



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: September 5, 2017  
Contact: Kent Munro  
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RTS No.: 12161  
VanRIMS No.: 08-2000-20  
Meeting Date: September 19, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 2221-2223 Main Street

**RECOMMENDATION**

A. THAT the application by Catalyst Community Development Society ("Catalyst") and Marcon Developments Ltd. ("Marcon"), on behalf of the Vancouver Affordable Housing Agency ("VAHA"), as agent for the City of Vancouver (the "City"), to rezone 2221-2223 Main Street [*Lot 6; Lot 7, except the south 6.44 feet; Amended Lot 8 (See 124528L); Lot 9; Lot 10; and Lot 11, all of Block 37, District Lot 200A, Plan 197 [PIDs: 013-420-283; 013-420-305; 005-173-019; 005-173-027; 005-173-043 and 005-173-051 respectively]*, from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit a stepped nine-storey mixed-use building with 145 social housing units and commercial uses at grade, with a floor space ratio of 3.33 and a maximum building height of 30.8 m (101.1 ft.), be referred to public hearing together with:

- (i) plans prepared by Rositch Hemphill Architects, received February 16, 2017 and amended May 19, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

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

B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing.

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

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

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

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, 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 through D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone a City-owned site located at 2221-2223 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a stepped nine-storey mixed-use development with 145 social housing units and ground-floor commercial spaces. The proposed density is 3.3 FSR and the proposed height is 30 m (98 ft.). If the rezoning is approved, the site would also incorporate commercial replacement parking stalls to address the historical and anticipated parking needs in the area, and an area of 985 sq. m (10,600 sq. ft.) on the southern portion fronting East 7th Avenue for a dedicated park, with an associated FSR of 0.03 for potential future ancillary uses. A height increase to 30.8 m (101.1 ft.) is also recommended to allow for further design development to help achieve policy objectives.

As part of the Emerging Directions from the City of Vancouver's Housing Vancouver Strategy, the City has committed to prioritize affordable housing projects through the approval process

in order to deliver more affordable housing at a faster pace. This application is one of the sites being processed through the City's new pilot affordable housing priority process.

Through this application, VAHA, as an agent of the City, and its partners Catalyst and Marcon would be delivering much-needed non-market housing. This supports VAHA's mandate, as an agent of the City of Vancouver, to leverage City-owned land to create new housing projects that offer greater affordability than that offered by the private market.

Staff have assessed the application and conclude that it meets the intent of the Mount Pleasant Community Plan and Implementation Policy. The application is supported subject to design development and other conditions. It is recommended that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council policies for this site include:

- March 28, 2017 Council meeting: Vancouver Housing and Homelessness Strategy Reset – *Housing Vancouver* Emerging Directions
- Mount Pleasant Community Plan (2010) and Implementation Policy (2013)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Affordable Housing Policies (1991)
- Mount Pleasant Light Industrial Areas (I-1) Council report (2013)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Vancouver Neighbourhood Energy Strategy (2012)
- Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Financing Growth Policies (2003)
- Housing Design & Technical Guidelines (2015).

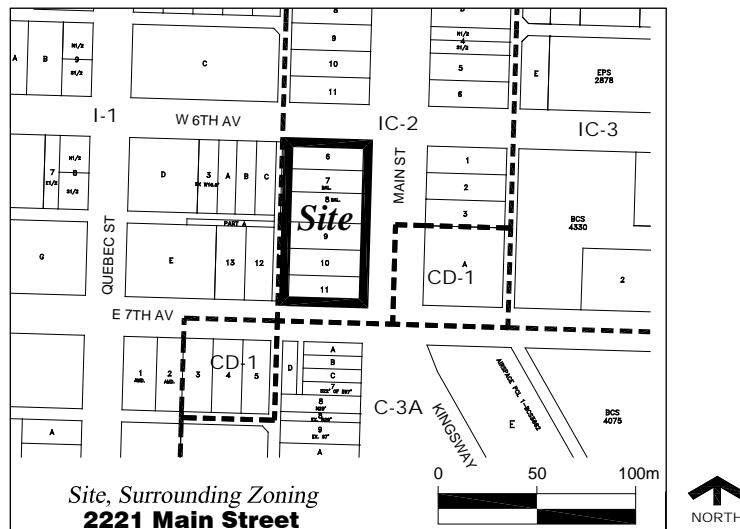
### ***REPORT***

#### **1. Site and Context**

The subject site is a full block on the west side of Main Street between 6th and 7th Avenues (see Figure 1), within the Lower Main subarea of the Mount Pleasant community (Figure 2). It is a prominent site located in the heart of the community, at the end-view terminus of Kingsway. The site has 80 m (264 ft.) of frontage on Main Street and is currently occupied by a surface parking lot. The surrounding context along Main Street includes one- and two-storey commercial and industrial buildings, however, those sites are also expected to redevelop, over time, in accordance with the Mount Pleasant Community Plan. A nine-storey building approved in accordance with the Plan in 2013 is currently under construction to the east across Main Street. The 10-storey Mount Pleasant Community Centre and market rental housing complex is located to the southeast across Main Street. Across the lane to the west is an I-1 industrial zoned area where land use will be reviewed as part of the future Broadway

Corridor planning. The site is well served by frequent transit service, with bus routes on Main Street and on Broadway.

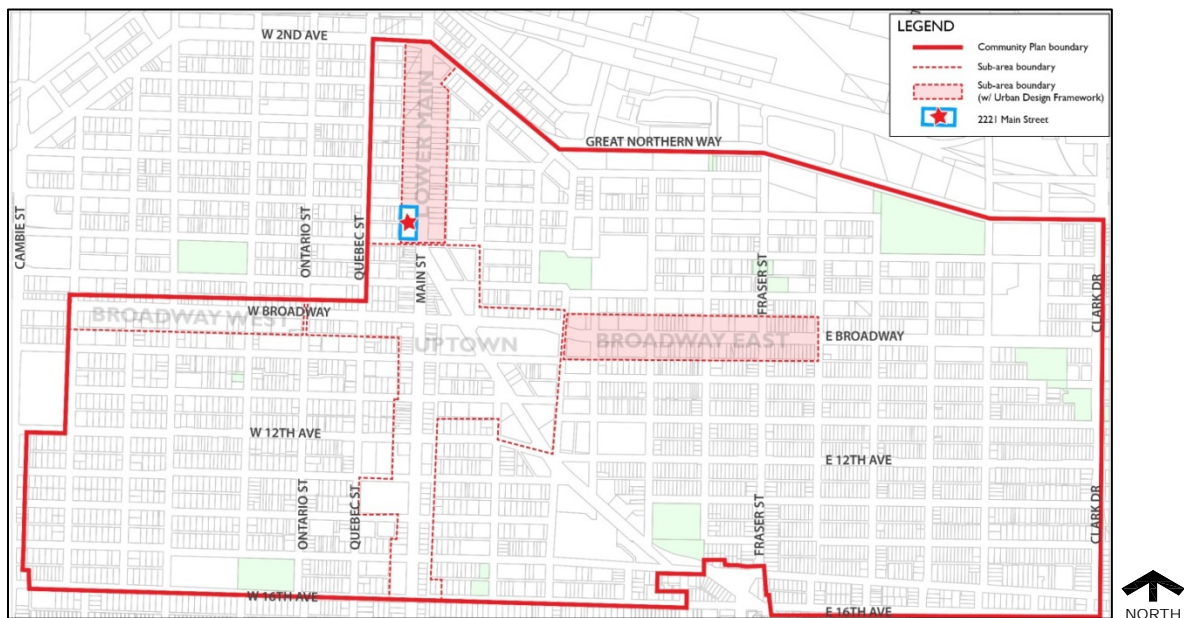
Figure 1: Site and Surrounding Zoning



## 2. Policy Context

Future land use on the subject site is guided by the Mount Pleasant Community Plan and its accompanying Mount Pleasant Community Plan Implementation Policy (collectively referred to herein as the "Mount Pleasant Community Plan"). The Mount Pleasant Community Plan anticipates development on this site of up to 3.0 FSR with building heights up to approximately 30 m (98 ft.), with an objective of maximizing social housing potential while

Figure 2: Mount Pleasant Sub-areas



allowing for a public open space on the southern portion of the site. The Lower Main area (properties fronting both sides of Main Street from 2nd to 7th Avenue) is anticipated to transition into a pedestrian-oriented, mixed-use corridor that will connect Mount Pleasant with the Southeast False Creek and Downtown areas to the north. A mix of residential, office and retail uses are anticipated, along with the creation of small public open spaces and an aspiration to expand arts and culture spaces.

### **Housing & Homelessness Strategy (2011)**

In July 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

### **Family Room: Housing Mix Policy for Rezoning Projects (2016)**

In July 2016, Council adopted the Family Room: Housing Mix Policy for Rezoning Projects, updating family unit requirements for new rezoning applications to provide a minimum 35 per cent of total units as suitable for families, including a minimum of 25 per cent two-bedroom units and a minimum of 10 per cent three-bedroom units. As a social housing development on City-owned land, the project will be designed in accordance with the City's Housing Design & Technical Guidelines. This includes an objective for 50 per cent of units to be family housing (two or more bedrooms).

### **Housing Vancouver (2017)**

A new 10-year strategy known as 'Housing Vancouver' is currently in preparation with the aim of improving housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 12,000 units are targeted for social and supportive housing. This application will make a significant contribution toward the City's social and supportive housing target. The completed Housing Vancouver strategy is expected to be considered by Council later in 2017.

As part of the Emerging Directions report, the City has committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. This application is one of the projects being processed through the City's pilot affordable housing priority process.

## **3. Background**

The Mount Pleasant Community Plan anticipated both social housing and a public open space on the subject site. In 2014, Vancouver City Council, acting on recommendations from the Mayor's Task Force on Housing Affordability, approved the creation of the Housing Agency (VAHA). VAHA's mandate is to deliver diverse housing options with greater levels of affordability to help achieve the objectives set out in the City of Vancouver's Housing and Homelessness Strategy. VAHA leverages both City-owned land and partner-owned land to

create new housing projects that offer a greater diversity of home options as well as greater affordability than what is currently offered by the private market. VAHA is working toward the delivery of 2,500 new affordable homes by 2021 on City lands. If approved, the subject application would deliver 145 social housing units toward this target.

In 2015, VAHA issued a Request for Proposal (RFP) to its development partners for the design and construction of the 2221 Main Street site. In response to the RFP, Marcon and Catalyst submitted a joint proposal for the construction (Marcon) and long term operation (Catalyst) of the site as social housing. Marcon and Catalyst were selected as the successful proponent in 2016 and have since been working with VAHA to bring forward the rezoning application for the site.

Vancouver Park Board staff have indicated a desire to acquire a portion of this site to help in addressing park and open space needs in the Mount Pleasant community. The Mount Pleasant Community Plan envisions a civic open space as a neighbourhood focal point at this central and prominent location. After construction of the building has been completed, the Park Board will deliver on development of a park to help fulfil this policy objective. The Park Board will engage with incoming residents and the local community on the design and character of the park prior to its construction.

### *Strategic Analysis*

#### **1. Proposal**

This application proposes a nine-storey mixed-use building over four levels of underground parking accessed from the rear lane (Figure 3). A total of 145 social housing units (28 studio units [19%], 45 one-bedrooms units [31%], 42 two-bedroom units [29%], and 30 three-bedroom

**Figure 3: Proposed Development (view from Main Street looking northwest)**



units [21%]) with associated indoor and outdoor amenity space, and commercial units fronting Main Street and the park, is proposed. A density of 3.3 FSR and a building height of 30 m (98 ft.) are proposed.

## 2. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the emerging directions of Housing Vancouver. The application would add 145 net new social housing units to the City's inventory, which would make a significant contribution towards the stated near- and long-term targets set out in the Housing and Homelessness Strategy (see Figure 4).

**Figure 4: Progress towards Social & Supportive Unit Targets as set in the Housing and Homelessness Strategy 2012-2021 (June 30, 2017)**

	TARGETS		CURRENT PROJECTS	GAP	
	Long Term (2012-2021)	Short Term (2012-2018)	Committed, Under Construction and Completed*	(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,702	998	1,198
All Other Non-Market Housing Units	5,000	3,500	2,240	1,260	2,760
Total Non-Market Housing Units	7,900	6,200	3,942	2,258	3,958

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

The application will include 30 per cent of units (equating to 44 units for this application) as affordable to households with incomes that fall under the BC Housing Income Limits (HILs) levels, at rents geared to income. Furthermore, the application will provide the remaining 101 units (70 per cent) of the units at 80 per cent of market rent (see Figure 5).

**Figure 5: Proposed Rents by Unit Type**

Unit Type	HILS Maximum Rental Rates	HILS Maximum Income	80% of Average Area Rental Rates*
Studio	\$1,000	\$40,000	\$1,088
1 Bedroom	\$1,125	\$45,000	\$1,398
2 Bedroom	\$1,388	\$55,500	\$1,846
3 Bedroom	\$1,663	\$66,500	\$2,424

\*Published annually by CMHC and last updated in the Fall 2016 Rental Market Report.

Should the rezoning be approved, the affordability requirements for the site will be secured through a Housing Agreement registered on title.

A lease will also secure that the property is managed and operated as social housing, rented on not less than a monthly basis, and will not be strata-titled. The terms of the Lease will be the subject of a separate report to Council following decision on the rezoning application.

### **3. Form of Development (refer to drawings in Appendix F)**

The comments in this section refer to the amended rezoning application dated May 19, 2017.

The proposal is generally consistent with the density, form of development and setback guidelines established in the Mount Pleasant Community Plan. While the Plan anticipates development of up to 3.0 FSR on this site, the proposed FSR of 3.3 FSR is being considered to help progress the City's housing objectives, and to assist with the financial viability of the project.

The application proposes a height of 30 m (98 ft.). Based on input from the Urban Design Panel and the public, staff have concluded that the proposed form requires further development to better respond to the unique features of the site. Firstly, an increased stepping of the building form, as seen along Main Street, is required to respond to the significant sloping condition of the site's topography. This would result in a stepped nine-storey building with a partial mezzanine, and would add 0.81 m (3 ft.) to the overall building height as proposed. In addition, the Park Board is seeking an FSR of 0.03 for potential future ancillary uses in the park. The rezoning, if approved as recommended, would set a height limit of 30.8 m (101.1 ft.) and an FSR of 3.33 across the site, which would achieve urban design objectives in a form that is consistent with that envisioned in policy.

Additional design conditions seek a stronger architectural element on the southeast corner of the building to address the terminating view of Kingsway as it merges with Main Street; and improved visual and physical connection between the public park and the ground floor of the proposed building, to ensure that the finished floor of the building interfaces with the sloping nature of the park grades. A second residential entry on the building's south side is sought in order to gain a more convenient and intuitive access to the park for the building's residents. It is anticipated that this entryway would also serve to further activate the proposed park space with public use. Staff are also seeking further changes to the architectural character of the building to better reflect the residential use of the building, through the use of a more varied palette of building materials.

The Urban Design Panel reviewed this application on May 31, 2017 (see Appendix D), and recommended that the application undergo further design development. Staff have concluded that the overall proposed form and massing respond satisfactorily to the expectations set out in the Mount Pleasant Community Plan and, while further minor changes are required to the building's form, these revisions can occur through the Development Permit phase, during which the Urban Design Panel will review a revised application that embodies the Panel's previous advice. Staff, therefore, support this application, subject to the conditions outlined in Appendix B.

### **4. Transportation and Parking**

Vehicle and bicycle parking are provided within four levels of underground parking, accessed from the lane. The application proposes a total of 51 residential parking spaces, 63 commercial parking spaces, three Class B loading bays, and 226 Class A and 6 Class B bicycle spaces.

Staff recommend that one parking space per six non-family units, and one space per two family dwelling units be provided for this site. A Residential Parking Study is requested (Condition (b)29) to give an update on the utilization of the residential parking proposed.

Commercial parking space replacement for the existing surface parking lot is also being sought on site (Condition (c)5). The site has been leased for use as a surface parking lot and has been serving the Main Street shopping area and the adjacent light industrial area to the west since 1998. The business community and local residents have consistently expressed concern over parking issues in the area, and the parking lot operator has also noted that the lot is well used. The Mount Pleasant Light Industrial Areas (I-1) Council report (2013) identified this site as one of two possible sites in the area for District Parking to help offset a loss of on-street parking (e.g. 10th Avenue and Quebec Street) and to address the intensification of jobs in the area (e.g. Digital District). Staff have concluded that maintaining the commercial parking stalls would be of benefit to the community. The applicant will be required to re-construct the existing commercial parking stalls in addition to the parking stalls required through this development. 100 spaces currently exist in the parking lot, and approximately 100 replacement stalls are expected to be provided. The cost for the replacement parking will be paid for by the City of Vancouver.

Conditions in Appendix B set out requirements for building setbacks and surface Statutory Rights of Way on Main Street and East 6th Avenue to achieve wider sidewalks adjacent to the proposed building.

Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

## **5. Environmental Sustainability**

In July 2016, City Council adopted the Zero Emissions Building Plan (ZEBP), that directed staff to require all new City-owned and Vancouver Affordable Housing Agency (VAHA) projects to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, in lieu of certifying to LEED Gold, unless it is deemed unviable by Real Estate and Facilities Management, or VAHA, in collaboration with Sustainability staff. Due to the in-progress nature of the project at the time the ZEBP was adopted, and the availability of low carbon energy from the Neighbourhood Energy System (NES), pursuing Passive House was deemed not viable for this application. As this application was received prior to the May 1, 2017 implementation date of the updated Green Buildings Policy for Rezoning, the application was developed as LEED Gold, with additional improvements in energy and water. The project may still opt to follow the updated green building policy in lieu of LEED Gold if they choose, with final requirements to be determined in collaboration with VAHA and Sustainability staff through the development permit process.

The Greenest City Action Plan seeks to reduce citywide greenhouse gas emissions by 33 per cent or 1,110,000 tonnes of CO<sub>2</sub> per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11 per cent of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. The Mount Pleasant Community Plan identifies Lower Main as a priority zone in the Vancouver Neighbourhood Energy Strategy, and as such, all new buildings in Lower Main must be readily connectable to a neighbourhood energy system (NES) if it is financially and technically viable. Conditions of rezoning have been incorporated in Appendix B that provide

for NES compatibility, including immediate connection to the City’s designated NES utility provider, if available, and future connection, if not immediately available.

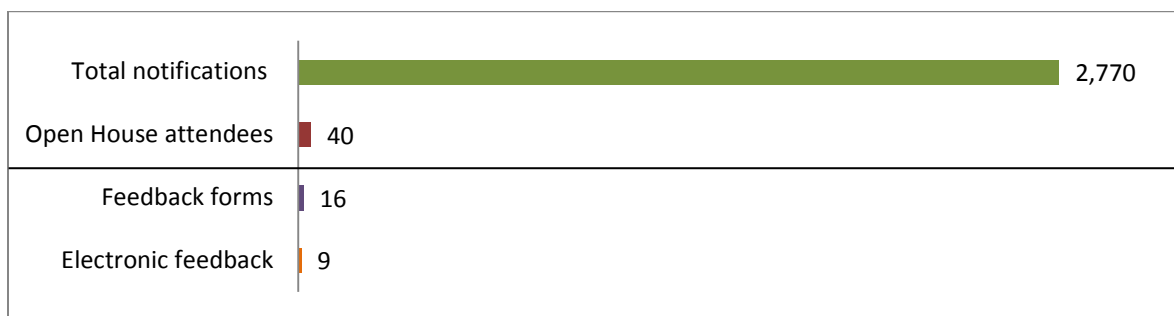
### **PUBLIC INPUT**

**Public Notification** — A rezoning information sign was installed on the site, and approximately 2,770 notifications were distributed within the neighbouring area on or about May 20, 2017 (see Figure 5). Notification, application information, and an online comment form were provided on the City’s Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). A community open house was held on June 1, 2017. Staff, the applicant team, and a total of approximately 40 people attended the open house.

**Public Response** — A total of 16 comment sheets were submitted from individuals at the open house. In addition, nine online comments were submitted by email about the proposal.

Comments in support widely cited the need to provide more affordable, rental housing stock in the neighbourhood. Respondents were also highly supportive of the proposed mix of uses and amenities, citing that the application makes good use of an underutilized site.

**Figure 5 — Notification and Public Response**



Despite their overall support for the application, some respondents expressed concerns, including:

- Design response to the site’s prominence and characteristics;
- Height of the building and loss of views; and
- Parking and traffic concerns, particularly in the lane to the west of the site.

A more detailed summary of public comments on this application is provided in Appendix E.

In response to feedback received during the application review process, design development conditions (Appendix B) seek to improve the response to the view-end terminus of Kingsway, the sloping topography of the site, and the building’s interface with the public park. With regard to parking and traffic concerns, the development is meeting the minimum by-law parking requirements, and will be required to replace the existing 100 commercial parking spaces on the site so that there would be no net loss of parking should this development proceed. The site location has good access to transit, which is expected to minimize vehicle trips around this site. Any increases in traffic congestion along the lane will be reviewed for future traffic calming measures.

## ***PUBLIC BENEFITS***

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

### ***Public Benefits – Required by By-law or Policy***

**Development Cost Levies (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. Under the DCL By-law and Section 523D(10)(d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30 per cent of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of this project meets these criteria and is exempt from paying DCLs. The value of this exemption is estimated to be approximately \$1,463,311, based on a floor area of 9,773 sq. m (105,195 sq. ft.). It is anticipated that the commercial component of this project will generate DCLs of approximately \$138,051, based on a floor area of 922 sq. m (9,928 sq. ft.).

**Public Art Program** – The Public Art Program requires all newly rezoned developments having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The proposed development exceeds this floor area threshold, however, it is exempt from the application of the Public Art Policies and Guidelines as it is a social housing development.

### ***Public Benefits – Offered by the Applicant***

**Community Amenity Contributions (CACs)** – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits, and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

**Social Housing** – The applicant has proposed that the 145 residential units be delivered as social housing. The public benefit accruing from these units is their contribution to the City’s social housing supply and affordable housing objectives. If this rezoning is approved, the affordability requirements for the site will be secured through a long term Lease Agreement between Catalyst Community Development Society and the City.

Real Estate Services staff have reviewed the applicant’s development pro forma and have concluded that, after factoring in the costs associated with the provision of the social housing units described in the report, no further contribution towards public benefits is anticipated in this instance.

See Appendix G for a summary of all of the public benefits associated with this application.

### ***Additional on-site benefits***

**Site available for Urban Park** – The Mount Pleasant community is the third most park deficient neighbourhood in the city, with a growing population and limited opportunities to expand park space. The Mount Pleasant Public Benefits Strategy (2013) seeks new parks or plazas for passive recreation, socializing and community events on or near Main Street. The subject site was identified as a key opportunity to develop public open space. As such, Vancouver Park Board staff are seeking to deliver an approximately 985 sq. m (10,600 sq. ft.) park on the southern portion of the site. The design, construction and programming of the park would be determined through a separate process led by the Park Board.

**Replacement parking** – Replacement of the existing commercial parking spaces on the site is seen as a benefit to the area. The parking will be constructed by the development funded by the City of Vancouver.

### ***FINANCIAL IMPLICATIONS***

The site is subject to the Citywide DCL By-law. Should Council approve the rezoning application:

- The commercial space is anticipated to generate approximately \$138,051 in DCLs; and
- The social housing component is exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law; the value of the exemption is estimated to be approximately \$1,463,311.

As noted in the Public Benefits section, the project, as social housing, is exempt from public art contributions, and there are no anticipated CACs beyond the delivery of social housing units associated with this rezoning.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement; and not require further operating subsidies and property tax exemptions from the City.

The affordability requirements for the site will be secured through a long term Lease between Catalyst and the City. The Lease will ensure that a minimum of 30 per cent of units are rented to households earning below the HILs and that average rents across all units in the building will be no greater than 80 per cent of market rent. The Lease will also secure that the property is managed and operated as social housing over the long term. The terms of the Lease will be the subject of a separate report to Council following decision on the rezoning application.

Design, construction and operation of the proposed park will be the responsibility of the Park Board, with the design and construction expected to be primarily funded through Park DCLs. The project budget and funding sources will be determined as part of the City's capital planning and budget processes.

The parking will be constructed by the development and paid for by the City of Vancouver.

## ***CONCLUSION***

Staff assessment of this rezoning application has concluded that the proposed development is an appropriate urban design response to the site and its context, and that the application is consistent with the Mount Pleasant Community Plan policies and aspirations for this site. If approved, the delivery of on-site public benefits in the form of a site for a dedicated public park and the addition of social housing will help implement the Community Plan while significantly contributing towards the City's affordable housing objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application, including the form of development as shown in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

2221-2223 Main Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

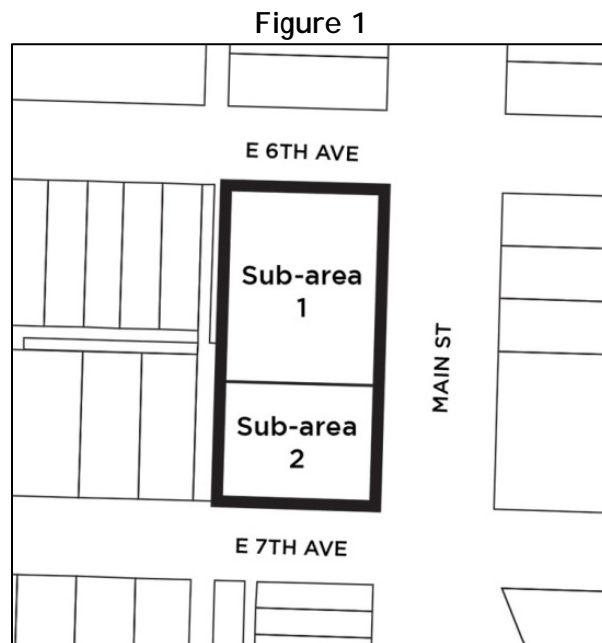
**Zoning District Plan Amendment**

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

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

**Sub-Areas**

2. The site is to consist of two sub-areas generally as illustrated in Figure 1, for the purpose of allocation of use, conditions of use, maximum floor area, maximum density and maximum height.



## Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 3.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses of which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Park or Playground, and Theatre;
  - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Dairy Products Manufacturing, Jewellery Manufacturing, and Printing and Publishing;
  - (e) Office Uses;
  - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
  - (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
  - (h) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
  - (i) Accessory Uses customarily ancillary to the uses listed in this Section 3.2.

## Conditions of Use

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.3 The design and lay-out of at least 50% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4.4 In Sub-area 2, the only permitted use is Park or Playground and ancillary uses.

#### Floor Area and Density

- 5.1 Computation of floor space ratio for Sub-area 1 must assume that the site consists of 3,241.1 m<sup>2</sup>, being the site size of Sub-area 1 and Sub-area 2 combined at the time of application for the rezoning as evidenced by this By-law, prior to any dedications.
- 5.2 Computation of floor space ratio for Sub-area 2 must assume that the site consists of 3,241.1 m<sup>2</sup>, being the site size of Sub-area 1 and Sub-area 2 combined at the time of application for the rezoning as evidenced by this By-law, prior to any dedications.
- 5.3 The floor area and density for all permitted uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (FSR)
1	10,696	3.3
2	97	0.03

- 5.4 The maximum floor area for all uses combined in Sub-area 1 must not exceed 10,696 m<sup>2</sup>.
- 5.5 The maximum floor space ratio for all uses combined in Sub-area 1 must not exceed 3.3.

- 5.6 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.7 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the residential floor area being provided, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, and access corridors to such uses, to a maximum total area of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.8 The use of floor area excluded under section 5.7 must not include any use other than that which justified the exclusion.

### **Building Height**

- 6.1 Building height in Sub-area 1 must not exceed 30.8 m, measured from base surface.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

#### Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

2221-2223 Main Street  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Rositch Hemphill Architects and stamped "Received Planning, Urban Design and Sustainability, May 19, 2017", provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Significant design development to the proposed building form, in order to respond to the sloping site topography and the terminating view from Kingsway.

Note to Applicant: This should include a relocation of building mass from the top storey on the north side to the southeast corner where an extra storey may be added to give physical prominence to this corner.

- 2. Design development to the south commercial retail units interfacing with the future park, with finished floor elevation to follow the existing topography.

Note to Applicant: Removing the proposed elevated patio on proposed Parks land, and staggering the floor elevations to approximately 104 ft. on the west side and 106 ft. on the east side, would satisfy this condition. Also refer to Parks conditions. Vancouver Park Board staff have indicated that new design of the park will likely follow the existing grade, which will meet the rear lane elevation with a smooth transition. Park Board staff have also indicated that a rectangular site shape for the park will be sought.

- 3. Design development to achieve a residential architectural character with a rich palette of materials and textures; a stronger expression of the residential balconies; and a response to the specific orientations of the four elevations for passively reducing solar gain during the summer months.
- 4. Design development to provide an activating relationship to the park from the residential component, by providing a direct secondary "convenience" entry to

the residential component of the building when approached from the south side while also retaining the main, elevator-served residential entry on the north side of the building.

Note to Applicant: Locating an indoor and/or outdoor amenity area directly facing the park on level 2 and a direct physical and visual linkage are also recommended.

5. Relocation of the pad-mounted transformer to an at-grade location on the development site, to be directly accessible from the service lane.
6. Identification on the architectural drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

7. The proposed unit mix, including 28 studio units (19%), 45 one-bedroom units (31%), 42 two-bedroom units (29%), and 30 three-bedroom units (21%), is to be included in the Development Permit drawings.

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

#### **Crime Prevention through Environmental Design (CPTED)**

8. Design development to respond to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

## Landscape Design

9. Design development of the Public Realm treatment to meet the intent of the Mount Pleasant Public Realm Plan.
10. Design development to provide a more conservative tree removal strategy, including as a minimum, Trees #380, 381 and 382 (Red Maples in good condition).

Note to Applicant: These trees are located on the future Park land and do not appear to require alterations to the building. Confirmation from the Park Board is required. It is expected that all developments will adhere to Council's approved Urban Forest Canopy Strategy, by retaining a maximum of viable trees, while still allowing development. A revised Arborist Report should document and make recommendations for methods of protection of retained trees during construction. If arborist supervision is required, then a Letter of Assurance should also be provided, signed and dated by arborist, owner and contractor.

11. Design development to relate the building more with the Park, by creating a stronger visual and access link and by programming the common patio to make the transition from building to Park.
12. Design development to re-orient the children's play area to a roof location with more solar access and visual linkage to the park, while allowing visual access from an indoor amenity room for parental supervision.
13. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be sloped or altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

14. Design development to improve sustainability by the provision of diverse, edible plants, in addition to urban agriculture plots on inhabitable roofs.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

15. At the time of Development Permit application:
  - (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings,

light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale. The plan should read clearly in black and white, without tones or shading.

- (ii) A Tree Management Plan, showing all existing trees to be retained/relocated/removed, complete with tree protection in coordination with arborist report.
- (iii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard.
- (iv) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (v) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (vi) Coordination of new proposed street trees with Engineering and the Park Board, confirming species and locations, and addition of the following note:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran 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 Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

- (vii) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.

- (viii) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (ix) Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

- (x) Provision on the landscape drawings of landscape features intended to create a 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 built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

## Sustainability

16. All new buildings in the development will meet the requirements of the preceding *Green Buildings Policy for Rezoning*s (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

17. In lieu of the requirements in Condition (b) 16, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s (amended

February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning - Process and Requirements* (amended April 28, 2017 or later).

18. If, at time of development permit, the applicant chooses to meet requirements for the Green Buildings Policy for Rezoning (amended February 7, 2017), they will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### Engineering

19. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection /removal or slab pour that requires additional street use beyond the already identified project street use permissions.
20. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent the site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details

21. Provision of a canopy application. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the

canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).

22. Clarify if plants or sod are proposed in the front boulevard on East 6th Avenue.

Note to Applicant: Landscape drawings to include a detailed plant list. All plantings on City right of way to comply with the Boulevard Gardening Guidelines.

23. Provide a 1'-6" (0.46 m) sod grass strip between the sidewalk and any proposed planting in the boulevard.

24. Show the existing utility poles in the lane on the site plan.

Note to Applicant: The existing wood poles in lane may conflict with access and manoeuvring to the Residential Class B loading. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation may be required. Should a conflict exist, written confirmation of the ability to relocate or remove the pole is required from all affected utility companies.

25. Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts or loss of existing lane lighting then provision of replacement lighting and/or upgrading of the lane lighting to current standard will be required.

26. Provision of an updated landscape plan that reflects the off-site improvements and Mount Pleasant Public Realm plan treatments sought by this rezoning.

27. Please ensure that SRW dimensions are clearly measured from back of the existing curbs, not the front. (Plans only reference "curb" not "back of curb".)

28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Show the overhead gate for the main ramp and the loading bays on the plans.
- (ii) Ensure O/H gate maintains full manoeuvring aisle width when operating. Either delete door shown in gate or confirm gate and door will open as "one" and not reduce required manoeuvring aisle width.
- (iii) All parking stalls to be numbered and dimensioned on the drawings including clearances to walls or structures.
- (iv) Dimension the manoeuvre aisle widths on all parking levels.

Note to Applicant: Minimum 6.6 m (21.8') maneuvering aisle width is required or provide 2.74 m (9') stall widths.

- (v) Provide a 10' x 10' corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
- (vi) Explore opportunities to improve two-way flow and sightlines at the parking ramps from P1 to P4 parking levels. View slots and parabolic mirrors are recommended.
- (vii) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.
- (viii) Label the minimum clearance for parking levels on the drawings, including overhead gate and mechanical projections.

Note to Applicant: Minimum 2.3 m clearance is required to all disability spaces and 3.8 m clearance is required for the Class B loading.

- (ix) Dimension the Class B loading bays and load throats.
- (x) Provision of design elevations on both sides of all loading bays to calculate the slope and crossfall.
- (xi) Provide double throats for the Class B loading spaces.

Note to Applicant: Double throats are required to facilitate approaches and departures to and from both 6th and 7th Avenues.

- (xii) Additional loading bay width of 3.8 m is required for the second and subsequent loading spaces.
- (xiii) Confirm that internal, stair-free loading routes are provided from the Commercial loading bays to all of the Commercial units.
- (xiv) Provision of updated plans showing the access route for the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (xv) Provide automatic door openers on the doors providing access to the bicycle room(s).
- (xvi) Class B residential bicycle parking to be relocated to a visible location on private property as per the Parking By-law.
- (xvii) Adjust the architectural columns located at the south east corner of the site (dwg L1.1, May 2017) so they are not in the sidewalk that connects Main Street to the lane within the park area.

29. Provision of a residential parking update 1 year post-occupancy.

#### Neighbourhood Energy Utility

30. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
31. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

32. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
33. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.

Note to Applicant: The site would be serviced by the City-designated NES from 6th Avenue.

34. Provide for suitably located Neighbourhood Energy Room and design provisions to accommodate the City-designated NES, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Design provisions shall allow for the future installation of heat producing equipment (boilers/heat pumps) in the building parkade. The room location must be suitable for accommodating boiler ventilation and flues, and connecting to the NEU distribution piping.

35. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

#### Housing

36. Housing to be designed in accordance with the City's Housing and Technical design guidelines, including the requirement for a minimum of 5% of units to be accessible.

#### Parks

37. The design, construction and programming of the park are to be determined through a separate, Park Board-led process.

Note to Applicant: The Park Board-led process will confirm the amenities to be included in the park. Elements such as a Public Bike Share station, shown in the site plan, or other non-park related infrastructure are not supported within the park parcel.

38. Design development to provide a contiguous, rectangular park parcel totaling no less than 985 m<sup>2</sup> (10,600 sq. ft.).
39. Building is to meet City building grades at the new shared property line, including an at-grade connection at Main Street and an at-grade connection at the lane. The park will meet these existing grades through its design.
40. No private development or non-park uses are to be located in the park parcel.

Note to Applicant: If the patio amenity servicing the private property extends into the park parcel, the third-party operator will be required to enter into a license agreement outlining terms for revenue sharing. The agreement will be renewed regularly with terms to the satisfaction of the General Manager of the Park Board.

41. Park Board arborist approval required for tree protection plan for all trees on site. Plans to be submitted for Park Board approval at each phase of development.
42. Park Board arborist approval required for any impacts on, or planned removal or relocation of, existing street trees.
43. Park Board arborist review of tree health and retention or relocation within the park site will be required.
44. License agreement for construction staging within the undeveloped Park Parcel, subject to the satisfaction of the General Manager of Parks and Recreation.

45. Anticipated that Park Parcel will be designated as permanent park by the end of the first quarter of 2022.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Parks and Recreation, the General Manager of Engineering Services, the Managing Director of Cultural Services, the General Manager of Community Services (or successor in function), and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Subdivision of Lot 7, Except the South 6.44 Feet, Amended Lot 8 (See 124528L), and Lots 6, 9, 10 and 11; all of Block 37, DL 200A, Plan 197 to create a northerly parcel (Sub-area 1) for housing, and a southerly parcel (Sub-area 2) for Park; with the dedication of the south 1.0 m and the east 2.6 m of the southerly parcel for road purposes.
2. Resolution of the lane ownership is required prior to issuance of a development permit.

Note to Applicant: Portions of the lane that are required for access to the development are not owned by the City. Legal Services has commenced a petition to the Supreme Court of BC in order to assert the City's ownership of the lane.

3. Provision of a Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the northerly parcel adjacent to the Main Street frontage to give an overall distance of 5.5 m (18 ft.) from the back of the existing City curb to the building face for the entire length of that parcel; and the area adjacent to the E 6th Avenue frontage to give an overall distance of 4.5 m (14'-9") from the back of the existing City curb to the building face.

Note to Applicant: A legal survey showing the existing distance from the back of the City curb to property line is required to determine the final building setback/SRW dimension. The SRW is to be free of any encumbrance such as structure, stairs, door-swing, landscape and bicycle parking at-grade and to consist of typical sidewalk treatments; however, below-grade structures and portions of the building from the third storey and above will be accommodated within the SRW agreement.

4. Release of Easement & Indemnity Agreement 250881M (commercial crossing) and Covenant E3313 (off-site parking) prior to building occupancy.

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

5. Provision of replacement Commercial parking spaces on this site to the satisfaction of the General Manager of Engineering Services.
6. Provision of a letter of commitment to provide the City with a Residential Parking Study one year after occupancy, including the number of parking spaces in use by residents by unit type, and vehicle ownership survey of building residents.
7. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the Services are provided.
  - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (ii) If the development connects to the 200 mm combined main, then the developer must separate the combined main adjacent to the proposed development, in the lane west of Main Street (north of the lane west of Main Street and 7th Avenue intersection). Separated sanitary and storm main to be designed and constructed to City of Vancouver Sewers Design Manual and Construction Specifications. Existing combined main may be used as the storm main following CCTV review and approval by City of Vancouver Sewers Design Branch. CCTV footage to be provided by developer.
  - (iii) Provision of the following Mount Pleasant public realm sidewalk treatments adjacent the site.

*"Streetscape components as per the Mount Pleasant Community Plan Implementation including sidewalk paving materials and finishes between the curb and building face on Main Street and E 6<sup>th</sup> Avenue, benches on the front boulevard on E 6<sup>th</sup> Avenue and street lighting on Main Street that announces the processional character of Main Street*

*and reflects the commercial and industrial character of the neighbourhood."*

- a. A curb bulge on East 6th Avenue at Main Street. City of Vancouver to provide road geometry.
  - b. Engineering recommends CIP light broom finish concrete walk with saw cut joints for the public paths shown south of the building within the park area.
  - c. A 1.83 m CIP broom finish sidewalk and sod grass boulevard with street trees where space permits on 7th Avenue.
  - d. Upgraded street lighting on Main Street and on East 6th Avenue to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
  - e. Provision of standard concrete commercial lane crossings at the 2 lane entries to the site (north side of 7th Avenue at the lane west of Main Street and the south side of 6th Avenue at the lane west of Main Street). Work to include upgrading of curb returns either side of the lane.
  - f. Provision of street trees adjacent the site where space permits.
8. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.
- In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
- Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.
9. 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.

10. Parking is to be supplied to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and loading, and bicycle spaces are to be provided and maintained according to the provisions of the Vancouver Parking By-law.

#### Neighbourhood Energy Utility

11. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:
  - (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
  - (ii) grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant;
  - (iii) grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services; and
  - (iv) grant use of and access to the Neighbourhood Energy Room for the purposes of infrastructure and distribution equipment to the satisfaction of the General Manager of Engineering Services.

#### Notes to Applicant:

- a. The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of building permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.
- b. If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.
- c. Design shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may

include, but is not limited to, an energy plant sized for neighbourhood service, energy transfer stations, heat recovery equipment, and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

### Parks

12. Make arrangements to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, General Manager of Community Services and the Director of Legal Services for the delivery of a permanent park space no less than 985 m<sup>2</sup> (10,600 sq. ft.). To secure this condition the applicant will enter into agreements with the City which include, but may not be limited to the following requirement, to be satisfied at no cost to the City:

- (i) Subdivision to create no less than a 10,600 square foot park parcel.

### Soils

13. If applicable:

- (i) Submit a site profile to the Environmental Services (Environmental Protection);
  - (ii) 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
  - (iii) 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 on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

### Housing

14. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Community Services to enter into a Section 219 Covenant, Housing Agreement pursuant to section 565.2 of the Vancouver Charter, or other security, to secure:

- (i) a minimum of 44 units will be occupied by households with incomes below the housing income limits as set out in the current "Housing Income Limits (HILS)" table published by the British Columbia Housing Management Commission or equivalent publication, at a rent which is no more than 30 per cent of household income;
- (ii) the remaining 101 units will be rented at rates not to exceed 80 per cent of average area rental rates as published and updated from time to time by Canada Mortgage and Housing Corporation in their annual Rental Market Report;
- (iii) the social housing units for the life of the building for use as "social housing" as defined in the Vancouver Zoning and Development By-law and as described in this report;
- (iv) a no separate-sales covenant;
- (v) a no stratification covenant; and,
- (vi) a requirement that none of the units will be rented for less than one month at a time.

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

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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

\* \* \* \* \*

2221-2223 Main Street  
DRAFT CONSEQUENTIAL AMENDMENTS

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

**SIGN BY-LAW NO. 11897**

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

"[Location]	[CD-1 (#)]	[By-law #]	[Assigned Zoning District]"
e.g., "2221-2223 Main Street	CD-1 (#)	#	C-3A"

**PARKING BY-LAW NO. 6059**

To Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
2221-2223 Main Street			Parking, loading and bicycle spaces in accordance with by-law requirements on <i>[date of enactment]</i> , except that there must be: (a) for dwelling units with less than two bedrooms, 0.17 parking spaces for each dwelling unit or one parking space for every six dwelling units; and (b) for dwelling units with two or more bedrooms, 0.5 spaces for each dwelling unit.

**NOISE CONTROL BY-LAW NO. 6555**

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

"[CD-1 (#)]	[By-law #]	2221-2223 Main Street"
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\* \* \* \* \*

## 2221-2223 Main Street URBAN DESIGN ANALYSIS

### URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on May 31, 2017.

### EVALUATION: RESUBMISSION Recommended

**Introduction:** Joyce Uyesugi, Rezoning Planner, introduced the project as a rezoning application for a site in the Mount Pleasant community. It is a full-block site, located on the west side of Main Street between 6th and 7th Avenue. Currently on the site is a surface parking lot.

The site size is about 35,000 square feet, with a frontage of 264 feet along Main Street and 132 feet along the Avenues. The adjacent sites to the north and to the east along Main Street are currently zoned IC-2, but are covered by policy that allows for rezoning for mixed-use development, up to between 6 and 9 storeys. Zoning to the south is C-3A (mixed-use); there are currently some historic buildings on the block that make up a significant historic streetscape. Immediately to the west is I-1 industrial zoning that has been identified for land use review as part of future planning for the Broadway Corridor. The block to the northwest has recently been rezoned to I-1B to allow for the retention of a heritage building and up to 125 feet in height and 6.0 FSR for employment uses, including Digital and IT employment uses.

The proposal is to redevelop the site with a 9-storey mixed-use building, with commercial uses at grade and 145 units of social housing above. The unit mix would include studios and one-, two-, and three-bedroom units. The proposed density is 3.3 FSR, and proposed height 98 feet, with 4 levels of underground parking.

### Applicable Policies and Guidelines

The applicable policies for this site are the Mount Pleasant Community Plan and the Lower Main Urban Design Framework. The policies anticipate rezoning of the sites along Main Street between 2nd and 7th Avenues, from light industrial to mixed commercial and residential uses, with the intent of creating a vibrant, pedestrian-oriented community that transitions between the downtown communities and Southeast False Creek, and Mount Pleasant. On this site, mixed-use development of up to 9 storeys and 3.0 FSR is anticipated. This proposal is at 3.3 FSR, and the 10% increase in density is being considered because of the on-site social housing amenity being provided.

One of the key principles in the Lower Urban Design Framework is for buildings to respond to Mount Pleasant's "hilltown" identity, working with the natural slope to create a hilltown perspective up the slope toward the heart of the community. As such, the sites to the north on both sides of Main Street are envisioned for development up to 6 storeys, stepping along the slope. The block to the east envisioned 9 storeys at the southern end, and a transition on the northern portion toward the lower 6-storey forms.

The Mount Pleasant policies also anticipated a public open space on the southern portion of this site. During the pre-application stage, the Vancouver Park Board committed to acquiring, developing and maintaining a space of about 12,000 square feet for park use. The open space, or park, does not form part of this application. The site is not affected by the Main Street view cone, which starts at 6th Avenue.

Paul Cheng, Development Planner, introduced the project and noted the 'open space' was a major requirement of the project previously in the plan. The building proposed is a "flat iron" in order to respond to the atypical context of the Kingsway viewpoint. However the park called for maximized sun exposure, and staff directed that the building site should be located on an orthogonal shape on the northern two-thirds of the site. The proposed building would be at an oblique angle when viewed from Kingsway. The site slopes downward. The proposed large terrace for the CRU units has not yet been confirmed permissible by the Vancouver Park Board.

Mr. Cheng then took questions from the panel.

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

- 1) Please provide commentary on the overall proposed massing, with respect to the unique context of topography, existing buildings and street configuration in this area.
- 2) Please provide commentary on the proposed interface with the new park, Main Street and East 6th Avenue.
- 3) Please provide commentary on the emerging architectural expression of this proposal, keeping in mind that another more detailed review with the Urban Design Panel is expected during the Development Permit phase.

**Applicant's Introductory Comments:** The applicant team started by noting the site is owned by the City of Vancouver. Catalyst Community Developments Society and Marcon Developments are partnering with the Vancouver Affordable Housing Agency to develop the site. Fifty per cent of the homes are proposed to be suitable for families. A restaurant retail space is proposed. The rental housing is intended to comply with the City's social housing definition.

The affordability will be improved over time as the building is paid down. It is a complex project. It is designed in a U-shape plan for maximum light access. On the ground floor, there are retail uses. The residential entry is located off 6th Avenue to facilitate a convenient and safe drop-off area. The proposed amenities include a social room, it is located at the terrace for scenic access. The sustainability goal is LEED Gold.

The streetscape is reflective of the Mount Pleasant policies, with allowed spaces to be flexible. There is a child-friendly amenity space proposed at the upper floor.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Ms. Nell Gasiewicz and seconded by Ms. Karen Spoelstra, and was the decision of the Urban Design Panel:

THAT the Panel recommend **RESUBMISSION** the project after incorporating the following comments:

- The building needs to reflect its site and position at the terminus of Kingsway and Main Street.
- The building needs to relate more to the park, especially in bringing in the residential relationship to the park.
- The building should respond to its different orientations, both architecturally and in terms of solar passive elements, which should be integrated at the early stages of design.
- Look at the bike journey to the bike storage for loading and unloading.

**Related Commentary:** The panel noted that the project was commended as social housing, but the design ignores the Kingsway/Main Street terminus as a major element. There should be more of a response to the park and interaction with the park and residents. The emerging architectural expression should not be so formal and symmetrical.

Recommendations include: there should be a prominent corner facing Kingsway to identify the building, there should be an entrance on the south and east façade and the U shape could be turned to have the opening on the South side to interact with the future park.

There is no mention of sustainability and integrated design should be implemented earlier than later. District energy should have thought to it. Resilient energy should be considered. The orientation for a children's space is not the best use and should relate to the park. The location of the bike station is not good.

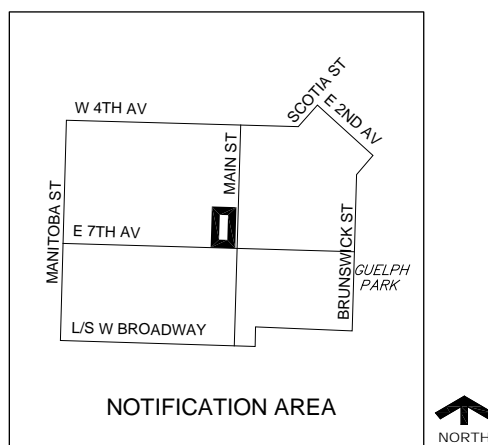
**Applicant's Response:** The applicant mentioned the interface with the park and the constraints surrounding the location.

\* \* \* \* \*

## 2221-2223 Main Street PUBLIC CONSULTATION SUMMARY

### Public Notification

A rezoning information sign was installed on the site on April 7, 2017, and approximately 2,770 notifications were distributed within the neighbouring area on or about May 20, 2017. Notification, application information, and an online comment form were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



### June 1, 2017 Community Open House

A community open house was held from 4:30 to 7:30 pm on June 1, 2017 at Creekside Community Centre (1 Athletes Way). Staff, the applicant team, and a total of approximately 40 people attended the open house.

### Public Response

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

- In response to the June 1, 2017 open house, a total of 16 comment sheets were submitted.
- A total of nine online comments were submitted by email about the proposal.

Comments about the application (both online and from the open house) are summarized below and ordered by frequency of topic:

### Overall Proposal

There was strong support for the proposed mix of uses and for the prospective improvements to an underutilized sites. Respondents strongly supported the addition of more affordable rental/social housing to the area. There was also enthusiasm for the proposed park and for the commercial spaces that would serve to activate the street and park frontages.

### **Design**

Some respondents felt that the proposed building did not respond to the site's unique location at the view-end terminus of Kingsway, citing an "uninspiring" building form. It was also felt that there was an opportunity to create more interest in the park design, in response to the site. Respondents wanted to ensure that building materials reflected the evolving character of the neighbourhood.

### **Park/Plaza**

While there was support for a public open space/park on the site, respondents wanted to ensure that its design encouraged public usage, rather than for residents' use. There was support for commercial spaces fronting the park, to encourage activation along this edge. One respondent felt that this was an inappropriate location for a park, due to noise and pollution from Main Street.

### **Traffic and Parking**

Several respondents were concerned about increases in car traffic and potential impacts on pedestrian safety, particularly in the lane to the west of the site. Traffic calming measures both around the site and in the lane were suggested. There were comments supporting the amount of parking proposed, and other comments suggesting that the number of proposed spaces was excessive, given the site's proximity to frequent transit and bicycle facilities. A high proportion of car share spaces was suggested.

### **Height and Massing**

Two respondents were concerned about the proposed height and suggested that the building be lowered one or three storeys. There was some concern about the loss of views northward toward downtown and the mountains, and a suggestion to preserve part of this view "in some measure," by shifting the massing and/or lowering the building height.

### **Miscellaneous Comments**

One respondent was concerned that the proposal would decrease property values, and another respondent strongly opposed the addition of social housing to the neighbourhood.

\* \* \* \* \*

## 2221-2223 Main Street FORM OF DEVELOPMENT

### Site Plan



North Elevation



South Elevation



East Elevation

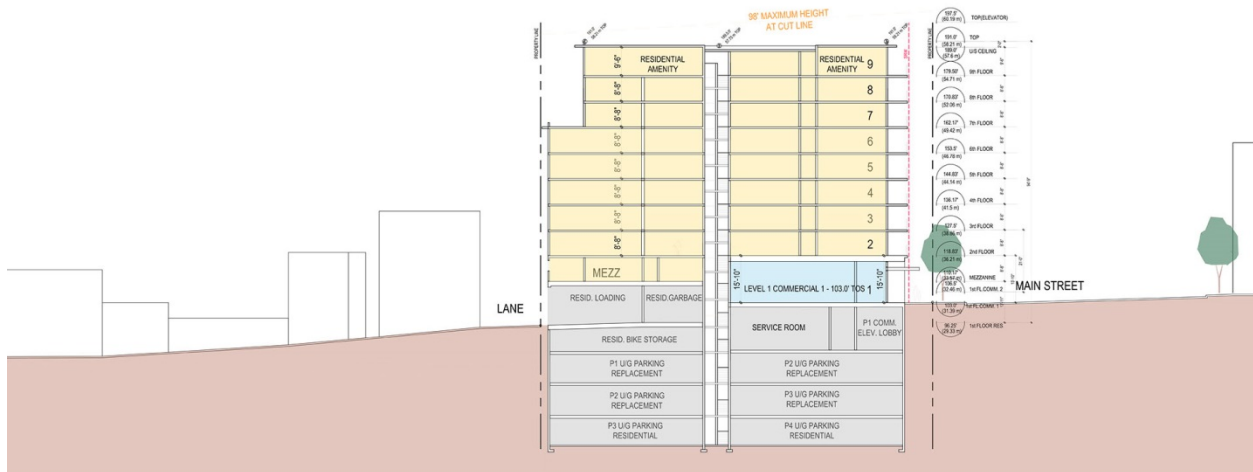


West Elevation



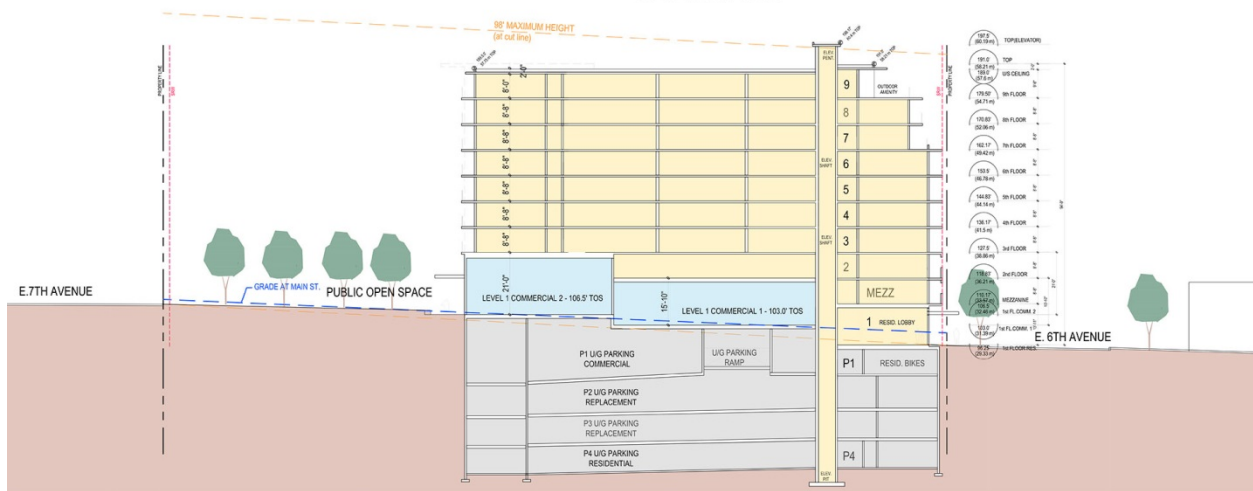
## Section Elevations

### SECTION A-A



LANE

### SECTION B-B



## 2221-2223 Main Street PUBLIC BENEFITS SUMMARY

### Project Summary:

A stepped 9-storey mixed-use development with 145 residential units, commercial spaces at grade, and a park located at the southern end of the site.

### Public Benefit Summary:

A total of 145 social housing units, a park at approximately 985 sq. m (10,600 sq. ft.), and approximately 100 replacement parking spaces underground.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 3,241 m <sup>2</sup> / 34,887 sq. ft.)	up to 3.0	3.33
Floor Area (sq. ft.)	104,661	115,123
Land Use	Industrial	Residential, commercial, park

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Industrial \$5.55/sq. ft., City-wide \$13.91/sq. ft.)	\$580,852	\$138,051 (Note 1)
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities	N/A	
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$580,852</b>	<b>\$138,051</b>

### Other Benefits:

- 145 units of social housing secured through the rezoning, with enhanced affordability and operation as social housing secured through a long term lease with the City.
- The southern portion of the site will be available for development of a new urban park by the Vancouver Park Board.
- Approximately 100 replacement commercial parking spaces will be constructed by the development and paid for by the City of Vancouver.

### Notes:

1. The social housing component is exempt from DCLs.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

2221-2223 Main Street  
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Parcel Identifiers (PIDs)	Legal Description
2221-2223 Main Street	013-420-283; 013-420-305; 005-173-019; 005-173-027; 005-173-043 and 005-173-051	Lot 6; Lot 7, except the south 6.44 feet; Amended Lot 8 (See 124528L); Lot 9; Lot 10; and Lot 11, all of Block 37, District Lot 200A, Plan 197

Applicant Information

Applicant	Catalyst Community Development Society and Marcon Developments on behalf of the Vancouver Affordable Housing Agency as agent for the City of Vancouver
Architect	Rositch Hemphill Architects
Property Owner	City of Vancouver

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended (if different than proposed)
Zoning	IC-2	CD-1	
Site Area	3,241.1 m <sup>2</sup> (34,887 sq. ft.)	3,241.1 m <sup>2</sup> (34,887 sq. ft.)	
Land Use	Industrial	Commercial/Residential/ Park	
Maximum FSR	3.0	3.3	3.33
Maximum Height	18.3 m (60 ft.)	30 m (98 ft.)	30.8 m (101.1 ft.)
Floor Area	9,723 m <sup>2</sup> (104,661 sq. ft.)	10,696 m <sup>2</sup> (115,123 sq. ft.)	10,696 m <sup>2</sup> (115,123 sq. ft.) in Sub-Area 1
Parking, Loading and Bicycle Spaces	As per Parking By-law	Parking, loading and bicycle spaces in accordance with by-law requirements, except that 0.17 parking spaces per non-family unit (1 space per 6 units) and 0.5 spaces per family unit are to be provided.	

\* \* \* \* \*