Providing architectural and site lighting;
- Providing plantings or other landscape improvements; and
- Providing wall space and appropriate cladding for future mural installations.

1.4 Consideration to increase the floor area of indoor amenity spaces to be commensurate to the number of building residents.

Note to Applicant: A minimum of 1.6 sq. m per dwelling unit of common indoor amenity areas is strongly recommended. Indoor amenities should be designed to provide residents of all ages with access to activities that may be difficult to do in apartment homes, such as: playing instruments without disturbing neighbours; hosting large parties; washing and grooming pets; and repairing furniture or doing DIY projects.

1.5 Confirmation that the high-quality finishes and details, as proposed in the rezoning submission, are to be carried forward and remain through the development permit process.

Crime Prevention through Environmental Design (CPTED)

1.6 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Landscape

- 1.7 Design development to improve the pedestrian experience through further detailing of the pedestrian patio area along the north edge of the proposed building.

Note to Applicant: Further large scale plans and sections should be provided to mitigate the narrowness of the space and scale of the buildings, with special attention to the programming, furniture, lighting, wall treatment and CPTED principles. Provide a future state plan that anticipates a possible shard connection with the future development the north.

Standard conditions required at time of development permit:

- 1.8 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

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

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

- 1.10 Provision and illustration on the plans of the necessary functional elements needed to support urban agriculture.

Note to Applicant: This includes benching, hose bibs, tool/material storage area, work bench and composting bin(s).

- 1.11 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

- 1.12 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.13 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles.

<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.14 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for urban agriculture areas.

- 1.15 Provision of landscape features intended to create bird friendly design.

Note to applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.16 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

- 1.17 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning's – Process and Requirements

- 1.18 Provision of updated material to confirm compliance with the definition of a Mass Timber Building in the Zoning & Development By-law.

Note to Applicant: Material should include architectural drawings clearly indicating the location and proportion of mass timber building elements. For more information on the material required at each permit stage, see the *Administration of Mass Timber Variances* bulletin.

Economic Development

- 1.19 Consider providing a minimum of 0.35 commercial FSR within the new tower.

Note to Applicant: This could be achieved by arranging a second floor of commercial space. Ensure design of fine-grained retail and compatible character with the neighbourhood.

Engineering

- 1.20 Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

<https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx>

- 1.21 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: 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. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard:

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Shoring and excavation street use permit:

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.22 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.23 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.

- 1.24 Design development to improve access and design of bicycle parking by performing the following:

- (a) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and
- (b) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

- 1.25 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) Provide a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided; and
- (b) Provide section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- 1.26 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

- 1.27 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Amendments to the Parking Bylaw and Transportation Demand Management Administrative Bulletin, approved by Council on November 15, 2023, will come into effect on January 1, 2024 and apply to all development permits received after this date.

- 1.28 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.29 Provision of Neighbourhood Energy Utility (NEU) improvements to the satisfaction of the General Manager of Engineering Services, including but not limited to:

- (a) Submission of a proposed plan for site heating and cooling, developed in consultation with the City, prior to development permit issuance;

Note to Applicant: The applicant shall work with the City to identify potential waste heat recovery opportunities and make waste heat available to the NEU.

- (b) Design compatibility of the building(s) heating and domestic hot water system with the NEU system to supply all heating and domestic hot water requirements prior to development permit issuance;

Note to Applicant: Applicant shall refer to the *The Energy Utility System By-law* (Bylaw No. 9552) and *Neighbourhood Energy Utility Building Connectivity Guidelines & Requirements* for specific design requirements.

- (c) Provision of an adequate and appropriate dedicated Energy Transfer Station (ETS) prior to development permit issuance.

Note to Applicant: The NEU Room (size to be confirmed by applicant) is currently shown on Level B2 (drawing A1.03). The room location appears feasible upon initial review but it is not ideal. NEU distribution piping will be extended eastward along 5th Avenue near Quebec Street to serve this development. The NEU Room is ideally located at the southwest corner on the first below-grade level (i.e. Level B1 above Sprinkler Tank room). The location and depth of the NEU Room as currently shown present's additional challenges for servicing and thus additional connection fees may be considered. It is suggested to relocate the NEU Room to the southwest corner and to accommodate typical NEU service connection depth (less of than 1.5 m cover, above level of shotcrete removal).

NEU Room is not directly accessible by vehicle from parking/loading area at lane. Applicant to confirm size and weight that the access corridors and elevators can hold to facilitate installation of pre-fabricated Energy Transfer Station (ETS) skid. Typical skids are approximately 4 m x 1.8 m (13 ft. x 6 ft.) and approximately 1,800 kg (4,000 lb.). Sufficient space along access route is required to allow installation/maneuverability of ETS.

Applicant to confirm NEU Room's double-door entrance width and that clear height is 2.03 m (80") minimum to allow installation of ETS. Applicant also to confirm that no other building equipment will be located inside NEU Room.

- (d) A detailed design review of the building HVAC and mechanical heating system prior to building permit issuance; and

Note to Applicant: The design review must be completed to ensure compliance with NEU design and technical requirements.

- (e) Payment by the Owner of the Connection Levy prior to building permit issuance.

Note to Applicant: In accordance with Energy Utility System By-law No. 9552 Section 8.2 and Schedule C.

- 1.30 Developer's Engineer is to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to the issuance of the sewer permit.

- 1.31 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.32 Provision of written confirmation that clarifies garbage pick up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage.

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.33 Provision of design of the streetscape to comply with the Mount Pleasant Streetscape Design Guidelines.

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>

- 1.34 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

- (a) Display of the following note(s):
 - (i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.";
 - (ii) "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"; and
 - (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."
- (b) Existing locations of:
 - (i) Street furniture; and
 - (ii) Poles and guy wires.
- (c) Deletion of:
 - (i) Artwork encroachments from the City laneway surface.

Note to Applicant: Artwork installation on City property requires a separate application to Public Art Program.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals. Continuity of information displayed should be maintained across all plan sets submitted that reference street scape design.

- 1.35 Provision of any proposed door swing to not exceed the allowable limits of a one foot encroachment onto City property.

Note to Applicant: Door swing Sheet A1.05 shows proposed door swinging in Main St. Ensure that all new door swings that swing onto City property, are not to exceed the

allowable limits of a foot.

- 1.36 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review.

- 1.37 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: City supplied building grades are preliminary and final building grades are required to be issued by the City prior to development permit application. Revise building grades shown on architectural and landscape drawings to match City supplied building grades per drawing BG-2022-00180.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>

Housing

- 1.38 The proposed unit mix, including 53 studio units (25.2 %), 84 one-bedroom units (40 %), 53 two-bedroom units (25.2 %) and 20 three-bedroom units (9.5 %) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom 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 market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.39 The development should be designed 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 appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

- 1.40 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 If required by the Director of Engineering and the Director of Legal Services, in their discretion, registration at the Land Title Office of confirmation that the City is the lawful owner of the adjacent portion of lane west of Main Street.

Note to Applicant: The City has obtained a Court Order outlining that the City of Vancouver is the legal and beneficial owner of portions of the adjacent lane. The process to register title in the name of the City to portions of the adjacent lane is currently underway at the Land Title Office.

- 2.2 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along 5th Avenue to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- 2.3 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the Neighbourhood Energy Utility (NEU), which may include but are not limited to agreements which:

- (a) Grant the City Engineer, and other employees of the City, access to the building mechanical system, thermal energy system-related infrastructure, suitable space required for the Energy Transfer Station within the development for the purpose of enabling NEU connection and operation, and use of and access to suitable space required for the purpose of waste heat recovery (if feasible) for use in the NEU system.

- 2.4 Provision of a Services Agreement to detail the on- 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 Conditions 2.5(a) and 2.5(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the fire flow demands of the project;

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated October 4, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm along 5th Avenue, 150 mm along 4th Avenue or 200 mm along Main Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 2015 Main Street require the:

- (i) Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in L/W Main Street.

Note to Applicant: Implementation of development(s) at 2015 Main Street does not require any sewer upgrades.

- (c) Provision of street improvements along Main Street adjacent to the site and appropriate transitions including the following:

- (i) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
- (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line; and

- (iii) Curb ramps.
- (d) Provision of street improvements along 5th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the curb) with street trees where space permits;
 - (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
 - (iii) Hard surface treatment within the SRW area;
 - (iv) Curb ramps; and
 - (v) Raised asphalt bike lane, geometric changes, or partial or full street closure (as determined by the City) including any required new curb and gutter and road reconstruction adjacent to the site, to upgrade the existing bikeway to all ages and abilities (AAA) standards;

Note to applicant: the City will provide a geometric design for these street improvements.

- (e) Provision of street trees where space permits;

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- (f) Provision of roadwork improvements to the satisfaction of the General Manager of Engineering Services, including but not limited to:
 - (i) Provision of all utility cuts Main Street to be restored to "Arterial & Bus Routes" specification and on 5th Avenue and the lane to be restored to City "Higher Zoned Streets/Lanes" specification;
 - (ii) Installation of new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the lane crossing on 5th Avenue;
 - (iii) Modification of existing catch basin on Main Street near 4th Avenue to a curb inlet catch basin;
 - (iv) Provision of Minimum 100mm Mill and pave Main Street asphalt pavement to centerline;
 - (v) Installation of a double catch basin in the laneway near the T intersection (approximately 40 m north of 5th Avenue intersection): and

- (vi) Provision of full depth asphalt removal and replacement in the laneway from 5th Avenue to the T intersection of the laneway (approximately 42 m length of the lane) per City “Higher Zoned Lane” pavement structure.
- (g) Provision of improvements at the intersection of Main Street and 4th Avenue including:
 - (i) Design and installation of a new traffic signal at the intersection of Main Street and 4th Avenue; and
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (h) Provision of improvements at the intersection of Main Street and 5th Avenue including:
 - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS) at the intersection of Main Street and 5th Avenue.
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (i) Provision of speed humps in the lane west of Main Street between 4th Avenue and 5th Avenue;
- (j) Provision of upgraded street lighting (roadway, sidewalk and bikeway) adjacent to the site to current City standards and IESNA recommendations;
- (k) Provision of new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- l) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed;

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

- (m) Provision of new electrical service cabinet/kiosk on 4th Avenue, if voltage drop in street lighting branch circuit on Main Street, 4th Avenue or 5th Avenue exceeds 3%; and

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid as such right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

- (n) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Design and installation of a new traffic signal at the intersection of Main Street and 4th Avenue per condition 2.4(g)(i); and
- (b) Upgrades to the existing traffic signal including accessible pedestrian signals (APS) at the intersection of Main Street and 5th Avenue per condition 2.4(h)(i).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

2.6 Provision of all third party utility services (e.g., BC Hydro, TELUS and Shaw) to be underground. BC Hydro service to the site shall be primary.

2.7 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.8 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 a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- a) A no separate sales covenant;
 - b) A no stratification covenant;
 - c) A provision that none of the units will be rented for less than one month at a time;
 - d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
 - f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
 - g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

- h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Public Art

- 2.9 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
- 2.10 Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.
- 2.11 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application

Environmental Contamination

- 2.12 The following conditions must be met prior to enactment of the rezoning:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (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 Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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 Covenants pursuant to Section 219 of 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-laws 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.

* * * * *

2015 Main Street and 190 East 4th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2015 Main Street and 190 East 4th Avenue [CD-1 #] [By-law #] C-2”

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

Council amends Schedule A (Activity Zone) by adding the following:

“[CD-1#] [By-law #] 2015 Main Street and 190 East 4th Avenue”

* * * * *

2015 Main Street and 190 East 4th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

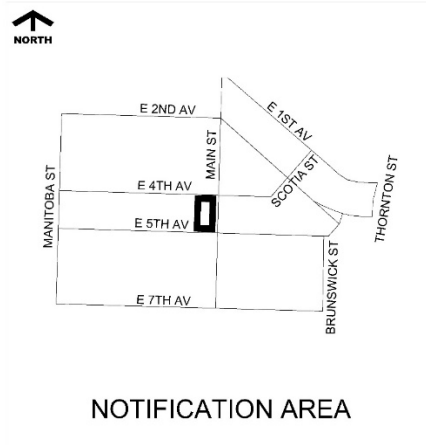
	Date	Results
Event		
Virtual open house (City-led)	November 7, 2022 – November 27, 2022	430 participants (aware)* <ul style="list-style-type: none"> • 197 informed • 67 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 4, 2022	3,053 notices mailed
Public Responses		
Online questions	November 7, 2022 – November 27, 2022	20 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October 2022 – May 2023	176 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October 2022 – May 2023	175 submittals <ul style="list-style-type: none"> • 58 responses • 89 responses • 28 responses
Other input	October 2022 – May 2023	10 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2022 – May 2023	1480 participants (aware)* <ul style="list-style-type: none"> • 617 informed • 179 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Sustainability:** Support for green construction and the use of mass timber.
- **Location:** Increasing housing supply at this location makes sense given the proximity to current and future Skytrain stations, bike lanes and retailers. This will encourage residents to use sustainable modes of transportation.
- **Housing stock:** Increasing housing supply, specifically rental and affordable housing in the City is supported.
- **Transportation:** Support for having no vehicle parking spaces and only bicycle parking spaces. This will encourage residents to use public transit and more active forms of transportation such as biking.
- **Building design and neighbourhood context:** The design of the building is supported. The building will fit in with the existing neighbourhood and will contribute positively to the character of the area.

Generally, comments of concern fell within the following areas:

- **Livability:** Units should have balconies. Being able to go outside and having fresh air is important for mental health.
- **Parking:** Concerns about no on-site vehicle parking. Specific comments include:

- It is unrealistic to think residents will not own cars and will only rely on biking or public transit. There are concerns about accessibility as some folks own cars because they cannot bike or walk long distances.
- Vehicles from residents and retail stores in the area will overflow onto the local roads and take away street parking spots.
- **Height and neighbourhood context:** The proposed building is too tall. Not only will block sunlight and views of the North Shore, it also does not fit in with the character of Mount Pleasant.
- **Affordability:** There are not enough affordable units proposed. The supply of affordable housing in Vancouver is already limited. It is also questionable whether the units will actually be affordable as “below market” is often times still unaffordable given the high rent costs in Vancouver.

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

General comments of support:

- Support for these types of developments outside of the downtown core.
- Support for retail space at grade.
- Given the amount of amenities (art space, rooftop garden, bike co-op lounge) and the fact that there are below market units, it is acceptable to have no balconies.

General comments of concern:

- The proposal caters to the wealthy and is for developer profit.
- An increase in residents in the area will exacerbate existing traffic congestion in the area and make it dangerous for pedestrians. The intersection at Main Street and 5th Avenue is already congested due to the pedestrian controlled lights and street parking.
- The building will block private views.
- An increase in residents will overload the utilities capacity and amenities in the neighbourhood (e.g. dog parks). There is already a lack of green space in the area.
- It will be very noisy inside the units given the location on an arterial road.

General neutral comments/recommendations:

- The height should be reduced.
- More vehicle and bicycle parking spaces and infrastructure to charge e-bikes.
- There should be more below market units and family-friendly (e.g. 3-bedroom) units.
- The City should invest more in public transit and active transportation infrastructure such as bike lanes.
- There should be a contribution to the Mount Pleasant art community as the site has always been used to host events for the Vancouver Mural Festival.

* * * * *

**2015 Main Street and 190 East 4th Avenue
URBAN DESIGN PANEL (UDP)**

Please see UDP minutes for April 11, 2023 at
<https://council.vancouver.ca/20230411/documents/rr3.pdf>.

Planners' Introduction:

Rezoning Planner, Allison Smith, introduced the project, proposal, and policy context.

Development Planner, Hamid Shayan, described the urban design intent of the Broadway Plan and the proposal's form of development. The proposal is for a mixed-use mass-timber development that encroaches into the lower Queen Elizabeth Park view sections 3.2.4a. This intrusion can be considered to enable opportunities for additional job space and affordable housing close to rapid transit and to strengthen the skyline of the "second downtown".

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

1. With due consideration given to the key principles of Broadway Plan, advice from the Panel is sought on the proposed Height, Density and Overall Massing of the proposal with particular attention to the following:
 - Location and proportion of the tower
 - Contribution to the skyline of Vancouver's "second Downtown"
 - Shadowing on the adjacent open spaces of the public realm
 - View and solar access for dwelling units
2. Provide comments on the provision of and quality of share indoor and outdoor amenity spaces;
3. Does the proposal, including preliminary arrangement of at-grade uses and building articulation, set a positive framework for the future evolution of Main Street as a high performing pedestrian-friendly street at Mount Pleasant Neighbourhood?

The Planning team then took questions from the Panel. The applicant provided introductory comments.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by **MS. STAMP** and seconded by **MR. CUDDINGTON** and was the decision of the Urban Design Panel:

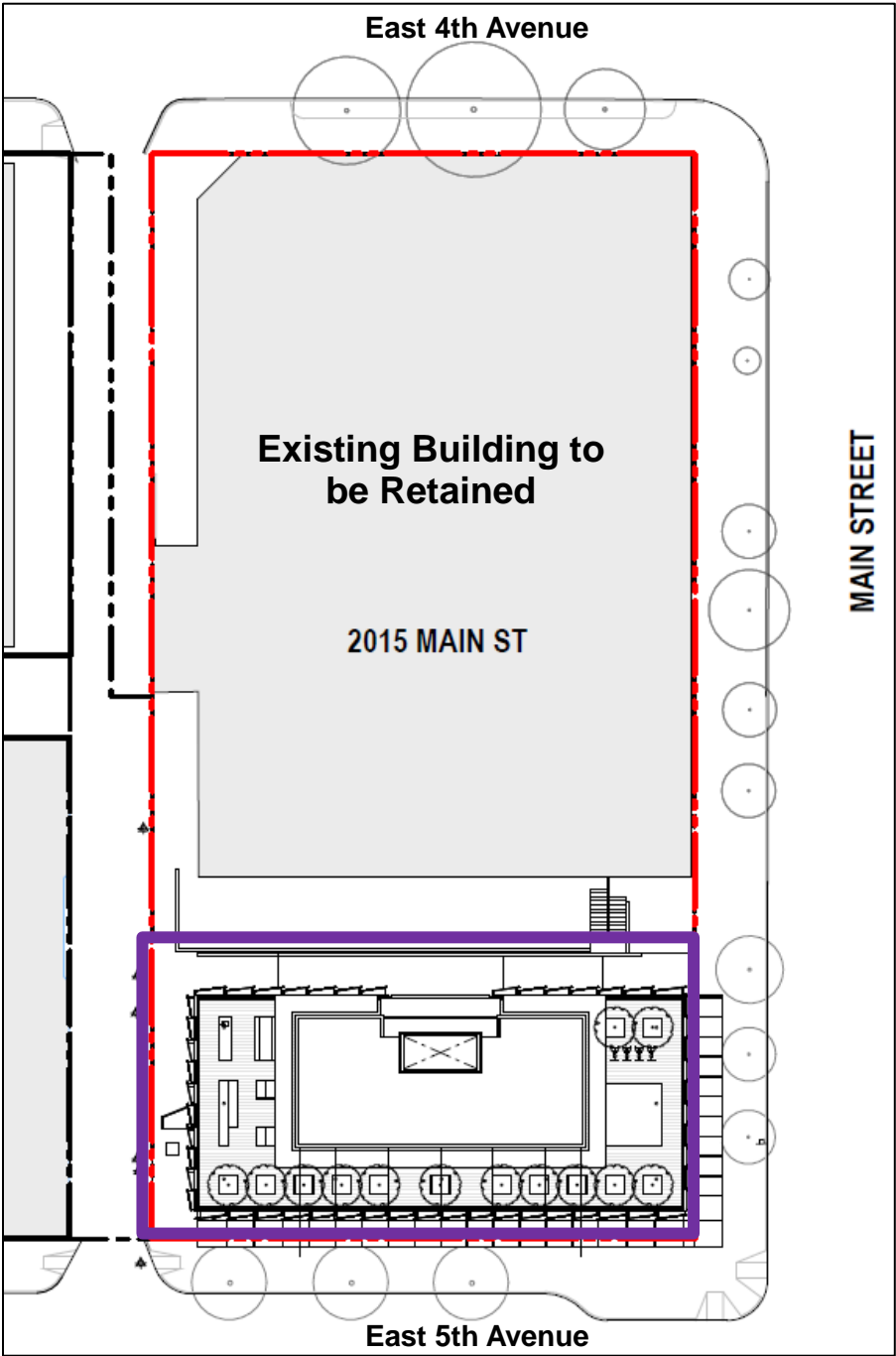
THAT the Panel SUPPORT the project with the recommendations to be reviewed by City Staff:

- Increase the shared outdoor amenity space;
- Refine the public realm at grade particularly at the lane;
- Recommend an outdoor play space for children be provided.

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

2015 Main Street and 190 East 4th Avenue
FORM OF DEVELOPMENT DRAWINGS

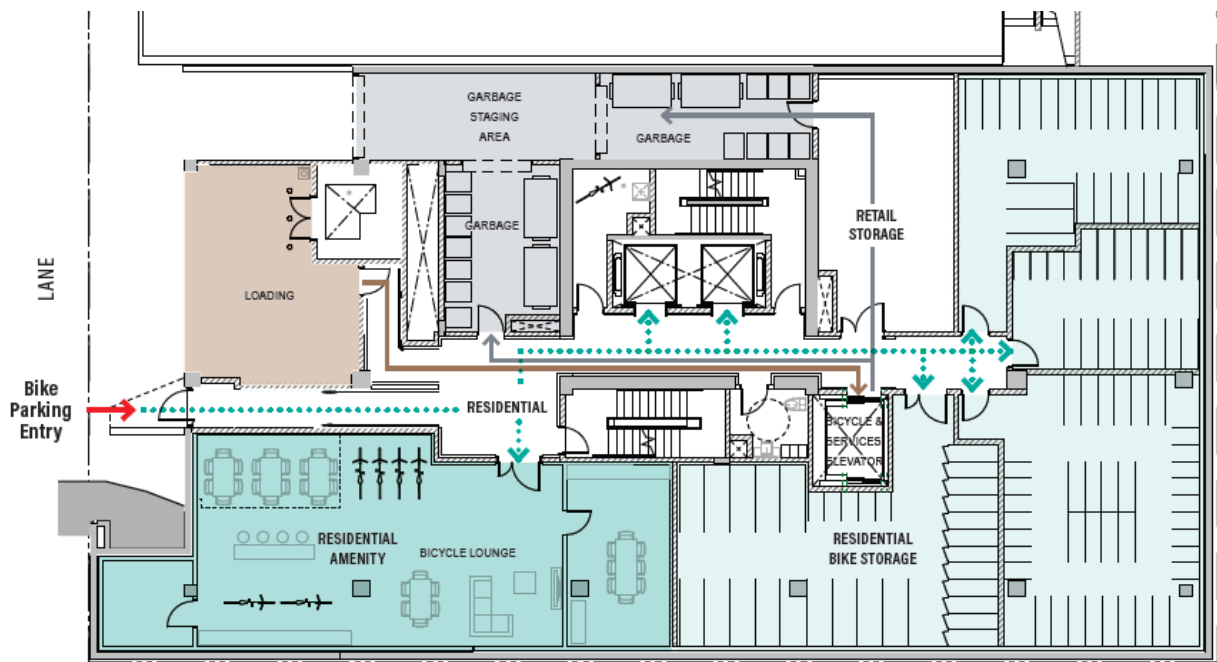
Context Plan



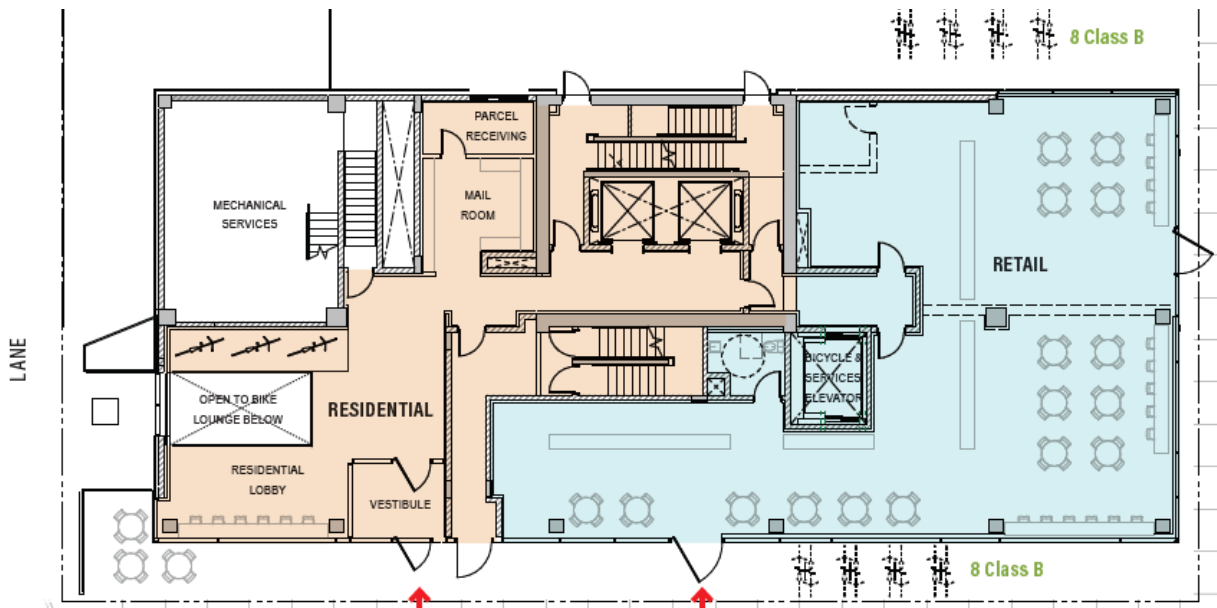
Portion of Site Proposed for Redevelopment

SEPTEMBER 29, 2022 DRAWINGS

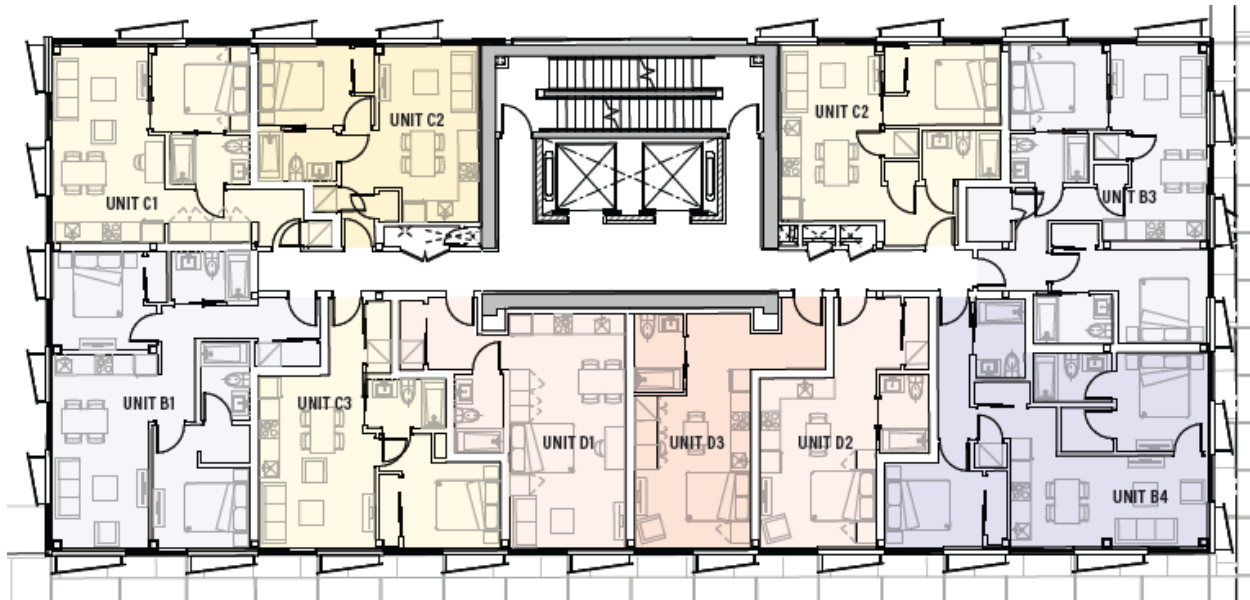
Level B1



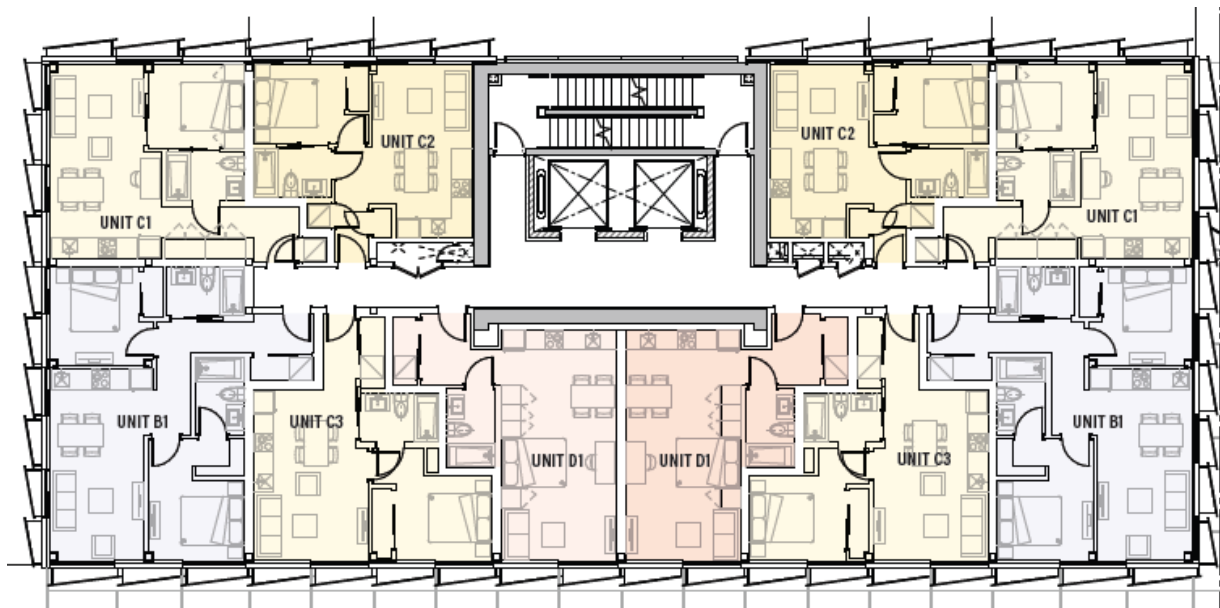
Level 1



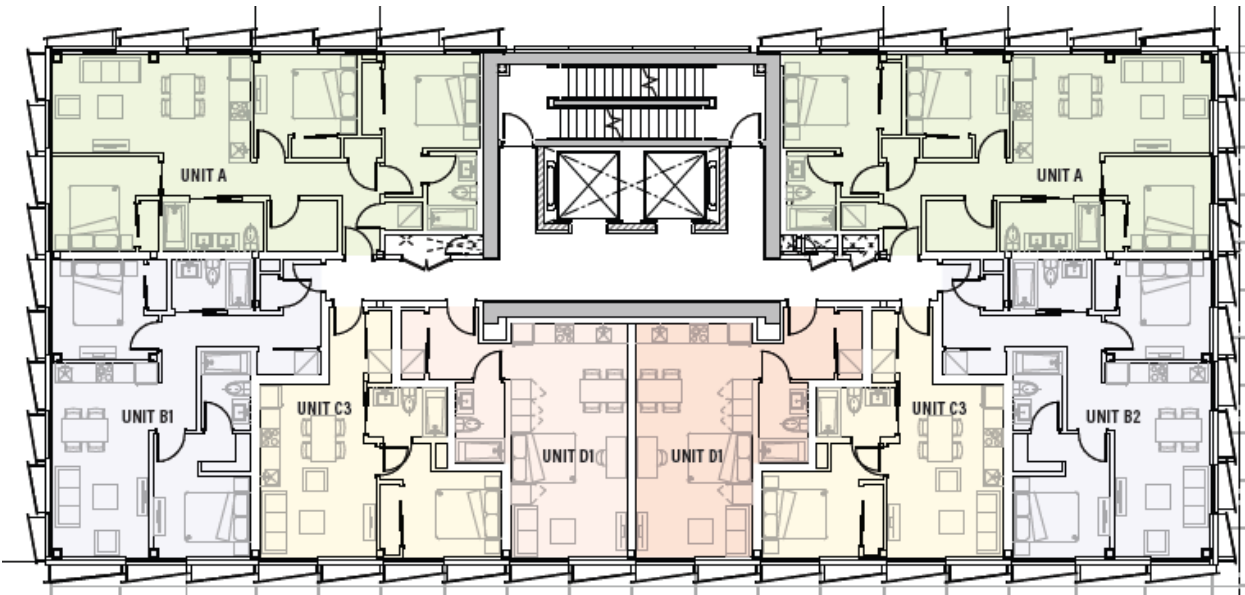
Level 2



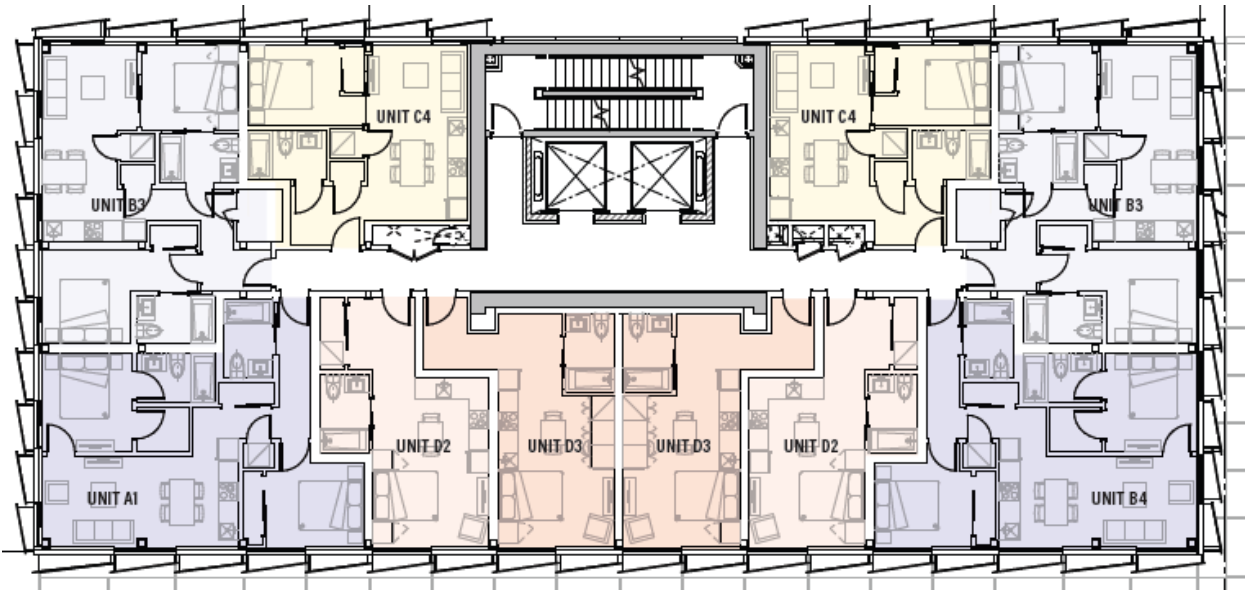
Typical Floor Plan (Levels 3 to 11)



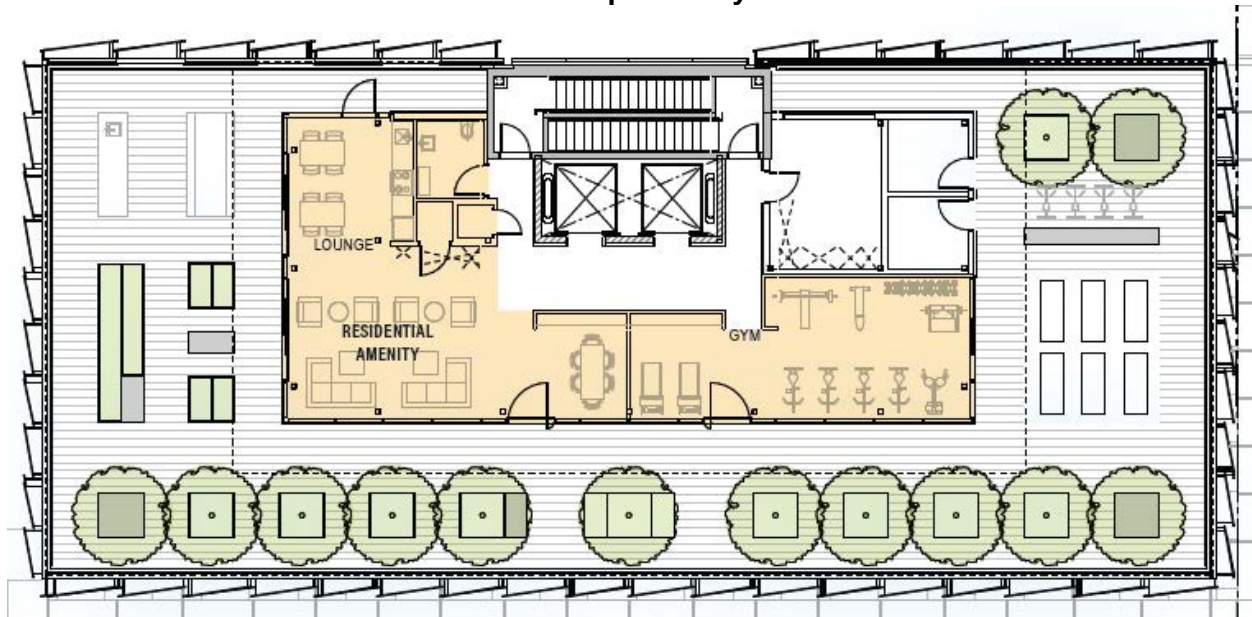
Typical Floor Plan (Levels 12 to 20)



Typical Floor Plan (Levels 22 to 24)



Rooftop Amenity



Shadow Studies



10:00 AM



12:00 PM



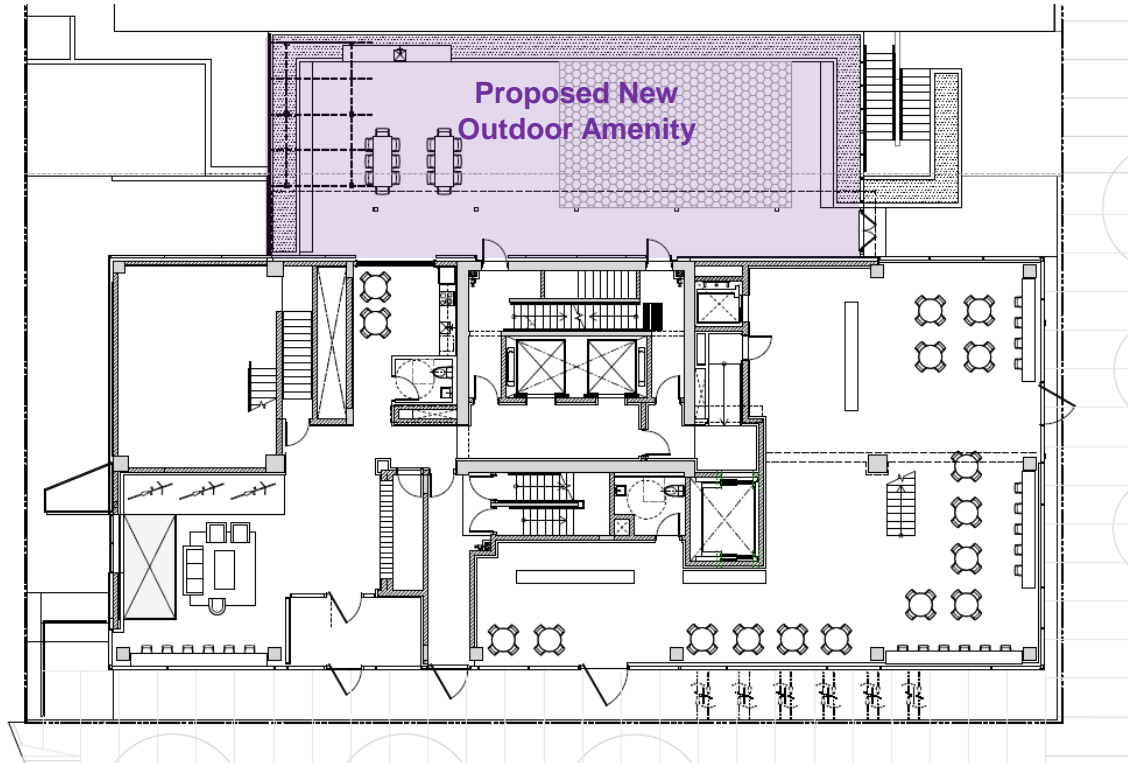
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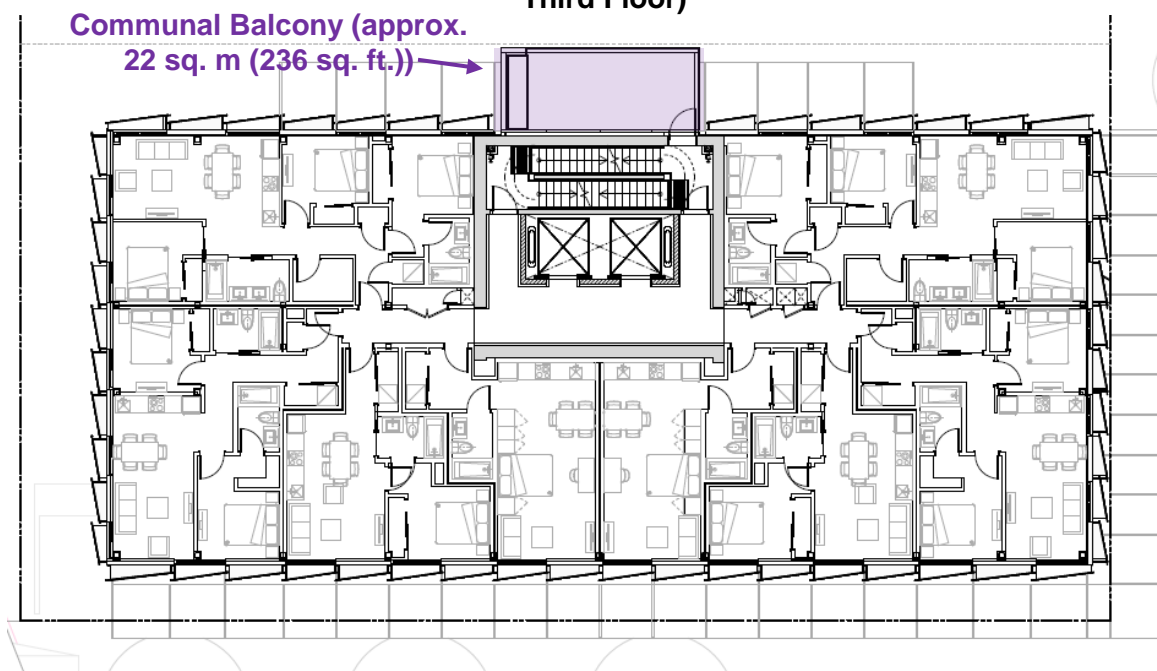
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SEPTEMBER 13, 2023 ADDENDUM DRAWINGS

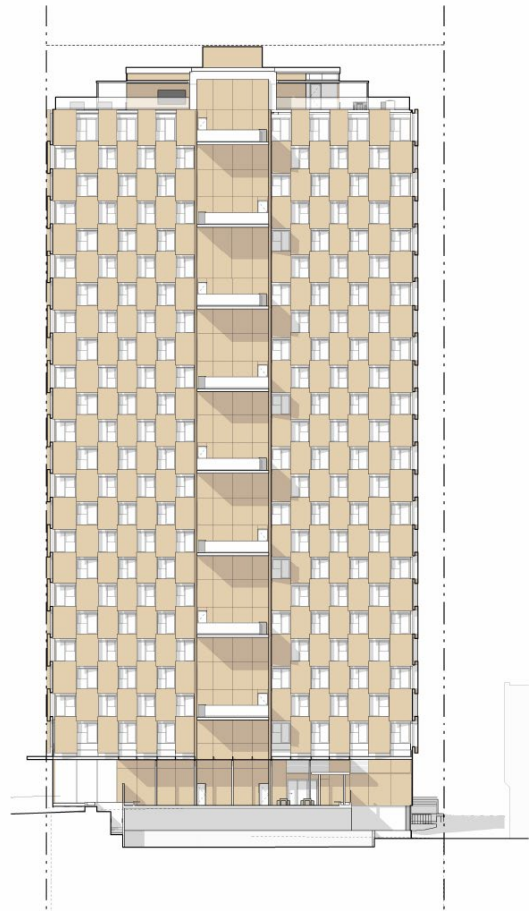
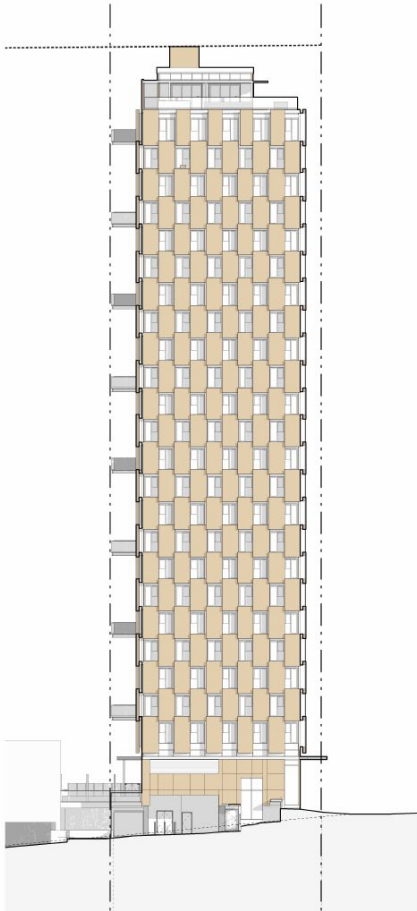
Level 1 (At Grade Outdoor Amenity Area Added)



Typical Floor Plans – Levels 3, 6, 9, 12, 15, 18, 21, 24 (Communal Balcony Added at Every Third Floor)



West and North Elevations Showing Communal Balconies at Every Third Floor



2015 Main Street and 190 East 4th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A new 25-storey mixed-use building of 161,740 sq. ft., with 210 secured-rental housing units, of which 20% of the residential floor area are at below-market rents, and commercial space at grade, is proposed on the southern portion of the lot. The existing two-storey commercial building of 56,937 sq. ft. on the northern portion of the lot is to be retained.

Public Benefit Summary:

210 secured rental housing units, of which 20% of the residential floor area at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 3,240.5 sq. m. (34,880.5 sq. ft.))	3.0	6.27
Buildable Floor Space (sq. ft.)	104,642	218,677
Land Use	Light Industrial	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1,2}	\$126,505
City-Wide Utilities DCL ¹	\$2,169,733
Public Art ³	\$320,245
Total	\$2,616,483

Other benefits (non-quantified): 210 secured rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2023; by-laws 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.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at \$3,399,427. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

2015 Main Street and 190 East 4th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
2015 Main Street and 190 East 4th Avenue	030-389-437	Lot A Block 24 District Lot 200A New Westminster District Plan EPP80624

APPLICANT INFORMATION

Architect	Henriquez Partners Architects
Property Owner	2015 Main Property Inc.NO. BC1045809

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	IC-2	CD-1	
Uses	Industrial	Mixed-Use	
Maximum FSR	3.0 FSR	6.27	
Floor Area	9,722 sq. m (104,642 sq. ft.)	Total: 20,315.8 sq. m (218,677 sq. ft.) Existing Commercial Building: 5,289.6 sq. m (56,937 sq. ft.) Proposed Tower: 15,026.2 sq. m (161,740 sq. ft.)	
Maximum Height	18.3 m (60 ft.)	79.3 m (260 ft.) and the height of permitted mechanical appurtenances must not exceed 3.6 m (12 ft.) above the permitted building height, with no part of the building permitted to project into public view corridor 3.2.4	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	0 343 Class A 1 Class B; 2 Passenger Confirmed at development permit stage
Natural Assets	9 existing on-site by-law trees; 12 City trees	9 on-site trees for removal; 12 City trees to be retained Confirmed at development permit stage	

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