REFERRAL REPORT

Report Date:	January 21, 2025
Contact:	Chee Chan
Contact No.:	604.829.9576
RTS No.:	17669
VanRIMS No.:	08-2000-20
Meeting Date:	February 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2111 Main Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Musson Cattell Mackey Partnership, on behalf of 1333265 B.C. Ltd. [1], the registered owner of the lands located at 2111 Main Street [*Lots 6 to 11, all of Block 30 District Lot 200A Plan 197; PIDs 014-878-194 ,014-878-208, 014-878-232, 014-878-241, 014-878-356, and 014-878-364 respectively*], to rezone the lands from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 10.05 and the maximum building height from 18.3 m (60 ft.) to 70.4 m (231 ft.) with additional height for the rooftop amenity, to permit the development of a 22- and 24-storey mixed-use building containing 446 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space and a cultural amenity space, be approved in principle;

[1] Represented by Nicola Wealth Real Estate Acquisitions Ltd.

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects, received May 3, 2024;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be approved.

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

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

E. THAT Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 2111 Main Street from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 22- and 24-storey mixed-use building containing 446 rental units, of which 20% of the residential floor area will be secured as below-market rental units under the *Broadway Plan* (Plan). The proposal also includes ground-floor commercial space and a turnkey, cultural amenity space.

Staff have assessed the application and conclude that it meets the intent of the Plan. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Public Views Guidelines (2024)
- Culture | Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan (2019)
- Making Space for Arts and Culture: Cultural Infrastructure Plan (2019)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Rental Incentives Bulletin (2019)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

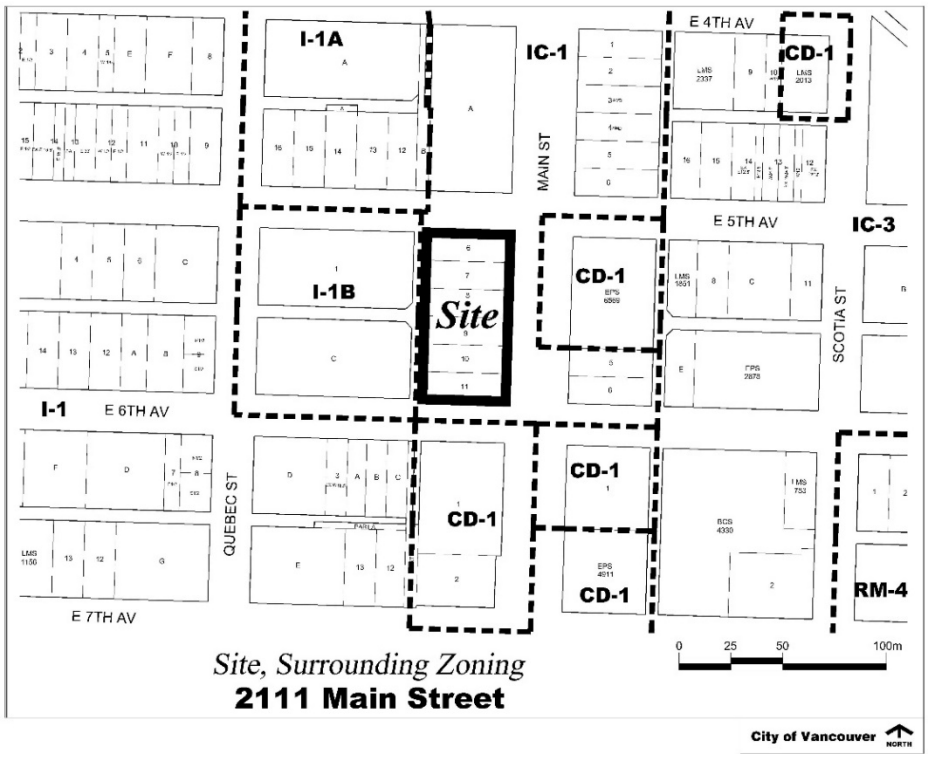
Background/Context

1. Site and Context

The site is comprised of a full block bound by Main Street, East 5th Avenue, East 6th Avenue and a rear lane (Figure 1). The frontage is 80.5 m (264 ft.) along Main Street with a depth of 40.3 m (132 ft.). Properties to the west are in the Mount Pleasant Industrial Area, zoned I-1, I-1A and I-1B for industrial and office uses. The properties along Main Street and to the east include mixed-use residential developments (zoned CD-1), and light industrial and office uses (zoned IC-1 and IC-3).

The property was developed as the City Centre Motor Hotel, a two-storey, 18,000 sq. ft. motel with 75 rooms. After it was acquired by the developer, the space was temporarily repurposed into 75 artist studios (referred to as City Centre Artist Lodge), in collaboration with the Narrow Group and the Vancouver Mural Festival. The artist studios are work-only studios, and there are no existing residential tenants on site.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks** – Main and 7th Park (planned, 100 m), Guelph Park (550 m), Jonathan Rogers Park (700 m) and Creekside Park (850 m).

- **Community Space** – Mount Pleasant Community Centre (300 m), Mount Pleasant Library (300 m) and Creekside Community Centre (850 m).

- **Childcare** – 3 Corners Childcare (300 m), West Village Children's Centre (750 m), St. Michael's Church Daycare Centre (750 m), Mount Pleasant YMCA Kids Club (800 m), Tenth Avenue Alliance Wee Care Day Care Centre (800 m), Creekside Child Development Centre (850 m) and West Village Children's Centre (1 km).

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

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB

continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive, and between 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant Centre – Area G (MCEG) sub-area. The Plan allows consideration of 25-storey buildings up to an 8.5 floor space ratio (FSR), with a minimum of 20% of the residential floor area secured at below-market rents. Minor increases in height and density can be considered for the delivery of ground-level commercial or private childcare.

Interim Housing Needs Report – Provincial legislation requires Council to receive and consider regular *Housing Needs Reports* (HNR) when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Housing Vancouver Strategy – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units. This rezoning will contribute towards targets these rental housing targets.

Culture|Shift: Blanketing the City in Arts and Culture and Making Space for Arts and Culture – In 2019, Council approved *Culture|Shift: Blanketing the City in Arts and Culture*. The integrated cultural infrastructure plan, *Making Space for Arts and Culture* sets key policy directions and an overall city-wide 10-year goal of securing 800,000 sq. ft. of cultural space that includes 650,000 sq. ft. of new, expanded or repurposed space, with a focus on shared production space.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within TOAs. This site is within Tier 2 of the TOA legislation. As the Plan allows more height and density than the TOA Rezoning Policy, the application is being assessed under the Plan's policies.

Strategic Analysis

1. Proposal

The proposal is for a 22-storey (north tower) and 24-storey (south tower) mixed-use building containing 446 rental units, of which 20% of the residential floor area will be secured for below-market rental units (approximately 87 units) (Figure 2). The two buildings are separated

by a publicly accessible breezeway that provides a mid-block connection between Main Street and the lane (Figure 3).

The proposed height of the north tower is 70.4 m (231 ft.), and the height of the south tower is 67.1 m (220 ft.). The total floor area is 32,590.1 sq. m (350,797 sq. ft.) and the recommended floor space ratio (FSR) is 10.05. The development includes 1,468.7 sq. m (15,809 sq. ft.) of ground-floor retail space along all street frontages and along the breezeway, in addition to 540 sq. m (5,820 sq. ft.) of turnkey, cultural amenity space along 5th Avenue (Figure 4). Five levels of underground parking are accessed from the lane.

Figure 2: View of the Proposed Buildings from Main Street

2. Land Use

The proposed residential, commercial and cultural uses are consistent with the Plan.

3. Form of Development, Height and Density

(Refer to drawings in Appendix E and statistics in Appendix G)

In assessing urban design performance, staff considered the built form expectations of the Plan (Mount Pleasant Centre – Area G).

Form of Development – This application is generally consistent with the Plan's expectations for the number of towers, uses, minimum frontage, protection of public views and tower separation.

The applicant has provided the required 24 m (80 ft.) residential tower separation between the two proposed towers and 12 m (40 ft.) tower setbacks to ensure sufficient separation between future neighbouring tower developments. Staff conclude the proposed massing is generally in alignment with the Plan subject to form of development conditions contained in Appendix B.

Figure 3: Breezeway Viewed from Main Street

Figure 4: Cultural Amenity Space Viewed from 5th Avenue and the Lane

Height – The Plan anticipates 25-storey towers for rental housing, or up to the underside of the *Public Views Guidelines* for the Queen Elizabeth Park Public View 3.2.4, whichever is more restrictive. The proposal meets both requirements.

Podium Height – The Plan anticipates a four- to six-storey podium to create a consistent street wall. Staff concluded that the proposal's approach to the design and treatment of its multi-level podiums (see Figure 2) successfully reflects the character of Mount Pleasant and contributes to the existing and future streetscape along Main Street.

Density – The Plan specifies a density maximum of 8.5 FSR based on intended urban design performance. The recommended density of 10.05 is acceptable because it supports the delivery of the turnkey cultural amenity space and below-market rental units.

Public Realm – The application is generally consistent with the Plan's expectations to activate and enhance the public realm and pedestrian interface. The proposed cultural amenity space, mural opportunities at grade, retail spaces and breezeway will contribute to pedestrian interest and activity on and around the site. Staff have included a design development condition in Appendix B to further enrich the public realm as a prominent location.

Urban Design Panel (UDP) – The proposal was reviewed by UDP on August 21, 2024 and received support with recommendations related to design expression of the cultural amenity space, relationship between the podium and public realm interface including the breezeway space, and improvements to the tower articulation, materiality and detailing. A summary of the UDP proceedings are included in Appendix D. UDP recommendations are reflected in the conditions in Appendix B.

Staff reviewed this application and concluded that the proposal reflects the height, density and built-form expectations of the Plan, and is appropriate for the context. Staff support the application subject to the conditions contained in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 446 units, including 359 market rental units and 87 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Market Rental Housing as of September 30, 2024

Housing Type	Category	10-Year Targets[1,2]	Units Approved Towards Targets[3]
Purpose-Built Rental Units	Market Rental	30,000	3,958 (13%)
	Developer-Owned Below -Market Rental	5,500	441 (8%)
	Total	35,500	4,399 (12%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights, where this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 40% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. A condition of approval and a provision in the CD-1 By-law has been included to ensure the policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units are met separately in both the market rental and below-market portions. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 6 shows starting rents for below-market rental units for 2023. Average market rents and incomes served for newer rental buildings on the eastside are shown in the right two columns, and costs for home ownership are shown in Figure 7. The two figures show that below-market and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 6: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings on the Eastside	
	Proposed Average Unit Size (sq. ft.)	Starting Rents (2023)[1]	Average Household Income Served	Average Market Rent (CMHC, 2023)[2]	Average Household Income Served
Studio	398	$1,223	$48,928	$1,776	$71,040
1-bed	483	$1,429	$57,152	$2,116	$84,640
2-bed	683	$1,969	$78,752	$2,839	$113,560
3-bed	871	$2,395	$95,808	$3,245	$129,800

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2023 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver*

Figure 7: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment on the Eastside (with 20% down payment)[1]	Average Household Income Served	Down-payment at 20%
Studio	$2,200	$88,000	$79,550
1-bed	$2,885	$115,400	$108,000
2-bed	$3,809	$152,360	$141,300
3-bed	$5,565	$222,600	$213,000

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

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive*

Programs Bulletin. All residents will have equal access to common indoor and outdoor amenities and facilities.

Security of Tenure – Purpose-built rental housing offers rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 446 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

5. Cultural Amenity Space

The applicant is proposing an on-site cultural amenity space, consisting of 540 sq. m (5,820 sq. ft.) of light industrial Artist Studio Class B visual arts production space. This space would allow for a variety of higher impact visual art practices aligned with Artist Studio Class B uses. Once constructed to the City's satisfaction, this space will be conveyed turnkey to the City.

The developer acquired the previous City Centre Motor Hotel property with the intention to redevelop it. In the interim, the developer collaborated with the Narrow Group and Vancouver Mural Festival to repurpose the 18,000 sq. ft. building into 75 artist studios, functioning as a temporary use. The repurposed building is called the City Centre Artist Lodge.

This proposed cultural amenity space would replace these temporary studios with new, long-term, affordable, shared, light-industrial, production space for visual artists to pursue their work within the vibrant Mount Pleasant community. The proposed in-kind cultural amenity space advances the Plan's arts and culture policies as well as key directions in *Making Space for Arts and Culture.* Policies within include providing cultural spaces where existing ones are at risk of displacement, increasing equitable access to studio and rehearsal spaces, and supporting community-led cultural space projects.

The cultural amenity space would add to a network of nearby spaces in the area, including the James Black Gallery, Red Gate Arts Society, the Beaumont Studios, the Western Front, and the City-owned artist housing and arts production space at 187 East 3rd Avenue and future arts and culture hub at 123 East 6th Avenue. This cultural amenity space has the potential to become a key arts production hub within the Mount Pleasant area.

Non-Profit Operator Selection – If the rezoning is approved, City staff will continue to engage with the arts and culture community to refine the use of the space. After enactment, staff would undertake a process to select a non-profit arts and culture operator. Staff will return to Council for approval of the selected non-profit operator and lease terms.

Staff support the proposed cultural amenity space subject to conditions in Appendix B.

6. Transportation and Parking

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

This application is to provide transportation and safety improvements around site, including new sidewalks, lane reconstruction, a raised bike lane, traffic signals and intersection lighting, parking signage and reconstruction of the bus stop on Main Street. Engineering conditions are found in Appendix B.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The applicant has submitted a preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements.

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

There are cedar hedges on the site, and are six street trees and a cedar hedge on City lands adjoining the site. All cedar hedges and street trees will be removed as they conflict with the underground parking structure. Approximately 21 new trees in planters are proposed on site. New street trees along Main Street and 6th Avenue will be planted where space permits. See Appendix B for landscape conditions.

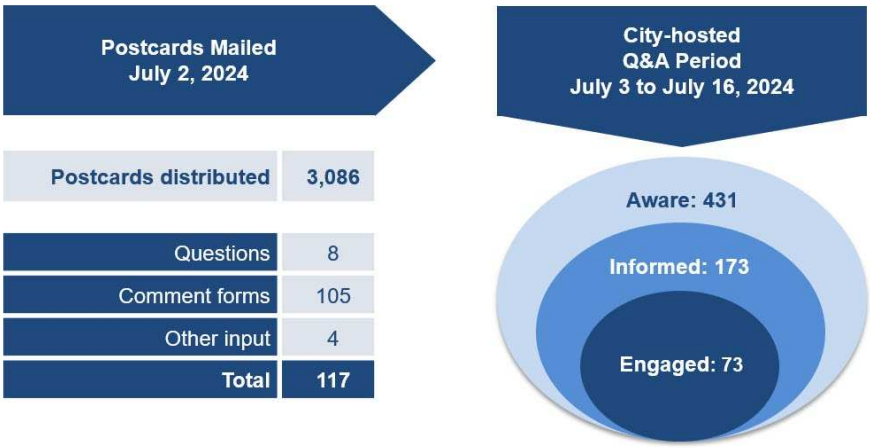
8. Public Input

Public Notification – A rezoning information sign was installed on June 12, 2024. Approximately 3,086 notification postcards were distributed within the neighbouring area on or about July 2, 2024. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform.

Question and Answer Period – A Question and Answer Period was held from July 3, 2024 to July 16, 2024 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A digital model was posted for online viewing.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 117 submissions were received.

Figure 8: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic. Generally, comments of support fell within the following areas:

- **Use:** Support for additional housing and commercial space.
- **Public realm and cultural space:** Appreciation for public realm activation elements such as commercial spaces, outdoor seating, community gathering spaces, the breezeway and mural opportunities. The cultural amenity space is supported.
- **Location:** Proximity to public transit, bike routes and restaurants.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** Development is too tall, should be lowered to under 15 storeys, and it will not fit in and will change the character of Mount Pleasant.
- **Sunlight, views and shadows:** The buildings will block sunlight and views of the mountains. Large shadows will be cast upon surrounding areas.
- **Loss of cultural space and displacement of artists:** The City Centre Artist Lodge plays an important role in Vancouver's art and culture scene, including as a gathering space for the Vancouver Mural Festival, First Saturdays and Dine Out. The space also provides affordable art production space and should be replaced to support the artist community with affordable event and art studio spaces.
- **Amenities:** Additional residents will overwhelm community amenities such as green space and schools.
- **Affordability:** Residential units will not be affordable.

Response to Public Comments

- **Height, density, and massing, sunlight, views and shadows** – The proposal provides 80 ft. tower separation between the towers as required by the Plan to provide openness and views for surrounding buildings. The towers do not enter into any Council-approved protected public views. The Plan protects sunlight access on existing parks, school yards and public plazas, but does not have specific policy limiting shadowing on private properties. The proposed height and form of development comply with the built-form guidance in the Plan. The proposal's density supports the delivery of the turnkey cultural amenity space and below-market rental units.

- **Loss of cultural space and displacement of artists** – The existing City Centre Artist Lodge is a temporary use that was a private arrangement between the developer, the Narrow Group, and Vancouver Mural Festival. This proposal offers new, secured cultural amenity space with secure, affordable, shared, production space that contributes to the cultural vibrancy of the area.
- **Amenities** – The proposal offers open space and cultural amenity space, which is a key objective of the Plan's Public Benefits Strategy. New amenities will also be delivered throughout the Corridor to meet the needs of a growing population over its 30-year life.
- **Affordability** – The proposal provides 20% of its residential floor area for below-market rental housing at affordability levels required by the Plan.

9. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Community Amenity Contributions (CAC) – As part of this application, the applicant has offered an in-kind CAC consisting of the construction and delivery of a 540 sq. m (5,820 sq. ft.) cultural amenity space, delivered turn-key to the City (valued at $4,200,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction. This amenity helps to advance the Plan's Public Benefits Strategy. Real Estate Services staff have reviewed the applicant's development pro forma, which includes the cost of securing the rental housing units and the 20% of the residential floor area as below-market rental units, and conclude that the CAC offered by the applicant is appropriate and recommend that the offer be accepted.

Development Cost Levies (DCLs) – The site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to this residential building. This application is then subject to the maximum starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the proposed 30,581.4 sq. m (329,168 sq. ft.) of residential floor area, 1,468.7 sq. m (15,809 sq. ft.) of commercial floor area and nominal DCLs for the cultural amenity space, it is estimated that the applicant will contribute DCLs of $5,361,671. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be $7,774,098. DCL rates are subject to future adjustment by Council including annual inflationary adjustments.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. This project will contribute a public art budget of approximately $694,577.

See Appendix F for a summary of the public benefits for this application.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide market and below-market rental housing, DCLs, a public art contribution and an in-kind cultural amenity space. See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the *Broadway Plan*. If approved, this application would contribute 446 rental units with 20% of the residential floor area secured at below-market rates, and an in-kind cultural amenity space.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

2111 Main Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

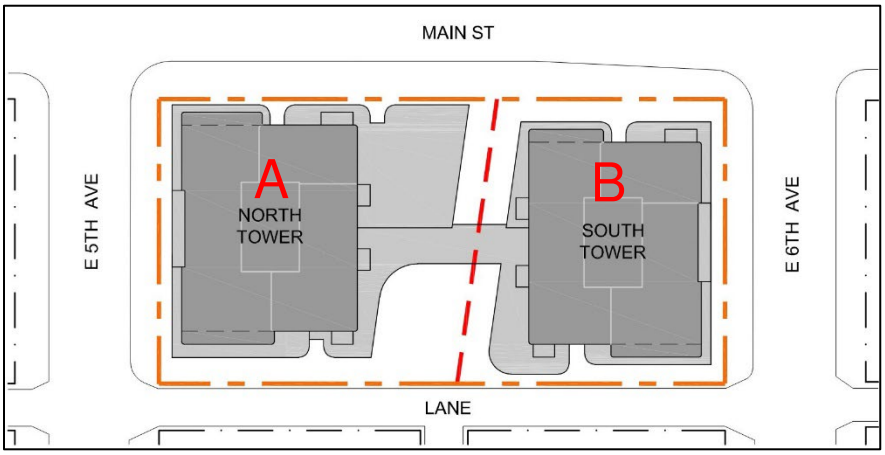
   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this by-law; and

   (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Sub-areas

4. This site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-use Residential Building;

   (c) Institutional Uses;

   (d) Manufacturing Uses;

   (e) Office Uses;

   (f) Retail Uses;

   (g) Service Uses;

   (h) Utility and Communication Uses; and

   (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

6.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

6.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 3,242.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined must not exceed 10.05.

7.3 A minimum of 540 m^2 of floor area must be used for cultural uses secured to the City's satisfaction for public use and benefit.

7.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

7.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

7.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

7.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for that sub-area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity space or mechanical appurtenances
A	70.4 m	75.9 m
B	67.1 m	72.8 m

8.3 Despite sections 8.1 and 8.2, no part of the development may protrude into the Queen Elizabeth Park Protected Public View.

Horizontal Angle of Daylight

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

9.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

9.4 The plane or planes referred to in section 9.3 above must be measured horizontally from the centre of the bottom of each window.

9.5 An obstruction referred to in section 9.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

9.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

2111 Main Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership, received on May 3, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to the lower podium levels to create a vibrant, active, and safe pedestrian-oriented streetscape and public realm, particularly at the mid-block pedestrian breezeway, as follows:

(a) Improve the legibility and distinct presence of the main entrance to the cultural amenity space, and expand the opportunities to showcase murals;

Note to Applicant: Designing the entryway for the cultural amenity space as the dominant feature in the public realm, along with maintaining a high degree of visual permeability into cultural spaces and further opportunities to celebrate murals and history of the place will help reinforce the distinct placemaking nature of its programming. Also refer to Cultural Amenity conditions.

(b) Improve the public/semi-public realm along the breezeway and laneway interface with an emphasis on pedestrian activity and public safety, and provide a more accessible pedestrian entry at the rear laneway;

Note to Applicant: Design consideration to introduce more welcoming and inviting interface integrated with a functional universal access to the breezeway. Consider providing a prominent entry at laneway, extensive mural opportunities, and other design strategies to promote activity at breezeway throughout public/semi-public realm.

(c) Enhance the physical and visual access between the public realm and retail spaces along Main Street frontage to better reflect a design response for a prominent location;

Note to Applicant: Consider presenting a smaller-scale retail expression at grade, commercial retail units with additional points of entry along Main Street frontage is strongly encouraged, in keeping with the character of the neighbourhood.

(d) Provide high-quality street furniture and a pedestrian lighting strategy and implementation plan; and,

Note to Applicant: Also refer to CPTED condition 1.3.

(e) Explore additional at-grade landscape features.

Note to Applicant: Also refer to Landscape condition 1.4.

1.2 Design development to better reflect the thoughtful and distinct architectural concept of the podium levels in the expression and massing of the towers as follows:

(a) Improve the relationship of the podium and tower forms, to reinforce a cohesive massing composition on the streetscape;

Note to Applicant: The approach to the design and treatment of the podiums successfully reflects the character of Mount Pleasant while advancing the urban context and is strongly supported. However, the tower form of proportions, articulation, materiality, and detailing should be refined and reinforce the overall building concept.

(b) Reinforce the overall architectural design concept of the tower by refining the tower façade treatments of the northern and southern faces to be more closely compatible with the other tower façades;

Note to Applicant: Explore further refinement of the tower façades to reinforce the legibility of the architectural concept from multiple aspects, both close and distant. May consider reinforcing the details of proposed curved balcony design as an important component of the overall building design.

(c) Consider design strategies to make each tower visibly distinguishable from the other while maintaining the strong architectural concept of the whole development; and

(d) Specifying a high-quality and durable material palette and architectural detailing strategy.

Crime Prevention through Environmental Design (CPTED)

1.3 Design development to respond to CPTED principles, as follows:

(a) Support real and perceived safety in the pedestrian realm, especially at night, by limiting inactive alcoves and corners, and providing architecturally integrated lighting;

Note to Applicant: Alcoves and similar visually-obscured areas should be designed with limited or no overhead cover, and should be well lit.

(b) Coordinate glazing and interior space layouts, and design outdoor spaces to maximize natural visual surveillance, and limit opportunities for unobserved

access or activities;

(c) Plan interior spaces to mitigate the risk of mail theft; and

(d) Reduce opportunities for intentional damage.

Note to Applicant: Opportunities for intentional damage, such as unwanted graffiti, can be mitigated by reducing areas of blank exposed wall and with strategic landscaping.

Landscape

1.4 Design development to provide more feature landscaping within the breezeway to help draw the attention of pedestrians along Main Street and create a more inviting space that improves the public realm interface.

Note to Applicant: This may be achieved through integrating more varied and playful paving, landscape lighting, and hard and soft landscape features. Refer to Urban Design condition 1.1(e).

1.5 Confirmation of tree species within the "raised tree planter with ring seat edge" in the "perched public patio".

Note to Applicant: The submitted Landscape plans identify this planter as noted above, but there is no tree shown in this planter. Consider adding a feature specimen tree here.

<u>Provision Requirements at the time of development permit application:</u>

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

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

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

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows:

"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.9 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 Urban Forestry”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

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

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Engineering Services

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

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

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

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

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

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

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

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

1.14 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

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

1.16 Submission of a letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx

1.17 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca)

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

(a) Display of the following note(s):

(i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion."

(iii) “The required Green Infrastructure improvements on 2111 Main Street will be as per City-issued design.”; and

Note to Applicant: Callouts and dimensions must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

(iv) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of special paving treatments on East 5th and East 6th Avenues; and

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(d) Relocation of the at-grade mechanical vents proposed within the SRW along East 6th Avenue to be fully outside the SRW area.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning.

All proposed streetscape materials on the boulevard along Main Street should meet the Mount Pleasant Streetscape Design Guidelines. The Streetscape Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City's design guidelines and construction standards.

1.19 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

The preparation of the related TDM legal agreement, due prior to development permit issuance, includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20241127/documents/pspc4.pdf and will be due prior to issuance of the development permit.

1.20 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.

Note to Applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.21 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly; and

Note to Applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

(b) An alcove for access to spaces located off the vehicle ramp and/or manoeuvering aisle.

1.22 Update the architectural plans to provide:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimensions of columns and column encroachments into parking spaces;

(c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.23 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

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

1.24 Design the building(s) heating and domestic hot water system to be compatible with the Neighbourhood Energy Utility (NEU) system to supply all heating and domestic hot water requirements, to the satisfaction of the General Manager of Engineering Services prior to issuance of development permit.

Note to Applicant: Refer to the Energy Utility System By-law No. 9552 and *Neighbourhood Energy Utility Connectivity Guidelines & Requirements* for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, other hydronic heating and domestic hot water system minimum requirements, etc. The applicant is encouraged to work closely with City Staff to ensure adequate provisions for NEU compatibility are provided for in the heating and domestic hot water system design.

1.25 Facilitate NEU access and waste heat recovery across the campus.

Note to Applicant: Provide NEU access to the building(s') chilled water loop(s) to utilize waste heat from the cooling systems. Explore additional waste heat recovery opportunities for NEU utilization, including but not limited to, heat recovery from commercial refrigeration systems, data centres, industrial processes, sanitary drainage system.

1.26 Provision of a proposed plan for site heating and cooling to the satisfaction of the General Manager of Engineering Services prior to issuance of development permit.

Note to Applicant: The proposed plan must be developed in consultation with NEU staff, contact Neighbourhood.Energy@Vancouver.ca.

1.27 Demonstrate compliance to design provisions for NEU connection and compatibility prior to issuance of development permit for the following:

(a) Confirm there is an adequate and appropriate dedicated NEU Room.

Note to Applicant: The preferred location of the NEU Room would be toward the NW corner of the parkade. The NEU Room shall be located along an exterior wall adjacent to planned NEU distribution piping for connection to the NEU and designed and provisioned to support efficiency of the network, possibly including dynamic expansion system equipment (to be refined during detailed design) and the Energy Transfer Station (ETS) to facilitate connection to, and service from the NEU. The NEU Room shall be made available at the earliest phase of the development to accommodate NEU connection and ancillary equipment. Preliminary specifications of the NEU Room and required services/provisions to be delivered by the Applicant includes the following, all to be coordinated in detail with NEU staff:

(i) Estimated 50 sq. m of floor area (aspect ratio not narrower than 3:1 unless otherwise agreed upon with NEU staff);

(ii) 4.1 m clear height minimum;

(iii) At least one (1) outside wall adjacent to existing/future NEU distribution piping (toward the NW corner of the site);

(iv) Adequate fan-driven ventilation for room air and cooling;

(v) Appropriate makeup water and drainage systems;

(vi) Adequate supply of electrical power of approximately 25 kW into NEU Room for dynamic expansion system, ETS, controls, other small equipment (exact supply voltages to be refined during detailed design);

(vii) Adequate floor and ceiling structural capacity to accommodate a total working mass of approximately 44,000 kg, plus housekeeping pads, piping, ancillaries (exact mass to be refined during detailed design);

(viii) Adequate life safety systems including but not limited egress routes, sprinkler systems, fire alarm devices, emergency lighting;

(ix) Adequate telecommunications provisions into NEU Room, including City fibre optic cable, to enable monitoring/control and facilitate connectivity for operations and safety; and

(x) Clear continuous pathway from the exterior of the development to the NEU Room to install and manoeuvre expansion tanks and ETS skid, including drive-in access with appropriate space and structural capacity along drive-in route, clearance around corners, and an overhead rolling door for NEU Room.

Note to Applicant: The proposed NEU Room (Architectural Drawing A203) is not along future NEU distribution piping and appears to not meet the required 4.1 m clear height minimum. Applicant must coordinate with NEU Staff to ensure proposed NEU Room size, height and location is acceptable. Contact Neighbourhood.Energy@Vancouver.ca.

(b) Confirm the dedicated NEU Room meets the ETS Room requirements.

Note to Applicant: The NEU Room includes the Energy Transfer Station (ETS). Refer to the Neighbourhood Energy Utility Connectivity Guidelines & Requirements (Section 6.1) for ETS Room requirements.

Note to Applicant: Payment to NEU of the Connection Levy and any costs associated with an approved alternate location for the ETS room (if applicable) is payable prior to building permit issuance and must be by cheque as per Bylaw 9552. Contact Neighbourhood.Energy@Vancouver.ca.

(c) Provision of the building mechanical system to utilize the NEU system for all space heating and domestic hot water requirements for the development with no incorporation of any prohibited heat production equipment in accordance with Energy Utility System By-law No. 9552 Section 5.2.

1.28 Provision of a NEU detailed HVAC and mechanical heating system design prior to building permit issuance.

Note to Applicant: A detailed design review of the building HVAC and mechanical heating system must be completed by NEU to ensure compliance with NEU design and technical requirements.

Contact Neighbourhood.Energy@Vancouver.ca.

1.29 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

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

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

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required. For more information, see: https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf.

1.31 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

1.32 Compliance with accessibility standards for a minimum 50% of public seating proposed, the integrated bus stop seating (against building facing Main Street), including:

(a) Size: Benches shall have seats that are a minimum of 1.6 m (5.2 ft.) long, and 0.5 m (1.6 ft.) to 0.6 m (2 ft.) deep;

(b) Height: The top of the bench seat surface shall be 0.43 m (1.4 ft.) minimum and 0.49 m (1.6 ft.) maximum above the ground;

(c) Back Support: benches should provide back support or be affixed to a wall;

(d) Note to Applicant: Back support shall be 1.6 (5.2 ft.) m long and shall extend from a point 0.05 m maximum above the seat surface to a point 0.45 m (1.5 ft.) minimum above the seat surface. Back support shall be 0.065 m maximum from the rear edge of the seat measured horizontally.

1.33 Provision of a $30,000 cash security deposit prior to building permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Housing

1.34 The proposed unit mix, including 97 studio units (22%), 169 one-bedroom units (38 %), 137 two-bedroom units (31 %), and 43 three-bedroom units (10 %) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.35 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

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

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

Cultural Amenity Space

1.37 Design, construction, and finish of the cultural amenity space with a total area no less than 5,820 sq. ft. of net floor area to a light industrial, commercial grade construction, to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development to ensure that all functional requirements of the cultural amenity space can be met. The cultural amenity space, located over two floors, will be designed, constructed, equipped and finished as a turn-key facility in accordance with the following specifications, and meets all requirements of relevant by-laws including Noise, Building and Fire By-laws for Artist Studio Class B use, the City's *Arts and Culture Studios Technical Guidelines*, the *City of Vancouver Facility Standards Manual*, the *Rick Hansen Foundation Accessibility Certification* (RHFAC) *Gold* and any other applicable guidelines at time of development permit.

Note to Applicant: Please refer to all applicable guidelines at the time of the development permit, particularly for Artist Studio – Class B visual arts uses, which may require enhanced soundproofing to accommodate industrial machinery, improved ventilation for artists working with toxic materials, and considerations for cultural practices such as Indigenous brushing off and smudging. Additionally, Class B use should consider other specialized needs, that include, but are not limited to welding, cutting, woodshop activities, spray booths, and fired ceramics/kilns.

1.38 Design development of the cultural amenity space to ensure a strong visual identity, including two ground-level entrances and a distinct street-level presence. Large identification signage should be included to maximize street visibility.

1.39 Design development must ensure a minimum clear ceiling height of 3.66 m (12 ft.) on the first floor and 3 m (10 ft.) on the second floor, allowing adequate space for mechanical and electrical equipment. A minimum clear ceiling height of 3 m (10 ft.) must also be maintained in any areas where localized ceiling drops occur throughout the facility.

1.40 Design development should maximize access to daylight.

1.41 Ensure the design is universally accessible, with all entries and areas of the cultural amenity space fully accessible for people with disabilities.

Note to Applicant: City of Vancouver policy requires all newly built municipal facilities to achieve Rick Hansen Foundation Accessibility Certification (RHFAC) Gold.

1.42 Design development to maximize clear span space, reducing the number of columns to a minimum and placing them around the perimeter to minimize interruptions to the floor space.

1.43 Design development of the cultural amenity space to accommodate a range of Artist Studio Class B visual arts uses and support occasional presentations or events, adhering to the City's *Arts and Culture Studios Technical Guidelines*, the *City of Vancouver Facility Standards Manual*, the *Rick Hansen Foundation Accessibility Certification* (RHFAC) *Gold* and all other applicable guidelines at the time of the Development Permit, with the following additions:

(a) Ensure the cultural amenity space is equipped with adequate finishes and flexibility to accommodate a range of Artist Studio Class B visual arts uses and specialized needs as required. This may include, but is not limited to, enhanced electrical load (220v) to support Class B activities, HVAC including exhaust ventilation systems sufficient for safe handling of noxious or toxic materials, and explosion venting, relief devices, or other protective measures in compliance with applicable codes and Vancouver Building By-law (VBBL) requirements, acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical, electrical, plumbing, lighting, specialties and furnishings, loading access, parking, and bicycle parking;

(b) Include minimum one (1) basic kitchenette;

(c) Provide minimum two barrier-free, universal washrooms with one located on each floor;

(d) Provide one oversized elevator in the cultural amenity space, capable of accommodating large equipment, materials, and artworks (please identify on drawing); and

(e) Direct and barrier-free routes to cultural amenity space from all support and spaces such as parking, loading, waste rooms etc., sufficient to accommodate movement of large equipment, materials, supplies and artworks.

1.44 Design development of the cultural amenity space to include and identify on drawings:

(a) Provide one (1) dedicated accessible stall and access to one (1) shared class A passenger loading space, both in close proximity to the cultural amenity space;

(b) Dedicated area in the garbage and recycling room;

(c) Dedicated mechanical room, and dedicated electrical panel;

(d) Six Class-B bicycle spaces dedicated to the Cultural Amenity, placed near the primary entrance;

(e) Two points of dedicated entry into the Cultural Amenity, including a secondary entrance on the western façade along the laneway, with considerations for oversized doors for loading access; and

(f) Provide access to a one (1) shared Class B loading space.

Note to Applicant: A shared use loading agreement is required.

1.45 Design development of the cultural amenity space with design input and review from an acoustic consultant to ensure acoustic isolation within the cultural amenity space, adjacent spaces within the building (including residential), from outdoors, and from mechanical equipment (i.e. HVAC) to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development:

(a) Engage a third-party acoustic consultant, mutually agreed upon by the Applicant and the City, to provide an acoustic report and guidelines. Reports and guidelines should outline performance requirements for room acoustics, reverberation control, noise control from HVAC and mechanical systems, and internal and external sound isolation.

(b) Ensure all demising walls, ceilings, floors, and openings meet enhanced soundproofing standards (STC 65 minimum, to be confirmed with applicable guidelines at the time of the Development Permit). Enhanced soundproofing should enable Class B uses to meet the Noise Bylaw.

(c) Control interior noise with appropriate acoustic surface treatments for interior finishes, ensuring either:

(i) 75% of the ceiling area has a Noise Reduction Coefficient (NRC) of 0.70 or higher; or

(ii) The room design achieves an equivalent level of acoustic performance as determined by an acoustic consultant.

Note to Applicant: Ceiling treatments factored into noise reduction design must adhere to previously stated minimum height clearance of 3.66 m (12 ft.) on the first floor and 3.0 m (10 ft.) on the second floor.

1.46 Install security and access systems that are independent from residential and other commercial units, and provide access devices (such as pass cards, fobs, and related hardware/software for programming) in accordance with the City of Vancouver *Security Standards* and *Arts and Culture Studio Technical Guidelines*.

1.47 Provide drawings that outline programmable area breakdowns for the cultural amenity space. Indicate other areas that are for the exclusive use of the City's air space parcel, including but not limited to vehicle parking, garbage and recycling rooms, janitor rooms, mechanical, electrical, data, security, and other utility rooms as needed.

1.48 Provide separate mechanical and electrical systems with separate and dedicated metering for the cultural amenity space.

Note to Applicant: Design mechanical and control systems to be as simple as possible to minimize maintenance costs and reduce the need for specialized maintenance expertise.

1.49 Install signage in visible common areas, clearly indicating City-approved uses, to ensure owners and occupants are aware of the designated uses for the property.

Public Art

1.50 Please consult with the Head of Public Art at publicart@vancouver.ca regarding opportunities for investment in public spaces as per the *Broadway Plan*.

Note to Applicant: The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.3125 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 6 to 11; all of Block 30, District Lot 200A, Plan 197 to create a single parcel.

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of: Easement & Indemnity Agreements 180266M (commercial crossing) and P30805 (Building Encroachment) 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 for zoning enactment.

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

(a) Grant the City Engineer, and other employees of the City, access to the building mechanical system, thermal energy system-related infrastructure, and suitable

space required for the Energy Transfer Station within the development for the purpose of enabling NEU connection and operation; and

(b) Grant the City Engineer, and other employees of the city, use of and access to suitable space required for the NEU Room for the purpose of heat production and distribution, and waste heat recovery to the satisfaction of the General Manager of Engineering Services.

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to East 5th Avenue and East 6th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20241127/documents/pspc4.pdf and will be due prior to issuance of the development permit.

2.5 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in condition 2.6 (a) and 2.6 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Binnie dated April 24, 2024, no water main upgrades are required to service the development.

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

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

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

Note to Applicant: Implementation of development(s) at 2111 Main Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm STM and 200 mm SAN sewers in L/W Main Street.

(c) Provision of street improvements with appropriate transitions, along Main Street adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 1.2 m wide hardscape front boulevard;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Main Street to meet City arterial, bus lane standards.

(iv) 50 mm depth mill and inlay to centerline, along the remainder of the site's frontage;

(v) Integral concrete curb and slab at the two bus stops on Main Street per City standards;

(vi) Curb ramps; and

(vii) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: All proposed streetscape materials on the boulevard along Main Street should meet the *Mount Pleasant Streetscape Design Guidelines*. The *Streetscape Design Guidelines* are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City's design guidelines and construction standards.

(d) Provision of street improvements with appropriate transitions, along East 5th Avenue adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 1.2 m wide hardscape front boulevard;

(iii) Minimum 50 mm of mill and pave of East 5th Avenue to the centerline along the development site's frontage;

Note to Applicant: Asphalt pavement reconstruction on East 5th Avenue per City higher zoned pavement structure.

(iv) New concrete curb and gutter;

(v) 16.0 m x 4.0 m asphalt or concrete pad adjacent to the raised bike lane to accommodate a public bike share (PBS) station including an electrical connection to the City grid to power the e-station;

(vi) Raised asphalt bike lane, geometric changes, or partial or full street closure (as determined by the City) including any required new curb and gutter and road reconstruction adjacent to the site, to upgrade the existing bikeway to all ages and abilities (AAA) standards; and

(vii) Curb ramps.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design. Final design of these street improvements should also follow the upcoming *Broadway Public Realm Plan*.

(e) Provision of street improvements with appropriate transitions, along East 6th Avenue adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 1.2 m wide hardscape front boulevard;

(iii) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk; and

(iv) Curb ramp.

Note to Applicant: The *Streets Design Guidelines* are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

(f) Provision of street improvements with appropriate transitions, along the lane west of Main Street adjacent to the site, including:

(i) Full depth pavement reconstruction with porous asphalt; and

Note to Applicant: The proposed porous asphalt pavement structure shall meet the same loading performance as the City standard higher-zoned lane pavement structure.

(ii) New standard concrete lane crossings, with new lane returns and ramps on both sides, at the lane entrances on East 5th Avenue and East 6th Avenue.

Note to Applicant: Refer to the City design guidelines and construction standards.

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

(g) Provision of intersection improvements at Main Street and East 6th Avenue including:

(i) Design and installation of a new traffic signal;

(ii) New electrical service cabinet/kiosk on East 6th Avenue for Main Street/East 6th Avenue new traffic signal; and

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

(iii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

(h) Provision of intersection improvements at Main Street and East 5th Avenue including:

(i) Upgrades to the existing traffic signal including pedestrian countdown timers, accessible pedestrian signals (APS); and

(ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

(i) Provision of speed humps in the north-south lane west of Main Street between 5th and 6th Avenues.

(j) Provision of speed humps in the east-west lane south of 5th Avenue between Quebec Street and the lane west of Main Street.

(k) Provision of green infrastructure (GI) improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:

(i) A rainwater tree trench (RTT) on Main Street to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

(ii) Porous asphalt along the lane west of Main Street to treat and retain 90% of average annual rainfall runoff, including installation or relocation a pair of a pair of catch basins at the downstream end of the laneway.
Note to Applicant: Catch basins are to remove access runoff to the drainage system. Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage, and underdrain, etc.

The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure.

City can provide a draft Permeable Lane Design Memo and Construction Spec with the consultant to assist them with the design.

Note to Applicant: GI should be used to manage rainwater from the street right-of-way as required in the *Rain City Strategy*. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx

(l) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(m) Provision of new or replacement duct banks that meet current City standard.

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

(n) Provision of lane lighting on standalone poles with underground ducts, if BC Hydro poles with attached City lane lights are planned to be removed.

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

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(o) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20241127/documents/pspc4.pdf and will be due prior to issuance of the development permit.

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

(a) Intersection improvements at Main Street and East 6th Avenue per condition 2.5(g).

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

(b) Intersection improvements at Main Street and East 5th Avenue per condition 2.5(h).

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

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

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

Housing

2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of the units will be rented for less than one month at a time;

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed five (5) times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Cultural Amenity Space

2.8 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture, and Community Services, for the provision, at no cost to the City, of a turn-key cultural amenity space within a fee-simple air space parcel. This cultural amenity space must meet the City's specifications and programming requirements for cultural use. To secure this condition, the applicant will enter into one or more agreements, which may include a Construction and Transfer Agreement with the City. These agreements will include, but are not limited to, the following requirements:

(a) Design, Construction, and Delivery: The cultural amenity space will be fully fit, finished, and equipped to meet the City's *Arts and Culture Studios Technical Guidelines*, along with all applicable by-laws, including the Noise, Building, and Fire By-laws for Artist Studio Class B use. All technical guidelines applicable at the time of the Development Permit will also be adhered to. The cultural amenity space will be located within a separate air space parcel.

(b) Size and Ceiling Heights: The cultural amenity space will have a minimum total indoor area of 5,820 square feet (net floor area). The clear ceiling height will be a minimum of 3.66 m (12 ft.) on the first floor and 3.0 m (10 ft.) on the second floor. A minimum 3.0 m (10 ft.) clear ceiling height will also be maintained for any localized ceiling drops throughout the facility.

(c) Design for Class B Uses: The cultural amenity space will be designed to accommodate Artist Studio Class B uses, with additional spaces such as shared

kitchenette and ancillary areas to support occasional presentations or events. The design should maximize facility usability, clear span space, incorporate strong street-level presence and visibility, and feature ample daylight access. It should also be universally accessible for people with disabilities and accommodate cultural practices such as Indigenous practices of brushing off and smudging.

Note to Applicant: Design development of the cultural amenity space will be required through the development permit process.

(d) Transfer of Air Space Parcel to City: An option to purchase registered in favour of the City that states that, upon completion of the cultural amenity space, the applicant will transfer to the City, at no cost, an air space parcel in fee-simple containing the cultural amenity space. As a condition of the transfer, the applicant must ensure that it has put in place the appropriate rights and obligations for the ownership and operation of the parcel, including reciprocal easements, indemnities, repair and maintenance responsibilities, cost sharing, insurance, and other applicable legal obligations, and in particular, the reciprocal easements must grant access to the City (as owner) and users of the cultural amenity space for uninterrupted 24/7 access to any required shared spaces, such as elevators, loading and vehicle parking areas, garbage and recycling rooms, and dedicated mechanical, electrical, data, security, and janitor rooms, or any other utility spaces as required.

(e) Financial Assurances: The applicant will provide assurances to the City, including a Letter of Credit (LC) or alternate forms of security to the satisfaction of the Director of Legal Services prior to building permit issuance, with the amount determined as part of the agreements required before rezoning enactment. All LCs or alternate forms of security must comply with the City's *Letter of Credit Policy*.

(f) Occupancy Hold: An occupancy hold will be placed on the buildings under construction on the site, subject to the completion and satisfactory acceptance of the cultural amenity space by the General Manager of Real Estate and Facilities Management, the General Manager of Arts, Culture, and Community Services and the Director of Facilities Planning and Development, as well as the transfer of the cultural amenity space to the City.

(g) Shared use loading agreement to the satisfaction of the General Manager of Engineering Services, General Manager of Arts, Culture, and Community Services, and the Director of Facilities Planning and Development for the Class B loading space between the cultural amenity and retail uses and label the space as 'Retail and Cultural Amenity Space Loading'.

(h) Common Area Costs: The obligations of the cultural amenity space toward contributing to common area costs will be minimized or eliminated, except for costs deemed directly attributable to the cultural amenity space or for parts of the development used by the cultural amenity space's users or invitees.

(i) Minimize Shared Interfaces (e.g. physical properties, access, building systems) between the air space parcel and the rest of the development so as to minimize

the obligations of the cultural amenity space toward contributions to the common area costs of the overall development, to reflect those costs considered directly attributable to the cultural amenity space or which are related to any part of the development to which the users or invitees of the cultural amenity space may (from time to time) have the use of and/or access.

(j) Resident Notifications: Arrangements should be made for notices in rental agreements, marketing materials, disclosure documents, and building signage to notify residents that their unit is in a building with a cultural amenity space that includes Artist Studio Class B uses.

(k) Other Terms: Any other terms and conditions as required by the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture, and Community Services, may in their sole discretion require.

Note to Applicant: The agreements will include development permit and building permit holds, which will apply to the project and be managed by Real Estate and Facilities Management, and Arts, Culture, and Community Services, with the release of such holds being contingent on their satisfaction with the cultural amenity space's design.

Public Art

2.9 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Arts and Culture for the provision of public art in accordance with the City's *Public Art Policy and Procedures for Rezoned Developments*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

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

Environmental Contamination

2.10 Submit a site disclosure statement to Environmental Services.

2.11 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.

2.12 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

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

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2111 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.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"2111 Main Street [CD-1 #] [By-law #] C-2"

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

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 2111 Main Street"

* * * * *

2111 Main Street
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on August 21, 2024. The Panel supported the application with recommendations. The UDP minutes can be found here.

Planner's Introduction: Chee Chan, Rezoning Planner, introduced the project with a brief description of the existing site context, an overview of the anticipated context, and a description of the site and a summary of the rezoning proposal.

Hiroko Kobayashi, Development Planner offered the neighbourhood context, the expectations of the built form guidelines, description of the proposal with questions to the Panel. Advice from the Panel was sought on:

1. The proposed form of development and massing articulation;
2. The overall design of the podium and interface with the public realm including the mid-block connection of the breezeway; and
3. The preliminary material palette, architectural expression.

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

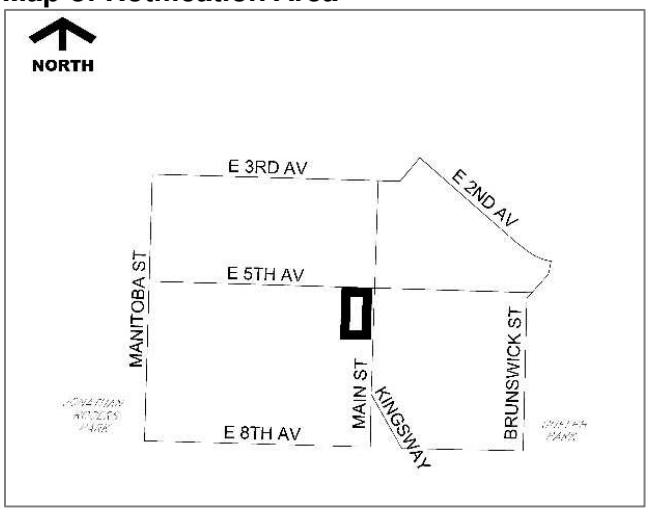
	Date	Results
Event		
Question and Answer Period (City-led)	July 3, 2024 – July 16, 2024	431 participants (aware)* • 173 informed • 73 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	July 2, 2024	3,086 notices mailed
Public Responses		
Online questions	July 3, 2024 – July 16, 2024	8 submittal
Online comment forms • Shape Your City platform	June 2024 – November 2024	105 submittals
Overall position • support • opposed • mixed	June 2024 – November 2024	105 submittals • 36 responses • 50 responses • 19 responses
Other input	June 2024 – November 2024	4 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – November 2024	1,332 participants (aware)* • 561 informed • 109 engaged

Note: All reported numbers above are approximate.

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

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

Map of Notification Area



Analysis of All Comments Received

Below is an analysis of all public feedback by topic. Generally, comments of support fell within the following areas:

- **Use:** An increase in housing stock and commercial space is welcomed.
- **Public realm and cultural space:** Appreciation for public realm activation elements such as at-grade commercial spaces, outdoor seating areas, community gathering spaces and the breezeway. It is appropriate for the project to provide mural opportunities and cultural space as the City Centre Artist Lodge will be lost because of the development.
- **Location:** This is a good location given the proximity to public transit, bike routes and restaurants.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposed development is too tall and should be lowered to 15 storeys or less. It will not fit in and will change the character of Mount Pleasant.
- **Sunlight, views and shadows:** The proposed development will block sunlight and views of the mountains. Large shadows will be cast upon surrounding areas.
- **Loss of cultural space and displacement of artists:** There are concerns about the loss of community and art space and the displacement of artists. The City Centre Artist Lodge plays an important role in Vancouver's art and culture scene. It is a place for the community to gather at events such as Vancouver Mural Festival, First Saturdays and Dine Out. It also provides affordable art production space. The project and the City should support the art community by replacing the studios and event spaces. The City should also provide more affordable art studio space.
- **Amenities:** The additional residents from the project will overwhelm community amenities such as green space and schools.
- **Affordability:** The residential units will not be affordable.
- **Compliance:** This project is not in line with *Broadway Plan* policies to maintain the character of existing communities and to preserve cultural spaces.

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

General comments of support:

- Below-market rental units and family units.
- General support.
- Closure of 5th Avenue to vehicle traffic.
- The design considers accessibility and includes bike parking.

General comments of concern:

- The additional residents will worsen existing traffic congestion and street parking issues.
- Not enough below-market units.
- The project only profits developers.
- Concerns about the increase in the number of towers in the area.

General neutral comments/recommendations:

- Should be taller with more green space and amenities.
- Project should replace the hotel use.
- Design should have more character like the existing building on site to preserve the feel of Mount Pleasant.
- The proposal should be in an area with existing towers.

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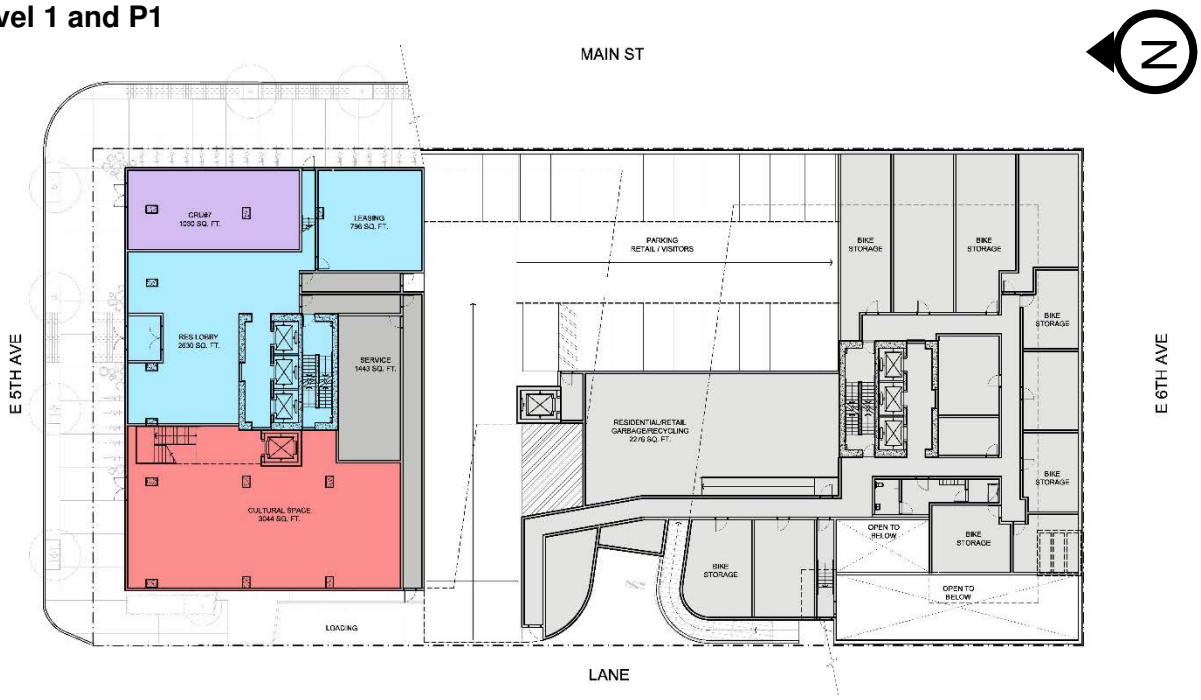
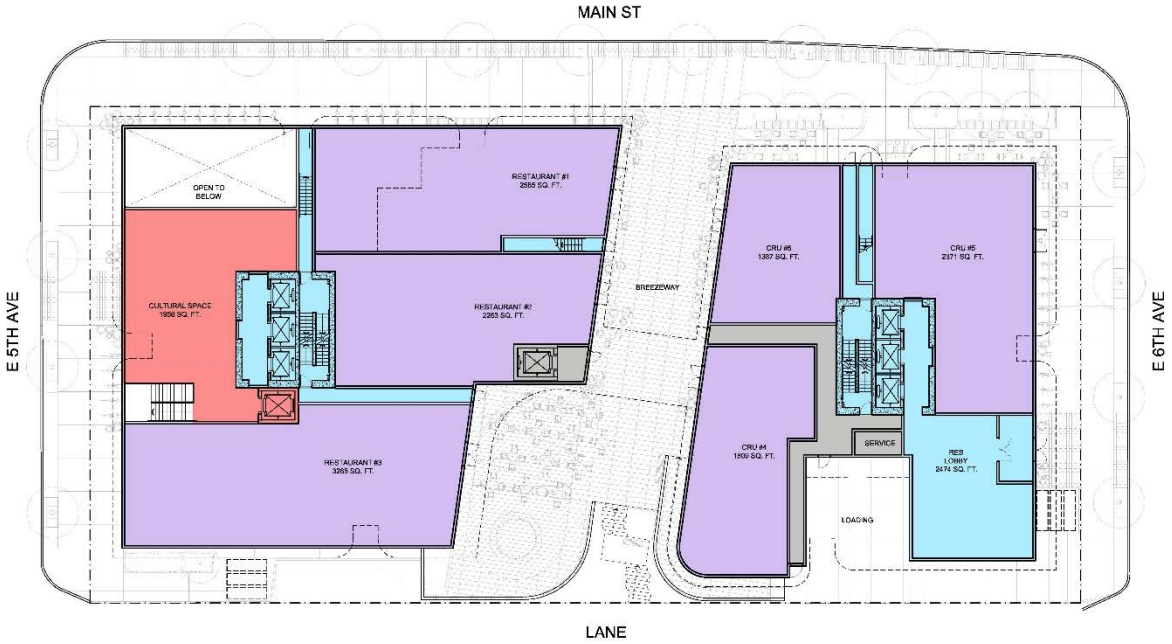
2111 Main Street
FORM OF DEVELOPMENT

Level 1 and P1



Level 2



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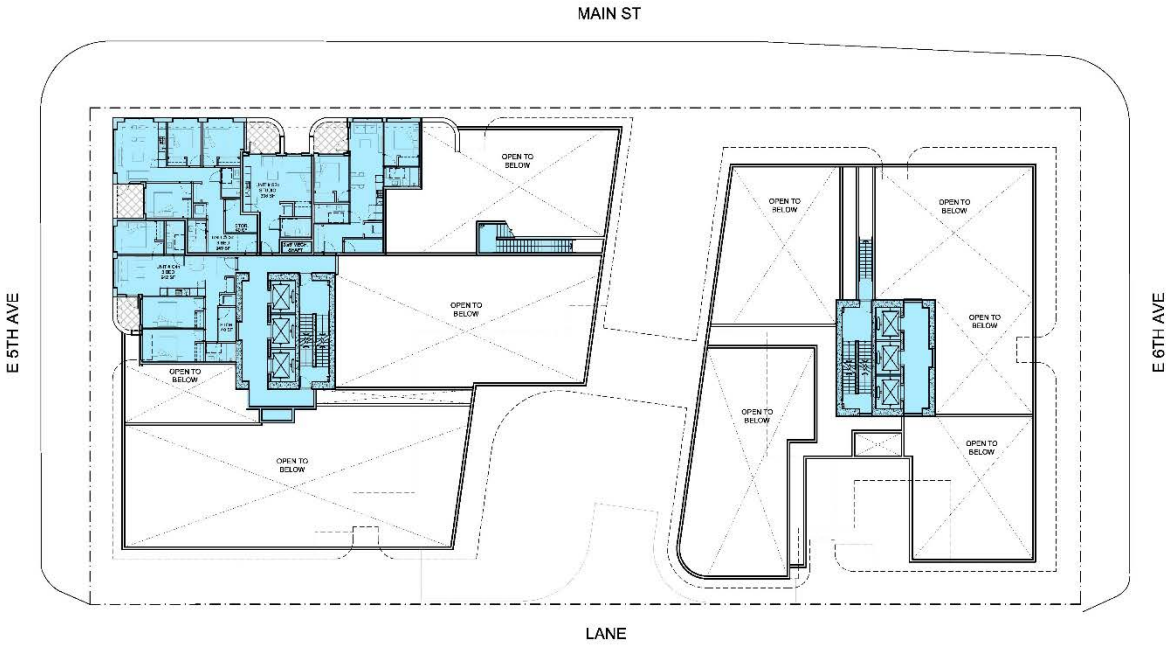

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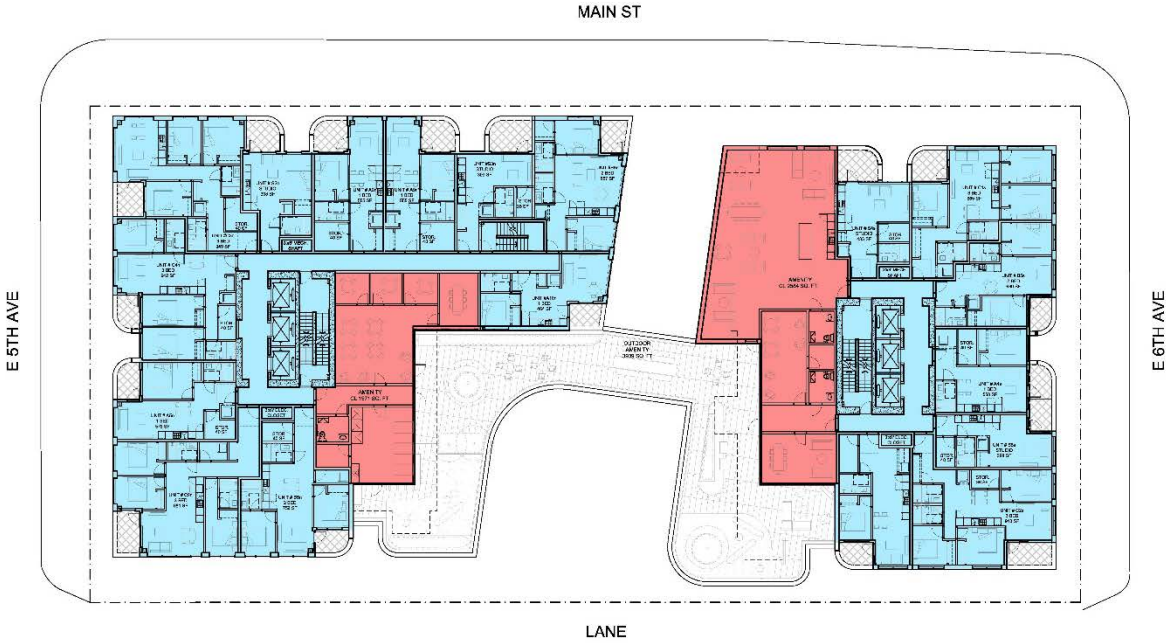
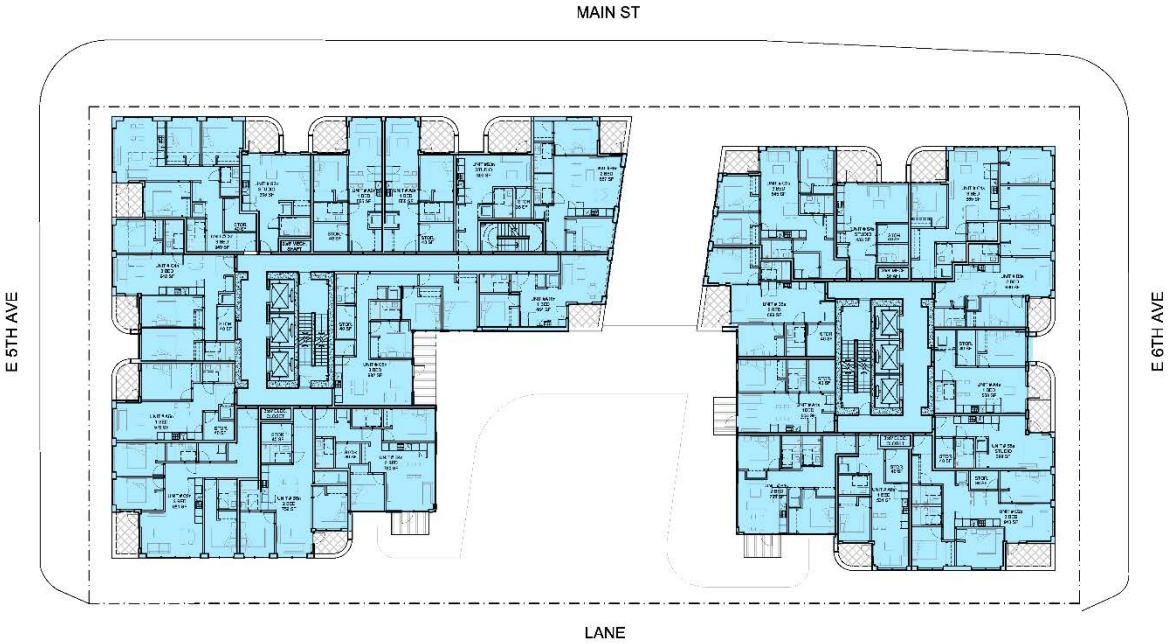
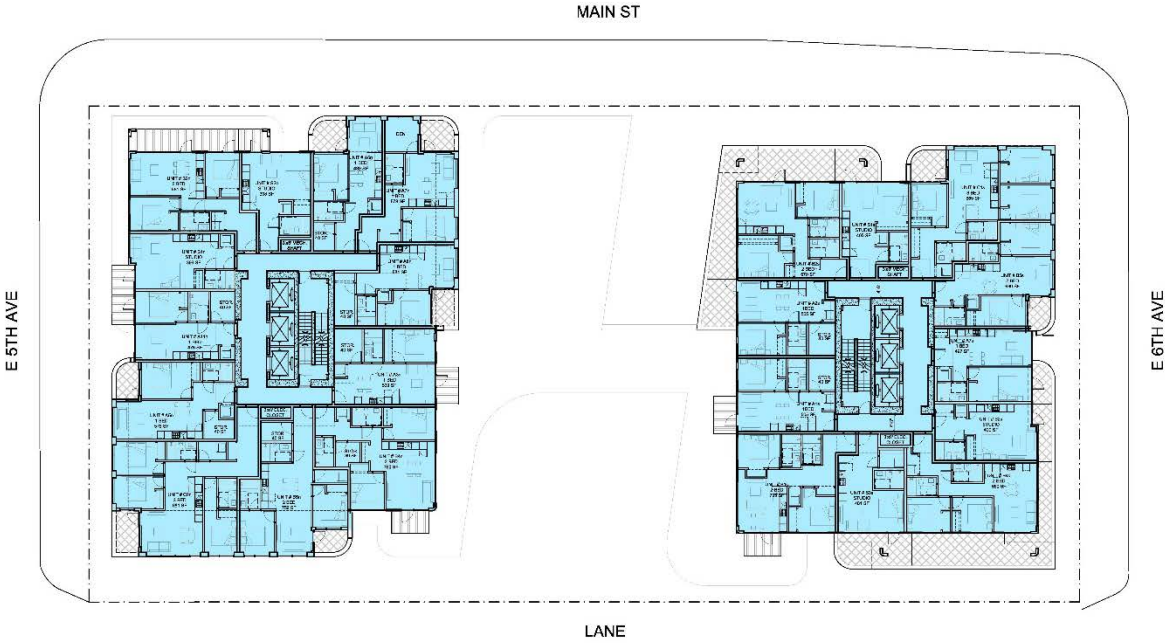


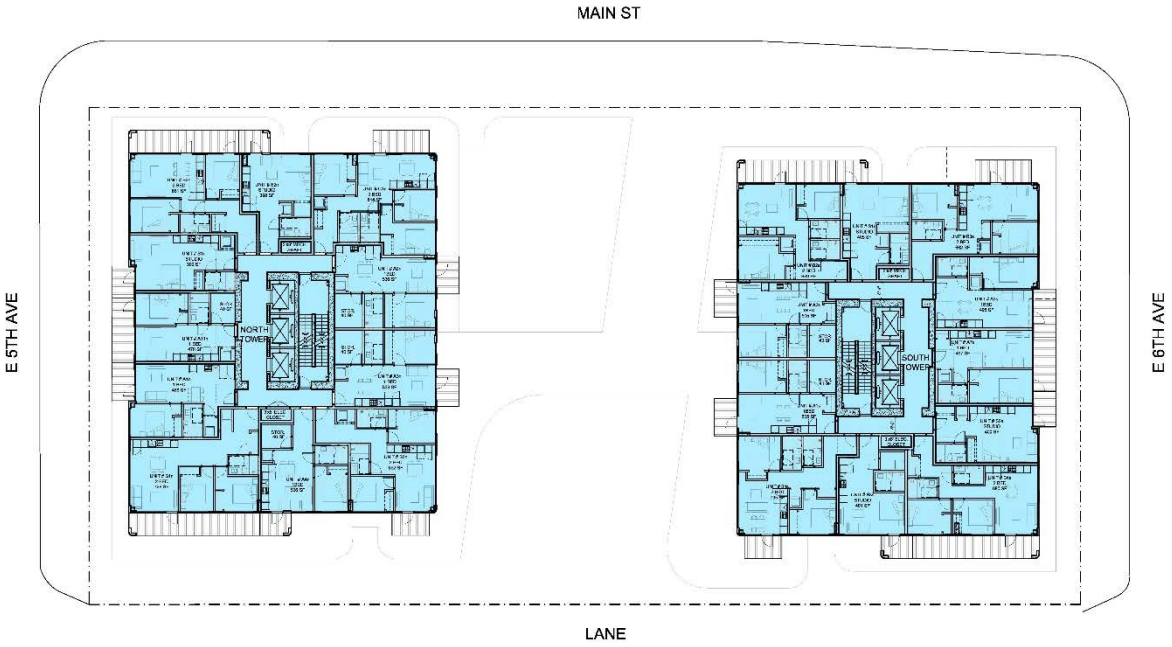
Level 5 and 6



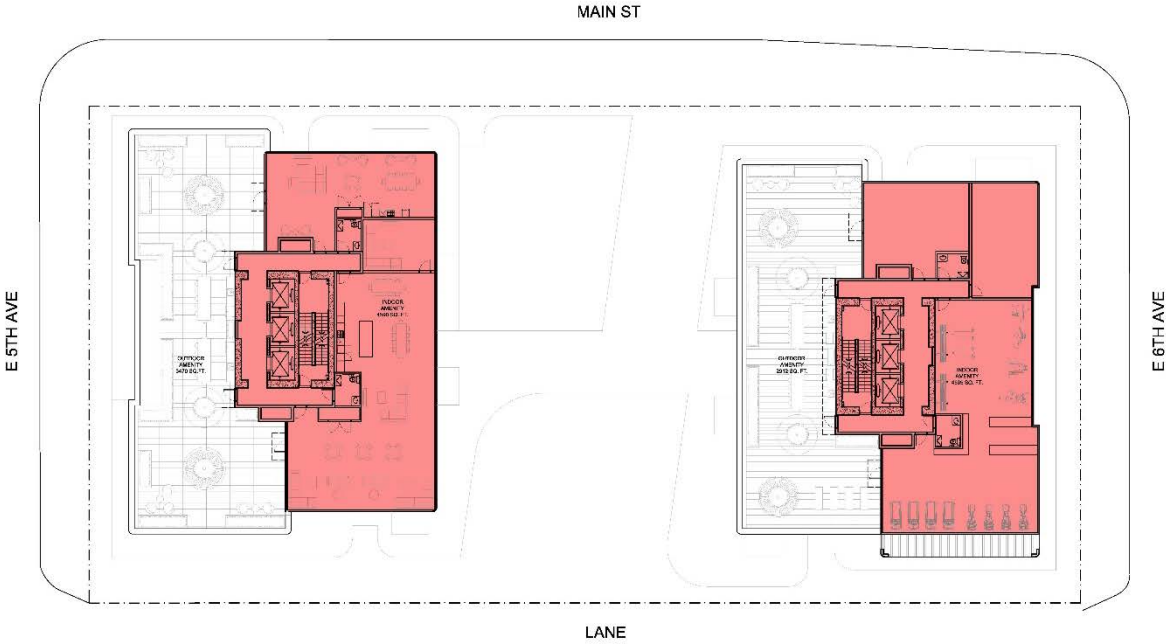
Level 7-10 (typical)



Level 11-23 (typical)

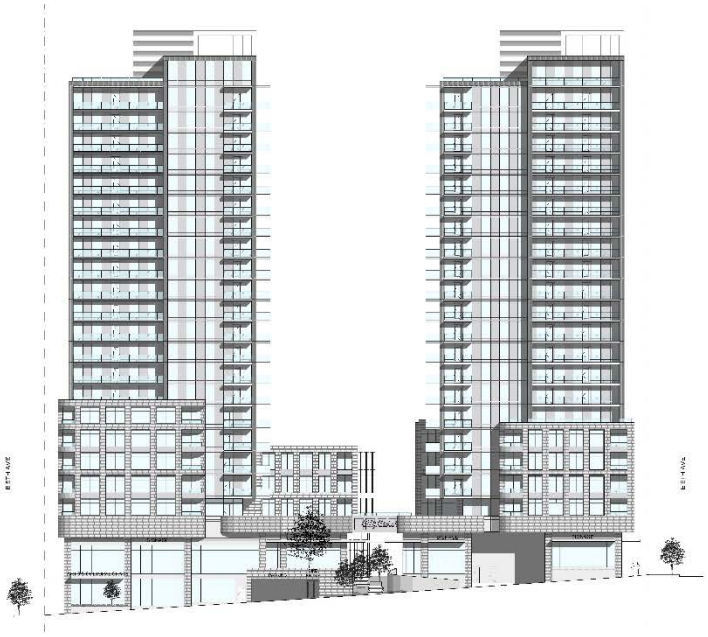


Level 24 (Amenity)

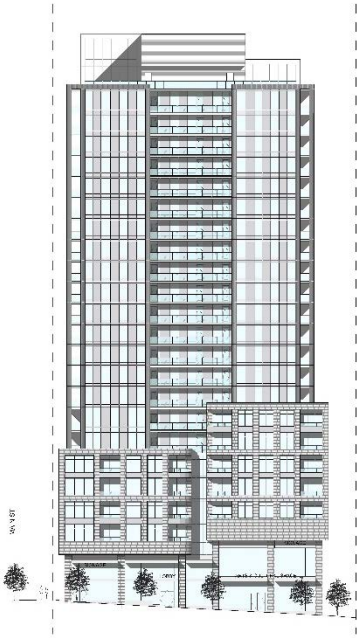


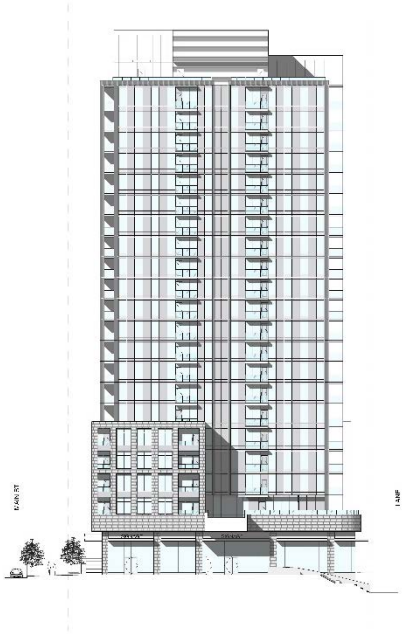
Main Street Elevation

Lane (West) Elevation

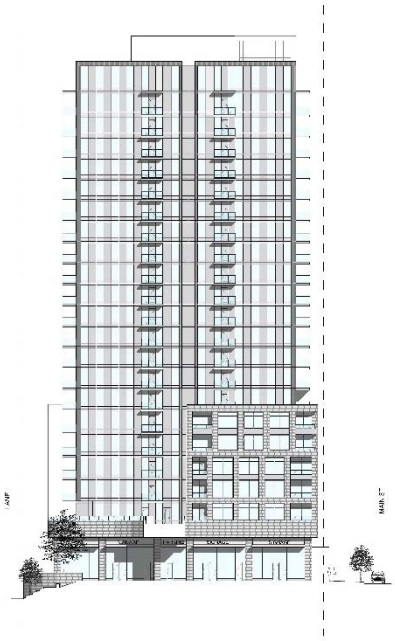


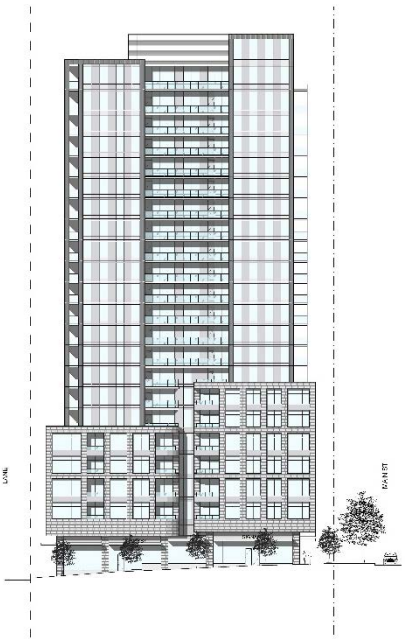
North Elevations of Towers





South Elevations of Towers

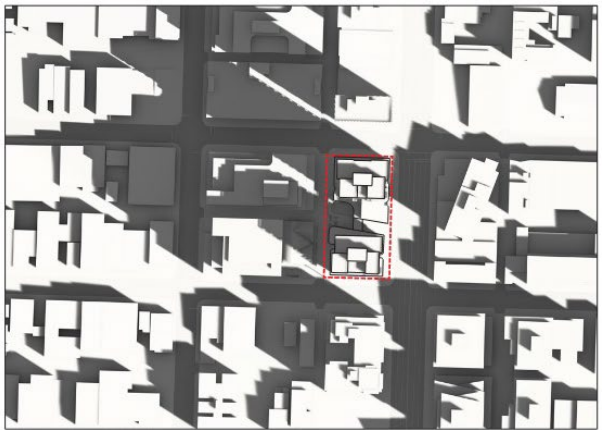




Shadow Studies

Fall Equinox

10 AM



12 PM

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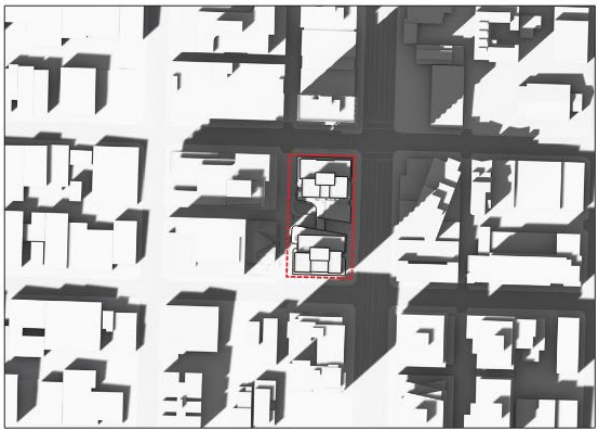

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2111 Main Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from IC-1 to CD-1 to allow for a 22- and 24-storey mixed-use building containing 446 rental housing units, of which 20% of the residential floor area is at below-market rates, and a cultural amenity space.

Public Benefit Summary:

Contribution of 446 rental housing units, of which 20% of the residential floor area is at below-market rates, a 5,820 sq. ft. turnkey cultural amenity space, and a public art contribution.

	Current Zoning	**Proposed Zoning**
Zoning District	IC-1	CD-1
FSR	1.00	10.05
Buildable Floor Space	3,242.8 sq. m (34,905 sq. ft.)	32,590.1 sq. m (350,797 sq. ft.)
Land Use	Industrial	Mixed Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$373,368
City-wide Utilities DCL[1]	$4,988,303
Public Art[3]	$694,577
In-Kind Cultural Amenity Space	$4,200,000
TOTAL	**$10,256,248**

Other Benefits (non-quantified components):

446 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on rates in effect as of September 30, 2024; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[2] The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately $7,774,098.

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

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2111 Main Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
2111 Main Street	014-878-194 014-878-208 014-878-232 014-878-241 014-878-356 014-878-364	Lot 6 Block 30 District Lot 200A Plan 197 Lot 7 Block 30 District Lot 200A Plan 197 Lot 8 Block 30 District Lot 200A Plan 197 Lot 9 Block 30 District Lot 200A Plan 197 Lot 10 Block 30 District Lot 200A Plan 197 Lot 11 Block 30 District Lot 200A Plan 197

APPLICANT INFORMATION

Applicant, Architect	Musson Cattell Mackey Partnership
Developer	Nicola Wealth Real Estate Acquisitions Ltd.
Property Owner	1333265 B.C. Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed		
Zoning	IC-1	CD-1		
Site Area	3,242.8 sq. m (34,905 sq. ft.)	3,242.8 sq. m (34,905 sq. ft.)		
Uses	Industrial	Mixed Use		
Maximum FSR	1.00	10.05		
Floor Area	3,242.8 sq. m (34,905 sq. ft.)	32,590.1 sq. m (350,797 sq. ft.)		
Maximum Height	18.3 m (60 ft.)	North Tower: 70.4 m (231 ft.) and the height of permitted mechanical appurtenances not to exceed 75.9 m (249 ft.) South Tower: 67.1 m (220 ft.) and the height of permitted mechanical appurtenances not to exceed 72.8 m (239 ft.)		
Unit Mix	N/A	**Market:** **359 units** 74 studio (21%) 141 1-br (39%) 116 2-br (32%) 28 3-br (8%)	**Below-Market:** **87 units** 23 studio (26%) 31 1-br (36%) 18 2-br (21%) 15 3-br (17%)	**Total:** **446 units** 97 studio (22%) 172 1-br (38%) 134 2-br (30%) 43 3-br (10%)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law		
Natural Assets	Cedar hedges and six street trees	21 new trees on-site. City street trees to be planted where space permits, confirmed at development permit stage		

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